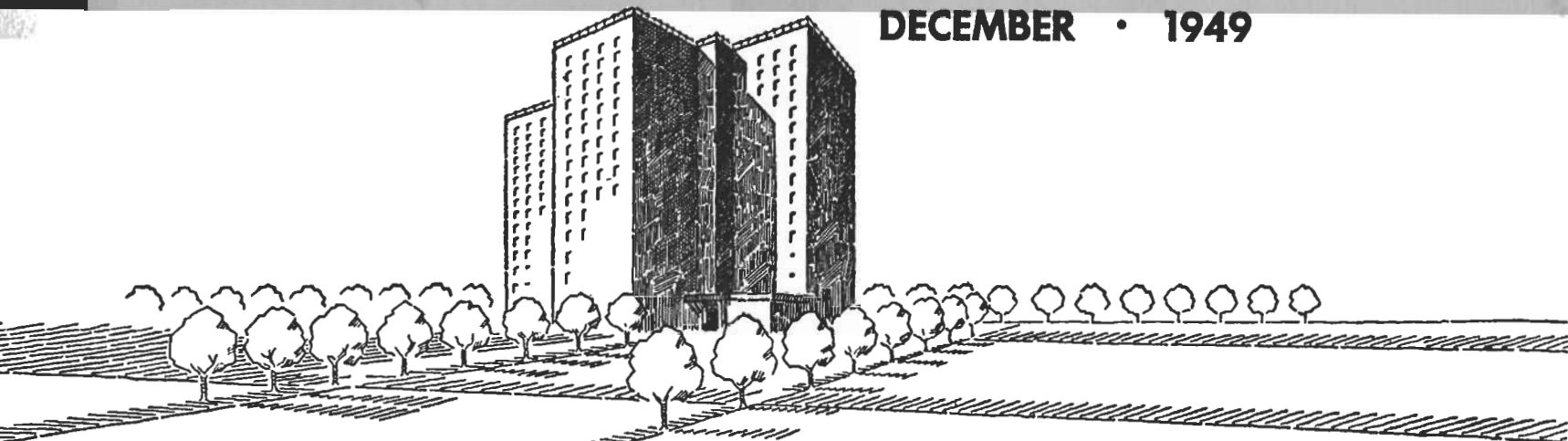


Mr. Larkin

PROJECT STATISTICS •

DECEMBER • 1949



NEW • YORK • CITY
HOUSING AUTHORITY

NEW YORK CITY HOUSING AUTHORITY

63 PARK ROW

NEW YORK 7, N. Y.

•

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MEMBER

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PERMANENT OPERATING PROJECTS

FEDERAL PROJECTS

LINE	PROJECT DATA	WILLIAMS-BURG	HARLEM RIVER	RED HOOK	QUEENS-BRIDGE	VLADECK (FEDERAL)	SOUTH JAMAICA	EAST RIVER	KINGS-BOROUGH	CLASON POINT	LINE
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166	400	1
2	NUMBER OF CONSTR. ROOMS NUMBER OF FULL & ½ ROOMS	5,720 5,765	1,952 1,972	9,378 10,649	11,387 12,949	5,500 6,265½	1,568 1,792	4,316 4,883	4,163 4,675	1,684 1,852	2
3	POPULATION	5,744	1,964	8,989	10,409	4,838	1,508	3,986	3,732	1,623	3
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16	46	4
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6	2	5
6	TOTAL AREA — Sq. Ft. Acres	1,016,895 23.3	374,133 8.6	1,433,834 32.9	2,154,941 49.5	566,414 13	397,207 9.1	512,822 11.8	695,544 16	742,013 17	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	927,103 21.3	319,810 7.3	1,433,834 32.9	1,510,368 34.7	519,124 11.9	397,207 9.1	466,607 10.7	665,526 15.3	742,013 17	7
8	ALL BUILDING AREA — Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189	154,304	8
9	CUBAGE — Cu. Ft.	14,056,383	5,237,933	19,292,734	23,057,084	10,617,265	2,940,659	7,963,515	8,037,853	3,388,939	9
10	COVERAGE (Line 8+6) %	32.1	27.7	22.7	18.1	30.2	20.7	21.9	18.6	20.8	10
11	DENSITY (Persons per Acre)	247	228	273	210	372	166	338	233	95	11
12	DEVELOPMENT COST Per Construction Room	\$13,063,992 2,284	\$4,227,782 2,166	\$11,937,600 1,273	\$13,210,800 1,160	\$7,612,500 1,384	\$2,081,300 1,327	\$5,304,700 1,229	\$5,175,100 1,243	\$2,067,000 1,227	12
13	CONSTRUCTION COST Per Construction Room	\$8,955,205 1,566	\$2,982,038 1,528	\$9,017,799 962	\$9,901,232 870	\$4,923,368 895	\$1,569,804 1,001	\$3,460,894 802	\$3,481,013 836	\$1,543,995 917	13
14	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$3,745,379 4.25 3.68	\$1,118,940 3.66 2.99	\$1,650,416 1.45 1.15	\$1,969,060 1.02 .91	\$2,006,025 4.05 3.54	\$328,696 1.11 .83	\$1,246,736 3.27 2.43	\$1,254,582 2.24 1.80	\$260,300 .42 .35	14
15	SCHEDULED MONTHLY GROSS RENT ** Per. Apt. *** Per Room	\$29.58 8.43	\$28.51 8.43	\$22.64 5.41	\$22.67 5.51	\$24.80 6.06	\$22.39 5.60	\$24.60 5.89	\$22.88 5.71	\$26.13 5.64	15
16	MAXIMUM INCOME LIMIT FOR ADMISSION	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	16
17	BOUNDARIES	LEONARD ST. BUSHWICK AVE. MAUJER ST. SCHOLES ST. (BROOKLYN)	MACOMBS PL. HARLEM RIVER W. 151ST. ST. W. 153RD ST. (MANHATTAN)	DWIGHT ST. CLINTON ST. WEST 9TH ST. LORRAINE ST. (BROOKLYN)	VERNON BLVD. 21ST ST. 40TH AVE. 41ST RD. (QUEENS)	HENRY ST. WATER ST. GOUVERNEUR ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F.D. ROOSEVELT DR. E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	17
18	SOURCE OF CAPITAL FUNDS	P.W.A. H-1301	P.W.A. H-1302	PRIV.-USHA NY 5-1	PRIV.-USHA NY 5-2	PRIV.-USHA NY 5-3	PRIV.-USHA NY 5-4	PRIV.-USHA NY 5-5	PRIV.-USHA NY 5-6	PRIV. NY 5-7	18
19	COMPLETION DATE	4-10-38	10-1-37	11-20-39	3-15-40	11-25-40	8-1-40	5-20-41	10-31-41	12-20-41	19

