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Federal Works Agency - John M. Carmody, Administrator

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U. S. Housing Authority - Nathan Straus, Administrator

Thousands Wait In Line To See First Bridgeport Project Units

After inspecting, along with some 8,000 fellow citizens, completed dwellings at Yellow Mill Village, 1,251-unit USHA-aided project in Bridgeport, Conn., Jasper McLevy, Mayor of the city (see picture, p. 2), said: "I am highly pleased with them. They certainly meet every requirement of modern housing conditions."

The Mayor, members of the Common Council, members of the local housing authority, and other civic leaders, headed a long line of visitors patiently waiting their turns to inspect the new dwellings. The line began forming shortly before 9 in the morning on July 13, and continued without a break until 5 in the afternoon when the doors were closed for the day. Visitors filed through the apartments on three floors.

The following Monday, 40 families moved into the project. Tenants will continue to move in as the buildings are completed.

Among the housing officials who played host to the visitors were Rev. Stephen J. Panik, Harold Barker, John E. Lyddy, John J. O'Brien, and Anthony D. Ciresi (members of the Housing Authority of the City of Bridgeport); Thomas M. Coonan, Assistant Executive Director; Harry G. Lindsey, Architect; and Maurice L. Bein, general contractor.

Defense Housing Needed

Bridgeport (population, 1930—146,716) is a city of highly diversified industries, but during the World War it became a munitions manufacturing center, and thousands of workers flocked in at that time.

Today Bridgeport faces an intensification of the housing problems which arose as a result of the World War. The city's industrial plants already have begun to feel the impact of the defense program. Recent cor-

respondence from the Bridgeport authority urges the immediate authorization of additional funds "needed to construct 400 dwellings for industrial expansion."

Yellow Mill Village consists of 3-story apartment buildings with brick walls, reinforced concrete floors, and flat concrete slab roofs. It has a separate community building which provides administrative offices, maintenance and repair space, rooms for social activities, and the heating plant.

800 Slum Houses Torn Down

Nearly 800 dilapidated dwellings which formerly occupied the site were demolished to make way for the project. In addition, other substandard dwellings throughout the city are being eliminated or repaired in accordance with equivalent elimination requirements of the U. S. Housing Act.

USHA funds totaling \$2,282,000 have been set aside for a second Bridgeport development commonly referred to as the "South End Project." It comprises two sites: One, for white tenancy, will have 408 homes; the other, about 5 minutes walking distance away, will have 108 low-rent homes for Negro families. Plans for the South End Project are going rapidly forward, and it is expected to be under construction before the end of summer.

Completion of the two projects will give Bridgeport a total of 1,796 new dwellings built with USHA assistance.

Some of the 8,000 persons who stood in long lines waiting for a chance to inspect the first of the 1,251 new low-rent homes at Yellow Mill Village, Bridgeport, Conn. Rents here will average \$20.70 per month, including all utilities (water, heat, light, cooking, and refrigeration). The estimated over-all cost of the project is \$4,196 per dwelling.



Defense Projects Will Be Built in 120 Days

Racing with time to provide homes for defense workers, USHA announced today that its first two defense projects in Montgomery, Ala., and Pensacola, Fla., will go up in 120 days—three times as fast as have similar projects built under the agency's normal slum clearance program.

Even allowing for time to plan, design, and receive contractor's bids on the projects, it is expected that defense workers' families in Montgomery and Pensacola will be living in the projects in less than 6 months from the time the projects were requested.

This tripled construction speed, accomplished mainly by increasing the shifts of workmen, covers every phase of construction, from ground-breaking to "moving-in" day.

Nathan Straus, USHA Administrator, pointed to the speed with which the preliminary details of the Montgomery and Pensacola projects have been handled as evidence of the vastly accelerated tempo.

Loan contracts for the projects were approved by the President on June 12, the day after the loan application had been filed in Washington. One month later sites had been acquired, plans and specifications prepared, and bids advertised. Bids will be opened on July 25 and 26, and construction will start next week.