** Includes Gas and Electricity.

*** P.W.A. and State Projects on Construction Room Basis; Federal and City Projects on Rental Room Basis.

PERMANENT OPERATING PROJECTS (CONTINUED)

FEDERAL PROJECTS				STATE PROJECTS							LINE
LINE	PROJECT DATA	JACOB RIIS (FEDERAL)	EDWIN MARKHAM	TOTAL (FEDERAL) (11 PROJECTS)	FORT GREENE	LILLIAN WALD	BROWNS- VILLE	AMSTERDAM	ABRAHAM LINCOLN	MARCY	LINE
1	NUMBER OF APARTMENTS	1,190	360	14,166	3,501	1,861	1,338	1,084	1,286	1,717	1
2	NUMBER OF CONSTR. ROOMS NUMBER OF FULL & ½ ROOMS	5,008 5,603	1,456 1,551	52,132 57,956½	13,133 13,526	7,695 8,625½	5,610 6,279	4,586 5,128	5,432 6,075	7,417 8,275½	2
3	POPULATION	4,530	1,459	48,782	12,445	7,168	5,329	4,218	5,151	6,980	3
4	RESIDENTIAL BUILDINGS	13	30	224	35	16	27	13	14	27	4
5	NUMBER OF STORIES	6-13-14	2	—	6-11-13	10-11-13-14	3-6	6-13	6-14	6	5
6	TOTAL AREA — Sq. Ft. Acres	510,926 11.7	540,036 12.4	8,944,765 205.3	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	551,740 12.7	1,241,000 28.5	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	510,926 11.7	540,036 12.4	8,032,554 184.4	1,670,062 38.3	694,013 15.9	747,506 17.2	413,534 9.5	508,561 11.7	1,101,547 25.3	7
8	ALL BUILDING AREA — Sq. Ft.	103,446	139,293	2,038,441	361,661	133,117	188,564	100,358	106,738	240,198	8
9	CUBAGE — Cu. Ft.	9,657,260	2,715,000	106,964,625	23,840,447	14,691,881	10,371,638	8,233,310	10,743,035	13,741,160	9
10	COVERAGE (Line 8 ÷ 6) %	20.2	25.8	22.8	20.1	18.6	22.6	22.5	19.3	19.4	10
11	DENSITY (Persons per Acre)	387	118	238	301	434	278	414	406	245	11
12	DEVELOPMENT COST Per Construction Room	\$13,550,000 2,706	\$2,372,000 1,629	\$80,602,774 1,546	\$19,788,065 1,507	\$22,160,000* 2,880	\$12,660,000 2,257	\$12,120,000* 2,643	\$14,251,000 2,624	\$19,082,000 2,573	12
13	CONSTRUCTION COST Per Construction Room	\$9,313,900 1,860	\$1,680,933 1,154	\$56,830,181 1,090	\$11,908,177 907	\$14,178,493 1,843	\$9,613,344 1,714	\$8,264,124 1,802	\$9,819,472 1,819	\$14,094,808 1,900	13
14	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$1,954,225 4.12 3.82	\$420,639 0.76 0.78	\$15,954,998 2.09 1.78	\$5,489,235 3.58 3.05	\$3,793,441 6.37 5.29	\$2,379,456 3.28 2.85	\$2,512,388 7.36 5.63	\$2,580,364 5.40 4.68	\$2,936,577 2.88 2.37	14
15	SCHEDULED MONTHLY GROSS RENT **Per. Apt. ***Per Room	\$27.05 5.75	\$25.87 6.00	—	\$26.90 7.17	\$37.13 8.98	\$34.79 8.30	\$37.87 8.95	\$36.45 8.63	\$36.46 8.44	15
16	MAXIMUM INCOME LIMIT FOR ADMISSION	\$2,880	\$2,880	—	\$2,100	\$4,224	\$3,600	\$4,032	\$3,840	\$3,792	16
17	BOUNDARIES	F.D. ROOSEVELT DR. AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	RICHMOND TER. WAYNE ST. BROADWAY N. BURGHER AVE. (RICHMOND)		PRINCE ST. CARLTON AVE. MYRTLE AVE. PARK AVE. (BROOKLYN)	F.D. ROOSEVELT DR. AVENUE "D" EAST 6TH ST. E. HOUSTON ST. (MANHATTAN)	SUTTER AVE. DUMONT AVE. STONE AVE. ROCKAWAY AVE. (BROOKLYN)	W. 61ST ST. W. 64TH ST. W. END AVE. AMSTERDAM AVE. (MANHATTAN)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE. (BROOKLYN)	17
18	SOURCE OF CAPITAL FUNDS	PRIV.-PHA NY 5-8	PRIV.-FPHA NY 5-9		STATE NYS-1	STATE NYS-2	STATE NYS-4	STATE NYS-5	STATE NYS-12	STATE NYS-13	18
19	COMPLETION DATE	1-17-49	6-30-43		2-24-44	10-14-49	4-16-48	12-17-48	12-29-48	1-19-49	19

* Includes Cost of Rehabilitation Program to Provide Apartments for Tenants Residing on Site.

** Includes Gas and Electricity in All Projects but First Houses.

PERMANENT OPERATING PROJECTS (CONTINUED)

STATE PROJECTS				PARTS I AND II—CITY-AIDED PROGRAM							
LINE	GOWANUS	J. W. JOHNSON	TOTAL (STATE) (8 PROJECTS)	FIRST HOUSES	VLADECK (CITY)	J. L. ELLIOTT	JACOB RIIS (CITY)	†WOODSIDE	TOTAL (CITY) (5 PROJECTS)	GRAND TOTAL (24 PROJECTS)	LINE
1	1,139	1,310	13,236	123	240	608	578	1,357	2,906	30,308	1
2	4,869 5,042½	5,484 6,139	54,226 59,090½	372 379	960 1,080	2,485 2,789	2,416 2,705	5,640 6,119½	11,873 13,072½	118,231 130,119½	2
3	4,466	5,088	50,845	414	964	2,338	2,198	5,091	11,005	110,632	3
4	16	10	158	8	4	4	6	20	42	424	4
5	4-6-9-10-13-14	6-10-14	—	4-5	6	11-12	6-13-14	6	—	—	5
6	547,663 12.6	517,632 11.9	6,656,519 152.8	59,262 1.4	84,933 1.9	204,530 4.7	258,562 5.9	971,398 22.3	1,578,685 36.2	17,179,969 394.4	6
7	502,216 11.5	456,630 10.5	6,094,069 139.9	52,797 1.2	84,933 1.9	204,530 4.7	258,562 5.9	971,398 22.3	1,572,220 36.1	15,698,843 360.4	7
8	105,659	97,804	1,334,099	24,540	28,827	45,023	43,916	186,009	328,315	3,700,855	8
9	9,028,680	10,582,024	101,232,175	1,411,795	1,766,160	4,301,454	4,497,120	10,715,226	22,691,755	230,888,555	9
10	19.3	18.9	20.	41.4	33.9	22.	17.	19.1	20.8	21.5	10
11	354	428	333	296	507	497	373	228	304	281	11
12	\$11,725,000 2,408	\$14,340,000 2,615	\$126,126,065 2,326	\$1,384,643 3,722	\$1,269,490 1,322	\$5,085,500 2,046	\$6,400,000 2,649	\$13,980,000 2,479	\$28,119,633 2,368	\$234,848,472 1,986	12
13	\$9,192,070 1,888	\$9,724,176 1,773	\$86,794,664 1,601	\$1,168,862 3,142	\$852,231 3,142	\$3,732,433 1,502	\$4,121,535 1,706	\$11,263,743 1,997	\$21,138,804 1,780	\$164,763,649 1,394	13
14	\$1,325,848 2.65 2.42	\$3,167,257 6.97 6.12	\$24,184,566 4.28 3.63	\$220,312 3.72 3.72	\$338,290 3.90 3.98	\$1,102,737 6.62 5.39	\$1,143,525 5.63 4.42	\$1,708,629 1.92 1.76	\$4,513,493 3.21 2.86	\$44,653,057 3.04 2.60	14
15	\$37.99 8.89	\$37.49 8.95	— —	\$18.30 5.94	\$31.50 7.00	\$26.40 5.75	\$37.60 8.03	\$71.59† 15.45†	— —	— —	15
16	\$4,176	\$3,984	—	\$1,678	\$1,962	\$2,520	\$3,750	\$4,485	—	—	16
17	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST. (BROOKLYN)	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE. (MANHATTAN)		EAST 2ND ST. EAST 3RD ST. AVENUE "A" 1ST AVENUE (MANHATTAN)	MADISON ST. CHERRY ST. JACKSON ST. (MANHATTAN)	W. 25TH ST. CHELSEA PARK NINTH AVE. TENTH AVE. (MANHATTAN)	F.D. ROOSEVELT DR. AVENUE "D" EAST 6TH ST. EAST 8TH ST. (MANHATTAN)	49TH ST. 51ST ST. 31ST ST. BROADWAY NEWTOWN RD. NORTHERN BLVD. (QUEENS)			17
18	STATE NYS-20	STATE NYS-21		C.W.A.-P.W.A. T.K.R.A.	PRIV.-CITY NYC-1	PRIV.-CITY NYC-2	PRIV.-CITY NYC-3	CITY NYC-5-4			18
19	6-24-49	12-27-48		5-31-36	10-25-40	7-15-47	1-31-49	12-30-49			19

** Includes Gas and Electricity in All Projects but First Houses.

† Effective 1/1/50.
‡ Part II City-Aided Program.