(Continued on page 2)



Allen Asks For Defense Housing In Connecticut

In a recent letter to the Honorable Raymond E. Baldwin, Governor of the State of Connecticut, Mr. Russel H. Allen, Executive Secretary of the Housing Authority of the City of Hartford, proposed modifications in the Connecticut State Housing Law to facilitate defense housing.

Excerpts from Mr. Allen's letter follow:

"In localities in Connecticut where war industrial activities are going to cause a heavy influx of workers, there will, no doubt, be a very serious housing shortage. The Hartford area today affords virtually no housing accommodations for the industrial worker. It is believed that the State-wide housing survey now planned will reveal a similar situation in the industrial areas of our State. . . .

"In the light of our past experience in providing housing for war industrial workers it would seem that a more intelligent and efficient method could be followed, whereby such facilities would be initiated at a more propitious time and would be provided by local efforts coordinated with the policies of the Federal Government. . . .

Seven Local Authorities

"There are today in the State of Connecticut seven housing authorities which are functioning as going concerns. In the case of Bridgeport, Hartford, New Haven, Norwalk, and New Britain, the local authorities have been established for over one year and a half. In each case the local authority is now erecting low-rent housing in its respective community. In each of these communities there are and will be in an increasing measure war industrial activities. . . .

"In order for these authorities to be able to be coordinated effectively with the United States Government's efforts to provide housing for industrial workers, certain modifications in the present statutory provisions would be necessary. Such modifications would provide for extended territorial jurisdiction and additional provisions calculated to facilitate effective working relationships between the local authorities and the Federal Government. These new powers and functions of local housing authorities might well be considered emergent in character and would be in force only for the duration of the emergency."



Mayor Jasper McLevy of Bridgeport, Conn., with Frank Robinson of USHA, inspecting Yellow Mill Village project.

"Silver City Courts" Chosen For N. Little Rock Project

Early days of North Little Rock, Ark., were recalled by "old timers" when it was announced recently that the local housing authority had chosen the name, "Silver City Courts," for a project to be built this fall.

At one time, North Little Rock was known as "Argenta" because of an old silver mine about 10 miles northeast of town on what was known as the "Hog Thief Trail."

The name "Silver City Courts" for the housing project was suggested by Mrs. R. F. Lovell of 1920 Maple Street, who received a \$10 prize for her suggestion.

North Little Rock, lying directly across the Arkansas River from the State Capital, was the first city in Arkansas to receive a USHA loan contract. Present plans call for the construction of 152 low-rent homes in 1- and 2-story row houses. At the time the application for USHA assistance was submitted, the authority estimated that some 3,308 families (white and Negro) were living in substandard homes. The community has only 5,023 families all told.

C. F. Palmer Appointed To Defense Housing Job

The National Defense Advisory Commission recently announced appointment of Charles F. Palmer, Chairman of the Housing Authority of the City of Atlanta, Georgia, as housing coordinator under the direction of the Commission.

His duties will involve the expedition of housing developments which may be undertaken in connection with defense activities, particularly where plant expansion may create pressing needs for new or additional housing facilities.

Mr. Palmer will work with existing Government housing agencies to the end that their various services may be efficiently employed through coordination of effort.

President of NAHO

Mr. Palmer has had long and comprehensive experience in real estate development and management enterprises, and is President of Palmer, Incorporated, Atlanta. He is President of the National Association of Housing Officials; former President of the National Association of Building Owners and Managers; former President of the Southern Conference Association of Building Owners and Managers; member of the Atlanta and National Real Estate Boards; former President of the Atlanta Chamber of Commerce and Counsellor of the Chamber of Commerce of the United States; Organizer and Chairman of the Executive Committee (1934-38), Techwood Homes, first United States slum clearance project (Atlanta). He is also a member of the International Federation for Housing and Town Planning; member of the National Housing and Town Planning Council of London; and was a delegate of the United States Government to the 16th International Housing and Town Planning Congress, Mexico City, 1938.

World War Veteran

He was a cavalry officer during the World War and is a member of the American Legion, the Military Order of Foreign Wars, and Forty and Eight.

Carl Henry Monsees, former NAHO Chief of Field Service, will serve as Executive Assistant to Mr. Palmer.