(A) PERMANENT PROJECTS UNDER CONSTRUCTION OR PENDING CONSTRUCTION

STATE PROJECTS

LINE	PROJECT DATA	LESTER W. PATTERSON	MELROSE	ASTORIA	GOV. SMITH	FARRAGUT	STEPHEN FOSTER	BRONX RIVER	ALBANY	LINE
1	NUMBER OF APARTMENTS	1,791	1,023	1,104	1,940	1,400	1,337	1,246	829	1
2	NUMBER OF CONSTR. ROOMS NUMBER OF FULL & 1/2 ROOMS	7,624 8,519 1/2	4,353 4,864 1/2	5,055 5,607	7,948 8,918	5,878 6,578	5,717 6,385 1/2	5,345 5,967	3,384 3,978 1/2	2
3	POPULATION (Estimated)	6,985	4,043	4,896	7,268	5,334	5,195	4,869	3,128	3
4	RESIDENTIAL BUILDINGS	15	8	22	12	10	10	9	6	4
5	NUMBER OF STORIES	6-13	14	6	16-17	14	13-14	14	14	5
6	TOTAL AREA — Sq. Ft. Acres	748,573 17.2	541,687 12.4	1,406,832 32.3	933,600 21.4	780,561 17.9	599,120 13.8	607,297 13.9	388,389 8.9	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	702,358 16.1	498,060 11.4	1,151,484 26.4	792,282 18.2	753,219 17.3	555,567 12.8	563,737 12.9	388,389 8.9	7
8	ALL BUILDING AREA—Sq. Ft.	167,841	68,826	173,434	123,226	94,942	98,822	84,235	58,455	8
9	CUBAGE — Cu. Ft.	14,503,544	8,809,640	11,207,652	15,832,221	11,690,263	11,745,000	10,772,413	7,082,630	9
10	COVERAGE (Line 8 ÷ 6) %	22.4	12.7	12.3	13.2	12.2	16.5	13.9	15.1	10
11	DENSITY (Persons per Acre)	407	326	152	340	298	376	350	351	11
12	DEVELOPMENT COST Per Construction Room	\$21,114,000* 2,769	\$12,275,000 2,820	\$15,322,000 3,031	\$28,278,000* 3,558	\$15,087,000* 2,567	\$20,064,000* 3,510	\$12,977,000 2,428	\$9,150,000 2,704	12
13	CONSTRUCTION COST Per Construction Room	\$15,327,254 2,010	\$8,208,498 1,886	\$11,299,966 2,235	\$18,191,304 2,289	\$10,765,378 1,831	\$12,138,669 2,123	\$11,401,329 2,133	\$7,896,564 2,334	13
14	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$3,480,619 5.73 4.65	\$2,796,504 5.41 5.16	\$2,015,617 1.70 1.43	\$6,080,666 8.57 6.51	\$2,810,297 3.97 3.60	\$4,429,632 8.17 7.39	\$682,073 1.36 1.12	\$400,000 1.12 1.03	14
15	SCHEDULED MONTHLY GROSS RENT **Per. Apt. ***Per Room	\$38.06 8.94	NOT ESTABLISHED	\$41.00 8.95	\$36.75 8.97	NOT ESTABLISHED	NOT ESTABLISHED	\$38.49 8.97	\$36.64 8.98	15
16	MAXIMUM INCOME LIMIT FOR ADMISSION	\$4,176	NOT ESTABLISHED	\$4,272	\$4,080	NOT ESTABLISHED	NOT ESTABLISHED	\$4,032	\$4,032	16
17	BOUNDARIES	MORRIS AVE. E. 139TH ST. COLLEGE AVE. E. 146TH ST. THIRD AVE. E. 145TH ST. (BRONX)	MORRIS AVE. EAST 153RD ST. COURTLANDT AVE. EAST 156TH ST. (BRONX)	27TH AVE. 8TH ST. HALLET'S COVE VERNON BLVD. EAST RIVER 1ST ST. (QUEENS)	MADISON ST. CATHERINE ST. CATHERINE SLIP SOUTH ST. PEARL ST. ST. JAMES PL. (MANHATTAN)	YORK ST. NAVY ST. CONCORD ST. GOLD ST. SANDS ST. BRIDGE ST. (BROOKLYN)	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	BRONX RIVER AVENUE CROSS BRONX EXPRESSWAY HARROD AVE. EAST 174TH ST. (BRONX)	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	17
18	SOURCE OF CAPITAL FUNDS	STATE NYS-11	STATE NYS-23	STATE NYS-24	STATE NYS-25	STATE NYS-29	STATE NYS-30	STATE NYS-39	STATE NYS-40	18
19	COMPLETION DATE OR STATUS OF PROJECT	UNDER CONSTRUCTION	1ST SECTION UNDER CONSTR. 2ND. SECTION BEING CLEARED	1ST. SECTION COMPL. 4-29-49 2ND SECTION BEING CLEARED	(a) 1ST. SECTION UNDER CONSTR. 2ND SECTION BEING CLEARED	1ST SECTION UNDER CONSTR. 2ND SECTION BEING CLEARED	SITE BEING CLEARED	UNDER CONSTRUCTION	UNDER CONSTRUCTION	19

(A) All Figures for Projects Under Construction or Pending Construction are Estimated.
* Includes Cost of Rehabilitation Program to Provide Apartments for Tenants Residing on Site.

** Includes Gas and Electricity.

(a) Partially Occupied.

TEMPORARY VETERANS EMERGENCY HOUSING PROJECTS (CONTINUED)

CITY HOUSING PROJECTS					STATE HOUSING PROJECTS					
LINE	PROJECT DATA	JUNIPER VALLEY	REGO PARK	TOTAL	FORT TILDEN	FOX HILLS	MANHATTAN BEACH	TOTAL	GRAND TOTAL	LINE
1	NUMBER OF APARTMENTS	345	1,424	8,600	288	671	696	1,655	10,255	1
2	NUMBER OF ROOMS	1,392	5,760	34,195	616	1,466	1,373	3,455	37,650	2
3	POPULATION (Est.)	1,208	4,984	30,101	1,008	2,000	2,300	5,308	35,409	3
4	RESIDENTIAL BLDGS. Total	132	367	3,150	44	87	118	249	3,399	4
	Prefabricated Bldgs.	132	367	1,723	44	87	14	145	1,868	
	Quonset Huts	0	0	1,427	0	0	104*	104*	1,531*	
5	TOTAL AREA Sq. Ft.	983,309	4,925,003	25,483,961	571,943	4,748,040	1,807,740	7,127,723	32,611,684	5
	Acres	22.6	113.1	585	13.1	109.	41.5	163.6	748.7	
6	ALL BUILDING AREA Sq. Ft.	173,280	707,520	4,384,848	86,490	227,541	560,707	874,738	5,259,586	6
7	COVERAGE (Line 6 ÷ 5) %	17.6	14.4	17.2	15.1	4.8	31.0	12.3	16.1	7
8	DENSITY (Persons Per Acre)	54	44	51	77	18	55	32	47	8
9	SCHEDULED MONTHLY GROSS RENT (Excluding Heat)	\$34.17	\$34.22	\$33.95	\$37.88	\$32.95	\$40.82	\$37.12		9
	Per Apt. Per Room	8.47	8.46	8.54	17.71	15.08	20.67	17.77		
					(Including Heat)	(Including Heat)	(Including Heat)	(Including Heat)		
10	BOUNDARIES	ELIOT AVE. CALDWELL AVE. 68TH ST. 77TH PLACE (QUEENS)	HORACE HARDING BOULEVARD 50TH AVE. 92ND ST. CALLOWAY ST. (QUEENS)		FORT TILDEN ARMY POST ROCKAWAY BEACH BOULEVARD (QUEENS)	STATEN ISLAND RAPID TRANSIT VANDERBILT AVE. FAIRWAY AVE. (RICHMOND)	ORIENTAL BOULEVARD OCEAN AVE. SHEEPSHEAD BAY MCKENZIE ST. (BROOKLYN)			10
11	SOURCE OF CAPITAL FUNDS	NYV-30249 A	NYV-30249 B							11

* Includes 104 Cottages at Manhattan Beach.

**SUMMARY OF PUBLIC HOUSING PROJECTS
BUILT OR OPERATED BY
NEW YORK CITY HOUSING AUTHORITY**

PROJECT DATA	PERMANENT OPERATING PROJECTS	PERMANENT PROJECTS UNDER CONSTRUCTION OR PENDING CONSTRUCTION	TEMPORARY VETERANS' EMERGENCY PROJECTS	TOTAL
NUMBER OF PROJECTS	24	29	11	64
NUMBER OF APARTMENTS	30,308	31,815	10,255	72,378*
NUMBER OF CONSTRUCTION ROOMS	118,231	126,815	37,650	282,696
NUMBER OF FULL & ½ ROOMS	130,119½	142,622	37,650	310,391½
POPULATION (<i>Estimated</i>)	110,632	107,752†	35,409	253,793†
NUMBER OF RESIDENTIAL BUILDINGS	424	354	3,399	4,177
TOTAL AREA — <i>Sq. Ft.</i>	17,179,969	21,043,119	32,611,684	70,834,772
— <i>Acres</i>	394.4	483.1	748.7	1,626.1
ALL BUILDING AREA — <i>Sq. Ft.</i>	3,700,855	3,071,883‡	5,259,586	12,032,324‡
COVERAGE — %	21.5	15.9‡	16.1	17.4‡
DENSITY (<i>Persons Per Acre</i>)	281	239†	47	159†

* Excludes 1041 Rehabilitation Apartments.

† Exclusive of Pomonok.

‡ Exclusive of Flushing and Pomonok.

**ANNUAL PROGRAM
OF DWELLING UNITS CONTRACTED, CONSTRUCTION STARTED
AND DWELLING UNITS OCCUPIED**

NUMBER OF DWELLING UNITS	PROGRAM	PRIOR TO 12-31-38	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	TO 12-31-49	TOTAL
CONTRACTED	CITY	123	240	—	608	—	—	—	578	—	—	20,117	2,200	23,866
	FEDERAL	9,432	1,618	1,566	1,550	—	—	—	—	8,600 (V)	—	—	—	22,766
	STATE	—	—	3,501	4,283	6,684	—	—	3,605	3,764	—	2,074	400	24,311
	<u>TOTAL</u>	9,555	1,858	5,067	6,441	6,684	—	—	4,183	12,364	—	22,191	2,600	70,943
CONSTRUCTION STARTED	CITY	123	240	—	—	—	—	—	—	608	578	9,718	9,303	20,570
	FEDERAL	7,901	1,979	2,336	760	—	—	—	—	8,600 (V)	1,190	—	—	22,766
	STATE	—	—	—	3,501	—	—	—	—	5,018	4,682	5,699	3,669	22,569
	<u>TOTAL</u>	8,024	2,219	2,336	4,261	—	—	—	—	14,226	6,450	15,417	12,972	65,905
OCCUPIED	CITY	123	—	240	—	—	—	—	—	—	608	313	2,756	4,040
	FEDERAL	2,207	4,974	2,699	2,736	—	360	—	—	2,349	6,279	1,129	33	22,766
	STATE	—	—	—	—	3,501	—	—	—	—	1,066	5,615	3,601	13,783
	<u>TOTAL</u>	2,330	4,974	2,939	2,736	3,501	360	—	—	2,349	7,953	7,057	6,390	40,589

(V) Veteran Temporary Emergency Housing (City)

PERMANENT PROJECTS UNDER CONSTRUCTION OR PENDING CONSTRUCTION (CONTINUED)