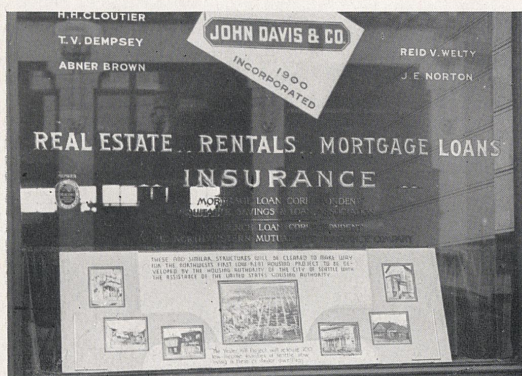
Defense Houses Speeded

(Continued from page 1)

The Montgomery project will provide 424 badly needed low-rent homes for families of enlisted personnel and civilian workers now being brought to Maxwell Field, an Army air base.

The Pensacola project will have 200 dwelling units to care for increased personnel at Corry Field, a Naval air station.

The Montgomery and Pensacola defense housing projects, and several others at points where the preparedness program has caused acute housing shortages, are being financed from limited USHA loan funds remaining from an authorization by Congress in 1937. No relief can be given to scores of other communities where defense industries and Army and Navy posts are being expanded, Mr. Straus says, until additional USHA loan funds are made available.



Yesler Hill, first USHA project in Seattle and in the Northwest, explained by exhibit in window of local real estate office. Estimated over-all cost of the 700-unit project is \$3,000,000. Both row houses and 2-story flats are to be built, and there will be a separate Administration Building.

9/25/40



ABOVE.—Two views of Fellwood Homes in Savannah. The project is composed of 1-story twin houses and 2-story row houses. The concrete block construction is inexpensive, durable, attractive.

LEFT.—Interior of demonstration unit in the Fellwood project. The local housing authority urges tenants to spend as little as possible for new furniture, suggests renovation wherever possible.

Fellwood Homes Open; First Savannah Project

Savannah, oldest and second largest city in Georgia, completed the first stage of its slum clearance and low-rent housing program recently when the first tenants moved into the Fellwood Homes project.

Built on a nearly vacant site on West Bay Street, the Fellwood Homes development will help to relieve housing congestion in Yamacraw, a vicious slum, now occupied almost entirely by Negroes, but once the site of the Yamacraw Indian village where James Edward Oglethorpe, founder of Savannah, parleyed with the Indians in 1733.

Some three thousand Negroes live in Yamacraw, among them old men and women who once were slaves.

Second Project Being Built

In addition to Fellwood Homes, a second project, Yamacraw Village, is being built within the slum itself. Rapidly nearing completion, this project will provide homes for 480 Negro low-income families. Garden Homes, 314-unit project for white tenancy, is also under construction.

The dwellings at Fellwood are in one-story twin houses and two-story row houses. All structures are of concrete block construction, painted on the outside and plastered within. Kitchens are equipped with combination sinks and wash trays, oil ranges, and ice boxes. The individual units are heated by oil space heaters. Average rents, including the cost of all utilities, are only \$10.59 per month. The average family income is expected to be \$586 a year, or \$48.34 a month.

Fellwood Homes is divided into two rectangles by an axis in the form of a wide central mall on which is located the Administration Building, containing management offices and recreation space for tenants.

Savannah a Planned City

Savannah is one of the few American cities which was carefully and completely planned before settlement. James Edward Oglethorpe, the city's founder, based his design for Savannah on a sketch in Robert Castell's *Villas of the Ancients*. Oglethorpe laid out the town on a square tract of 15,360 acres, expecting to accommodate 250 families. This ample provision of over 60 acres per family is a far cry from the overcrowded conditions resulting from Savannah's later growth. Public housing projects are helping to restore the city to its founder's original intention.

Local Authorities Sell More Short-Term Notes

Private capital's direct participation in public housing reached nearly \$258,000,000 recently when short-term notes amounting to \$20,363,000, offered by 12 local housing authorities, were sold at net interest rates ranging from .47 of 1 percent to .57 of 1 percent.