STATE PROJECTS		PART II—CITY-AIDED PROGRAM									
LINE	PROJECT DATA	FLUSHING	TOTAL (STATE) (9 PROJECTS)	EAST-CHESTER	SHEEPSHEAD BAY	SOUTH BEACH	COLONIAL PARK	ST. NICHOLAS	SUB-TOTAL (5 PROJECTS)	LINE	PROJECT DATA
1	NUMBER OF APARTMENTS	400	11,070	874	1,056	422	984	879	4,215	1	NUMBER OF APARTMENTS
2	NUMBER OF CONSTR. ROOMS	1,880	42,698	3,810	4,896	1,923½	4,031	3,622	17,583	2	NUMBER OF FULL & ½ ROOMS
3	POPULATION (Estimated)	1,570	43,288	3,445	3,984	1,552	3,807	3,234	16,022	3	POPULATION (Estimated)
4	RESIDENTIAL BUILDINGS	4	96	10	18	8	8	8	52	4	RESIDENTIAL BUILDINGS
5	NUMBER OF STORIES	10-11	—	7-8	6	6	14	14	—	5	NUMBER OF STORIES
6	TOTAL AREA — Sq. Ft.	270,195	6,276,254	653,856	1,036,600	708,283	475,672	325,252	3,199,663	6	TOTAL AREA — Sq. Ft.
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	247,695	5,252,791	607,396	953,637	638,737	475,672	325,252	3,000,694	7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres
8	ALL BUILDING AREA—Sq. Ft.	NOT AVAILABLE	869,781½	115,918	159,727	68,084	71,671	64,268	479,668	8	ALL BUILDING AREA—Sq. Ft.
9	C U B A G E — Cu. Ft.	—	14.5†	17.7	15.4	9.6	15.1	19.8	15	9	C U B A G E — Cu. Ft.
10	COVERAGE (Line 8 ÷ 6) %	—	14.5†	17.7	15.4	9.6	15.1	19.8	15	10	COVERAGE (Line 8 ÷ 6) %
11	DENSITY (Persons per Acre)	253	300	230	167	95	349	431	218	11	DENSITY (Persons per Acre)
12	DEVELOPMENT COST Per Construction Room	COSTS NOT ESTABLISHED	\$134,267,000†	\$9,500,000	\$12,570,000	\$5,350,000	\$10,375,000	\$37,795,000†	\$37,795,000†	12	DEVELOPMENT COST Per Construction Room
13	CONSTRUCTION COST Per Construction Room	CONTRACTS NOT LET	\$95,228,962†	\$8,421,223	\$10,532,054	\$4,767,813	\$8,129,602	\$31,860,692†	\$31,860,692†	13	CONSTRUCTION COST Per Construction Room
14	LAND COST (Including Park) Per Sq. Ft. Including Sis. Per Sq. Ft. of Priv. Prop.	\$867,800	\$23,563,208	\$308,419	\$550,145	\$58,156	\$2,855,000	\$4,471,720	\$4,471,720	14	LAND COST (Including Park) Per Sq. Ft. Including Sis. Per Sq. Ft. of Priv. Prop.
15	SCHEDULED GROSS RENT **Per Apt. **Per Room	NOT ESTABLISHED	\$15.59(b)	\$15.59(b)	\$15.59(b)	\$15.59(b)	—	—	—	15	SCHEDULED GROSS RENT **Per Apt. **Per Room
16	MAXIMUM INCOME LIMIT FOR ADMISSION	NOT ESTABLISHED	—	\$4,485	\$4,485	\$4,485	—	—	—	16	MAXIMUM INCOME LIMIT FOR ADMISSION
17	B O U N D A R I E S	LAWRENCE ST. LONG ISLAND RAILROAD ROOSEVELT AVE. PRINCE ST. 40TH ROAD (QUEENS)	BURKE AVE. BOUCK AVE. BATTERY ST. AVENUE "V" BATTERY ST. LAMPORT BLVD. MCCLEARY AVE. REID AVE. PARKINSON AVE. (BRONX)	AVENUE "X" POLLOCK AVE. NOSTRAND AVE. (BROOKLYN)	AVENUE "X" POLLOCK AVE. NOSTRAND AVE. REID AVE. PARKINSON AVE. (RICHMOND)	HARLEM RIVER DRIVE W. 127TH ST. HARLEM RIVER DRIVE W. 129TH ST. 8TH AVE. (MANHATTAN)	HARLEM RIVER DRIVE W. 127TH ST. HARLEM RIVER DRIVE W. 129TH ST. 8TH AVE. (MANHATTAN)	HARLEM RIVER DRIVE W. 127TH ST. HARLEM RIVER DRIVE W. 129TH ST. 8TH AVE. (MANHATTAN)	HARLEM RIVER DRIVE W. 127TH ST. HARLEM RIVER DRIVE W. 129TH ST. 8TH AVE. (MANHATTAN)	17	B O U N D A R I E S
18	SOURCE OF CAPITAL FUNDS	STATE NYS-52	CITY NYS-5-1	CITY NYS-5-2	CITY NYS-5-3	CITY NYS-6	CITY NYC-7	CITY NYC-7	CITY NYC-7	18	SOURCE OF CAPITAL FUNDS
19	COMPLETION DATE OR STATUS OF PROJECT	BRING PLANNED	(a) UNDER CONSTRUCTION	(a) UNDER CONSTRUCTION	(a) UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	SITE BEING CLEARED	SITE BEING CLEARED	19	COMPLETION DATE OR STATUS OF PROJECT

**Includes Gas and Electricity.

† Exclusive of Flushing & Exclusive of St. Nicholas

(a) Partially Occupied (b) Effective 1/1/50

(A) PERMANENT PROJECTS UNDER CONSTRUCTION OR PENDING CONSTRUCTION (CONTINUED)

PART III—CITY-AIDED PROGRAM

LINE	PROJECT DATA	PELHAM PARKWAY	GUN HILL	DYCKMAN	NOSTRAND	GLENWOOD	TODT HILL	SEDGWICK	MARBLE HILL	LINE
1	NUMBER OF APARTMENTS	1,266	733	1,167	1,148	1,188	502	786	1,682	1
2	NUMBER OF CONSTR. ROOMS	4,818	2,762	4,468	4,398	4,620	1,923	2,934	6,279	2
3	NUMBER OF FULL & 1/2 ROOMS	5,451	3,128 1/2	5,050	4,972	5,214	2,174	3,320 1/2	7,043 1/2	2
3	POPULATION (Estimated)	4,386	2,514	4,081	4,018	4,274	1,754	2,541	5,522	3
4	RESIDENTIAL BUILDINGS	23	6	7	16	20	7	7	11	4
5	NUMBER OF STORIES	6	13-14	14	6	6	6	14-15	14-15	5
6	TOTAL AREA — Sq. Ft.	1,034,160	345,256	613,884	1,036,600	975,095	581,056	319,008	733,228	6
	Acres	23.7	7.9	14.1	23.8	22.4	13.3	7.3	16.8	
7	NET HOUSING AREA—Sq. Ft.	967,252	314,070	570,318	1,036,600	915,230	532,084	319,008	660,914	7
	(Excluding Park) Acres	22.2	7.2	13.1	23.8	21	12.2	7.3	15.2	
8	ALL BUILDING AREA—Sq. Ft.	184,875	54,684	80,457	177,223	183,856	79,116	59,598	111,631	8
9	CUBAGE — Cu. Ft.	10,665,277	6,221,645	9,780,114	9,377,365	10,242,805	4,454,900	6,642,484	13,300,359	9
10	COVERAGE (Line 8 ÷ 6) %	17.9	15.8	13.1	17.1	18.9	13.6	18.7	15.2	10
11	DENSITY (Persons per Acre)	185	318	289	169	191	132	347	329	11
12	DEVELOPMENT COST Per Construction Room	\$15,554,000 3,228	\$8,518,000 3,084	\$14,077,000 3,151	\$13,940,000 3,170	\$13,080,000 2,831	\$6,392,000 3,324	\$8,624,000 2,939	\$17,296,000 2,755	12
13	CONSTRUCTION COST Per Construction Room	\$12,343,629 2,562	\$6,706,020 2,428	\$10,023,651 2,243	\$11,352,144 2,581	\$10,916,067 2,363	\$5,575,842 2,900	\$6,968,933 2,375	\$12,185,826 1,941	13
14	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$1,162,726 1.31	\$497,175 1.44	\$1,678,139 2.81	\$451,677 .50	\$226,625 .31	\$31,600 .05	\$617,165 1.93	\$1,994,400 2.56	14
	Per Sq. Ft. Including Sis.	1.12	1.44	2.73	.44	.23	.05	1.93	2.61	
15	SCHEDULED MONTHLY GROSS RENT **Per. Apt. Per Room	\$75.30 17.49	NOT ESTABLISHED	NOT ESTABLISHED	\$75.75 17.49	\$76.76 17.49	\$75.73 17.49	NOT ESTABLISHED	NOT ESTABLISHED	15
16	MAXIMUM INCOME LIMIT FOR ADMISSION	\$4,900	NOT ESTABLISHED	NOT ESTABLISHED	\$4,900	\$4,900	\$4,900	NOT ESTABLISHED	NOT ESTABLISHED	16
17	BOUNDARIES	BRONXWOOD AVE. PELHAM P'K'Y. WALLACE AVE. ASTOR AVE. WILLIAMS-BRIDGE RD. MACE AVE. (BRONX)	WHITE PLAINS ROAD GUN HILL RD. HOLLAND AVE. MAGENTA ST. (BRONX)	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AVE. (MANHATTAN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	EAST 56TH ST. FARRAGUT RD. RALPH AVE. GLENWOOD RD. AVENUE "H" (BROOKLYN)	MANOR RD. SCHMIDT'S LANE LAGUARDIA AVE. WESTWOOD AVE. (RICHMOND)	UNDERCLIFF AVE. W. 174TH ST. UNIVERSITY AVE. NORTH LINE OF PROPOSED PARK (BRONX)	BROADWAY EXTERIOR ST. W. 225TH ST. BROADWAY W. 228TH ST. MARBLE HILL AVE. W. 230TH ST. (MANHATTAN) (BRONX)	17
18	SOURCE OF CAPITAL FUNDS	CITY NYC-8	CITY NYC-9	CITY NYC-10	CITY NYC-11	CITY NYC-12	CITY NYC-13	CITY NYC-14	CITY NYC-15	18
19	COMPLETION DATE OR STATUS OF PROJECT	(a) UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	(a) UNDER CONSTRUCTION	(a) UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	19

(A) All Figures for Projects Under Construction or Pending Construction Are Estimated.
** Includes Gas and Electricity.

(a) Partially Occupied.

(A) PERMANENT PROJECTS UNDER CONSTRUCTION OR PENDING CONSTRUCTION (CONTINUED)