The notes were the second of two groups offered for sale by 22 local authorities. Bids on the first group were opened on July 10 and sold at net interest rates ranging from .456 to .57 of 1 percent. Additional issues will be offered periodically until more than \$700,000,000 of private capital has been invested.

The notes sold were offered by local housing authorities in the following communities and amounts:

City	Amount
Allegheny County, Pa.....	\$823,000
Birmingham, Ala.....	5,000,000
Camden, N. J.....	810,000
Cleveland, Ohio.....	6,325,000
Detroit, Mich.....	1,200,000
Martinsburg, W. Va.....	270,000
Montgomery, Ala.....	750,000
New Britain, Conn.....	800,000
Paducah, Ky.....	800,000
Phoenix, Ariz.....	550,000
Stamford, Conn.....	700,000
Toledo, Ohio.....	2,335,000
Total.....	\$20,363,000

The notes are noncallable, wholly exempt from Federal income taxes and in most cases also exempt from State taxes.

By continued offerings of these notes to cover the entire future construction in the USHA program, the local housing authorities will save about \$20,000,000 on the capital cost of projects, resulting in smaller USHA subsidies per family since subsidies are computed on the basis of the cost of a project.

To Repay USHA Advances

With part of the lower-interest funds obtained from these sales, the local housing authorities will repay to the USHA all moneys already advanced on their loan contracts, together with accrued interest. With the remainder, they will meet costs of construction of their USHA-aided projects during the next 6 months.

Harvard Summer School Has Housing Conference

The Harvard Summer School, with the cooperation of the United States Housing Authority, is sponsoring a Conference on Public Housing to be held on July 30 and 31 in Hunt Hall, Harvard University. The aim of the sponsors in formulating the program has been to serve the many diverse organizations whose members find a community of interest in the Public Housing Program for Low-Income Families. Among the Conference members will be found representations of teachers, social workers, labor leaders, building trades groups, investors, Housing Authority executives and staff members, Citizens' Committees, architects, regional planners, and numerous civic clubs. The Harvard Summer School is confident that the program as outlined below will be comprehensive, yet detailed enough to aid each Conference participant in the common need for additional information.

Tuesday, July 30:

9:30—10:30: Registration in Foyer, Hunt Hall.

10:30—12:00: Topic: Fundamental Forces in Housing Low-Income Families. Speaker: B. J. Hovde, Administrator, Housing Authority of the City of Pittsburgh, Pa.

1:00—1:30: "Housing in Our Time," Motion Picture by the United States Housing Authority, in the Biological Laboratory.

1:30—4:00: Conducted Bus Tour of the Boston housing projects. Sponsored by the Boston Housing Authority.

4:00—5:00: Tea and Discussion at Old Harbor Village Housing project. Sponsored by the Tenants and Management of Old Harbor Village.

Wednesday, July 31:

10:30—12:00: Topic: The Economics of Public Housing. Speaker: Dr. Edith Wood, Pioneer Lecturer and Writer on Housing, Cape May Court House, New Jersey.

1:30—3:00: Topic: Sociological Aspects of Public Housing. Speaker: Coleman Woodbury, Director, National Association of Housing Officials, Chicago.

3:15—4:45: Topic: Project Administration and Public Relations. Speaker: Miss Gladys LaFetra, Manager, Red Hook Houses, New York City Housing Authority.

First Rural Housing Contract Is Signed For Thomas County Home

Elbert B. Ellis, a Thomas County, Ga., farmer, will soon move his family into the first house built under USHA's rural housing program. He will pay only \$50 a year in rent.

Approval of a contract to build the house on the Ellis farm, about 14 miles northeast of Thomasville, was recently announced.

The Ellis family's new home will be a sturdily built, three-bedroom house with rear screened porch and open front porch.

Under the base bid approved by the USHA, Price E. Jinright, Thomasville contractor, will build the house for \$1,324. This figure includes the structure, electric wiring, kitchen sink, and sanitary outside privy.

This first unit in the Thomas County rural program also will serve as a demonstration dwelling for the low-income farm families, including owner-operators, tenants, sharecroppers, and rural wage earners, who have applied to the county housing authority for similar homes.

Bids For 100 Homes Soon

Flooded with such applications, the authority plans to advertise construction bids for 50 more farmhouses within a month, and for another 50 soon thereafter. They will be located on acre sites on farms which the Department of Agriculture has found to be economically stable. The sites, distributed as equally as possible over Thomas County, will be selected to take advantage of existing improvements, such as good roads, power lines, sanitary ditches, and a good water supply.

While the original \$357,000 loan contract called for 200 dwellings, it now appears that 250 dwellings can be built, since the earlier estimate of net construction costs for the Ellis family home was \$1,460, as against the \$1,324 actually bid by Mr. Jinright. The Ellis home is the largest of three types planned in the Thomas County program. The construction cost of the three types is estimated to average only \$1,100.

The Ellis dwelling has been planned by the Thomas County Housing Authority to provide maximum convenience. The three bedrooms will be grouped about a circulation hall from which there will be entrances to

the other rooms—a living room with open fireplace, kitchen and dining space. Food storage space has also been provided, so designed that it may be converted into a bathroom.

Tenant Handles Maintenance

When the house has been completed, the county authority will provide a sealed well with hand pump, necessary fencing for garden and poultry run, and three gates. For this home Mr. Ellis will pay a cash rent of about \$50 a year, and will do all the ordinary maintenance and repair work himself.

In addition to the Thomas County program in Georgia, five county authorities in as many states have received USHA loan contracts for rural housing. Authorities are located in Lonoke County, Ark.; Alexander County, Ill.; Vigo County, Ind.; Lee County, Miss.; and Darlington County, S. C.

Construction Report Analysis

Roughly \$300 has been cut from the average over-all cost of new housing per unit during the last year. This figure for July 22, 1939 was \$4,705, while for July 19, 1940 it is only \$4,406. During the year the number of dwellings under construction has increased by more than 60,000 units, rising from 25,383 to 86,764. Nearly 1,000 new homes went under construction in the week ending July 19, 1940.

Schedule of Bid Opening Dates¹

Local authority and project number	Number of units	Date of opening
Athens (Ga.-3-1-A)....	100	8- 1-40
Baltimore (Md.-2-3)....	688	8-14-40
Bridgeport (Conn.-1-2).....	510	8-15-40
Columbus (Ohio-1-4)...	350	8-23-40
Corpus Christi (Tex.-8-4, Defense).....	250	8-13-40
Dallas (Tex.-9-1).....	700 ²	8-20-40
Gary (Ind.-11-2).....	317	8-20-40
Gary (Ind.-11-3).....	177	8-20-40
Hammond (Ind.-10-1-R).....	400	8-12-40
New Bern (N. C.-5-1)...	138	8-20-40
New York City (N. Y.-5-6).....	1,166	7-31-40
Phoenix (Ariz.-1-2)....	150	8- 1-40
Portsmouth (Va.-1-1, Defense).....	400	8-14-40
San Antonio (Tex.-6-3).....	796	8-22-40
San Juan (P. R.-2-4)...	84	8-13-40
Spartanburg (S. C.-3-2).....	120	8-15-40
Waco (Tex.-10-1).....	103	8-14-40
Waco (Tex.-10-2).....	140	8-14-40
Washington (D. C.-1-4).....	313	8-14-40

¹ There is usually a 30-day period between bid advertising and bid opening.

² Information not definite.

Weekly Construction Report

Item	Week ended July 19, 1940	Week ended July 12, 1940	Week ended July 22, 1939
Number of projects under construction ¹	232	228	57
Number of dwellings under construction ¹	86,764	85,800	25,383
Total estimated over-all cost ² of new housing.....	\$382,261,000	\$378,372,000	\$119,423,000
Average over-all cost ² of new housing per unit.....	\$4,406	\$4,410	\$4,705
Average net construction cost ³ per unit.....	\$2,758	\$2,760	\$2,928

¹ Includes projects which have been completed.

² Includes: (a) Building the house, including structural costs and plumbing, heating, and electrical installation; (b) dwelling equipment, architects' fees, local administrative expenses, financial charges during construction, and contingency expenses; (c) land for present development; (d) nondwelling facilities.

³ The cost of building the house, including structural, plumbing, heating, and electrical costs.

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