PART III—CITY-AIDED PROGRAM

LINE	PROJECT DATA	BOULEVARD	PARKSIDE	ARVERNE	GEN. CHAS. W. BERRY	RAVENS- WOOD	LEXINGTON	POMONOK	SUB-TOTAL (CITY) (15 PROJECTS)	TOTAL (CITY) (20 PROJECTS)	LINE
1	NUMBER OF APARTMENTS	1,441	879	418	506	2,166	448	2,200	16,530	20,745	1
2	NUMBER OF CONSTR. ROOMS	5,351	3,273	1,562	1,876	8,057	1,677	8,250	62,248	79,831	2
3	NUMBER OF FULL & ½ ROOMS	6,071½	3,712½	1,771	2,129	9,140	1,901	9,280	70,358½	89,924	2
4	POPULATION (Estimated)	4,710	2,864	1,390	1,648	7,178	1,562	NOT AVAILABLE	48,442†	64,464†	3
3	RESIDENTIAL BUILDINGS	18	14	7	8	31	4	27	206	258	4
5	NUMBER OF STORIES	6-14	6-7-14-15	6	6	6-7	14	3-7	—	—	5
6	TOTAL AREA — Sq. Ft.	1,127,650	485,455	354,220	735,593	1,667,814	151,467	1,406,716	11,567,202	14,766,865	6
	Acres	25.9	11.1	8.1	16.9	38.3	3.5	32.3	265.5	339	
7	NET HOUSING AREA — Sq. Ft.	1,127,650	453,178	310,500	511,178	1,537,135	151,467	1,188,916	10,595,500	13,596,194	7
	(Excluding Park) Acres	25.9	10.4	7.1	11.7	35.3	3.5	27.3	243.2	312.1	
8	ALL BUILDING AREA — Sq. Ft.	170,051	96,415	66,101	77,152	346,053	35,222	NOT AVAILABLE	1,722,434†	2,202,102†	8
9	CUBAGE — Cu. Ft.	12,141,094	7,454,500	3,931,321	4,520,277	18,107,100	3,879,000	NOT AVAILABLE	120,718,241†	158,393,089†	9
10	COVERAGE (Line 8÷6) %	15.1	19.9	18.7	10.5	20.8	23.3	NOT AVAILABLE	17†	16.5†	10
11	DENSITY (Persons per Acre)	182	258	172	98	187	449	NOT AVAILABLE	208†	210†	11
12	DEVELOPMENT COST Per Construction Room	\$14,099,000 2,635	\$9,592,000 2,931	\$5,024,000 3,216	\$6,042,000 3,221	\$20,675,000 2,566	\$4,530,000 2,701	COSTS NOT ESTABLISHED	157,443,000† 2,916†	\$195,238,000‡ 2,873‡	12
13	CONSTRUCTION COST Per Construction Room	\$11,939,938 2,231	\$8,087,216 2,471	\$4,236,280 2,712	\$5,144,084 2,742	\$16,634,617 2,065	\$3,784,589 2,257	CONTRACTS NOT LET	\$125,898,836† 2,332†	\$157,759,528‡ 2,321‡	13
14	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$349,700 .35	\$546,000 1.37	\$65,995 .19	\$100,341 .12	\$990,000 .70	\$300,000 1.90	\$496,617 .31	9,508,160 .89	\$13,979,880 1.03	14
	Per Sq. Ft. Including Sts.	.31	1.12	.19	.14	.59	1.98	.42	.82	.95	
15	SCHEDULED MONTHLY GROSS RENT **Per. Apt. Per Room	\$73.68 17.49	NOT ESTABLISHED	\$74.09 17.49	\$73.58 17.49	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	—	—	15
16	MAXIMUM INCOME LIMIT FOR ADMISSION	\$4,900	NOT ESTABLISHED	\$4,900	\$4,900	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	—	—	16
17	BOUNDARIES	LINDEN BLVD. ASHFORD ST. WORTMAN AVE. HENDRIX ST. STANLEY AVE. SCHENCK ST.	ADEE AVE. WHITE PLAINS ROAD ARNOW AVE. BRONX PARK EAST	ROCKAWAY BEACH BLVD. ARVERNE BLVD. B. 56TH ST. BEACH CHANNEL DRIVE B. 54TH ST.	RICHMOND RD. DONGAN HILLS AVENUE STATEN ISLAND RAPID TRANSIT SEAVER AVE.	12TH ST. 34TH AVE. 24TH ST. 36TH AVE.	E. 98TH ST. THIRD AVE. E. 99TH ST. PARK AVE.	71ST ST. PARSONS BLVD KISSENA BLVD 65TH ST.			17
		(BROOKLYN)	(BRONX)	(QUEENS)	(RICHMOND)	(QUEENS)	(MANHATTAN)	(QUEENS)			
18	SOURCE OF CAPITAL FUNDS	CITY NYC-16	CITY NYC-17	CITY NYC-18	CITY NYC-19	CITY NYC-20	CITY NYC-21	CITY NYC-22			18
19	COMPLETION DATE OR STATUS OF PROJECT	UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION	1ST SECTION UNDER CONSTR. 2ND SECTION BEING CLEARED	UNDER CONSTRUCTION	BEING PLANNED			19

**Includes Gas and Electricity.

† Exclusive of Pomonok.

‡ Exclusive of St. Nicholas and Pomonok.

TEMPORARY VETERANS EMERGENCY HOUSING PROJECTS

CITY HOUSING PROJECTS

LINE	PROJECT DATA	JAMAICA BAY	ULMER PARK	BRUCKNER	CASTLE HILL	LINDEN	NORTHERN BOULEVARD	LINE
1	NUMBER OF APARTMENTS	2,000	330	946	962	719	1,874	1
2	NUMBER OF ROOMS	7,631	1,320	3,888	3,952	2,904	7,348	2
3	POPULATION (Est.)	7,000	1,155	3,311	3,367	2,517	6,559	3
4	RESIDENTIAL BLDGS. <i>Total</i>	662	165	473	481	182	688	4
	<i>Prefabricated Bldgs.</i>	150	0	67	137	182	688	
	<i>Quonset Huts</i>	512	165	406	344	0	0	
5	TOTAL AREA <i>Sq. Ft.</i>	5,472,129	990,275	2,688,024	2,206,743	2,110,200	6,108,278	5
	<i>Acres</i>	125.6	22.7	61.7	50.7	48.4	140.2	
6	ALL BUILDING AREA <i>Sq. Ft.</i>	978,980	167,756	500,182	505,262	361,008	990,860	6
7	COVERAGE (Line 6 ÷ 5) %	17.9	16.9	18.6	22.9	17.1	16.2	7
8	DENSITY (Persons Per Acre)	56	51	54	66	52	47	8
9	SCHEDULED MONTHLY GROSS RENT (Excluding Heat) <i>Per Apt.</i>	\$33.29	\$33.50	\$34.10	\$34.10	\$34.19	\$34.23	9
	<i>Per Room</i>	8.72	8.38	8.30	8.30	8.47	8.73	
10	BOUNDARIES	CIRCUMFERENTIAL PARKWAY SEAVIEW AVE. PAERDEGAT BASIN FRESH CREEK BASIN (BROOKLYN)	CIRCUMFERENTIAL PARKWAY BAY 38TH ST. BAY 41ST ST. HUNTER AVE. (BROOKLYN)	BRUCKNER BOULEVARD LAFAYETTE AVE. COLGATE AVE. METCALF AVE. (BRONX)	CINCINNATUS AVENUE LACOMBE AVE. OLMSTEAD AVE. CASTLE HILL AVE. (BRONX)	LINDEN BOULEVARD COZINE AVE. VERMONT ST. JEROME ST. (BROOKLYN)	NORTHERN BOULEVARD BOODY ST. 70TH ST. 81ST ST. (QUEENS)	10
11	SOURCE OF CAPITAL FUNDS	NYV-30187 A & B	NYV-30197 A	NYV-30197 B	NYV-30197 C	NYV-30197 D	NYV-30197 E	11

PREPARED BY CONTROL DEPARTMENT

IN COOPERATION WITH DEVELOPMENT AND MANAGEMENT DEPARTMENTS AND PLANNING DIVISION

