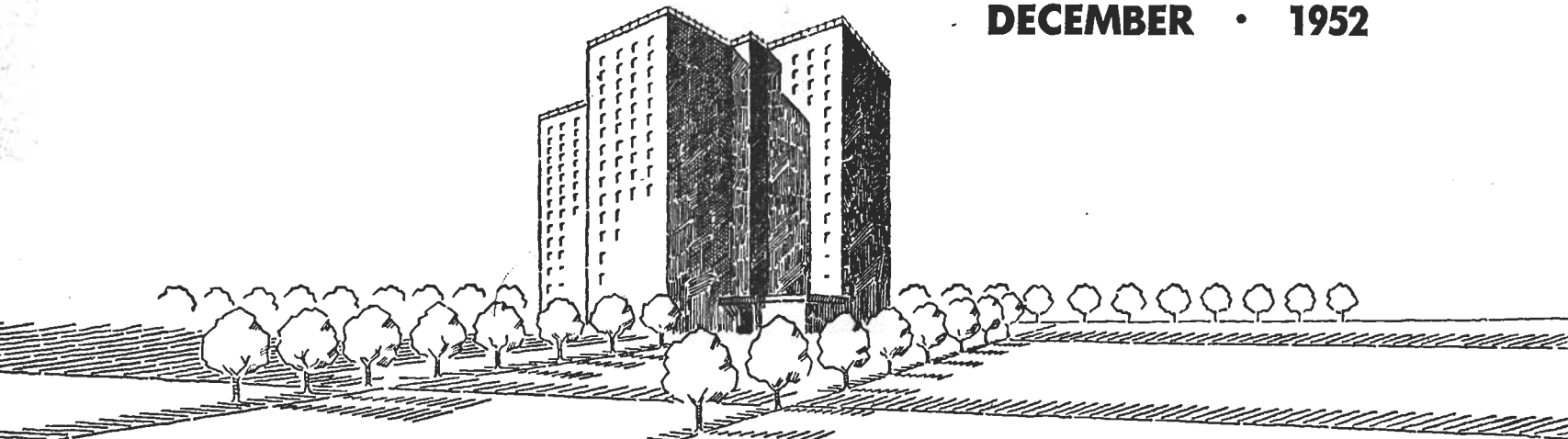


# PROJECT STATISTICS •

DECEMBER • 1952



NEW • YORK • CITY  
HOUSING AUTHORITY

# NEW YORK CITY HOUSING AUTHORITY

63 PARK ROW

NEW YORK 38, N. Y.

**PHILIP J. CRUISE**  
CHAIRMAN

**JOHN S. PARKE**  
VICE-CHAIRMAN

**WILLIAM WILSON**  
MEMBER

**FRANK R. CROSSWAITH**  
MEMBER

**THOMAS J. SHANAHAN**  
MEMBER

---

**GERALD J. CAREY**  
EXECUTIVE DIRECTOR

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR  
TO DATE OF PREPARING THIS BOOKLET ARE INCLUDED HEREIN.

FEDERAL PROJECTS

PERMANENT OPERATING PROJECTS

LINE	PROJECT DATA	WILLIAMS-BURG	HARLEM RIVER	RED HOOK	QUEENS-BRIDGE	VLADECK (FEDERAL)	SOUTH JAMAICA	EAST RIVER	KINGS-BOROUGH	CLASON POINT	JACOB RIIS (FEDERAL)	LINE
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166	400	1,190	1
2	NUMBER OF CONSTR. ROOMS	5,720	1,952	9,378	11,387	5,500	1,568	4,316	4,163	1,684	5,008	2
	NUMBER OF RENTAL ROOMS	5,765	1,972	10,649	12,949	6,265½	1,792	4,883	4,675	1,852	5,603	
3	POPULATION (Estimated)	5,744	1,964	8,989	10,409	4,838	1,508	3,986	3,732	1,623	4,641	3
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16	46	13	4
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6	2	6-13-14	5
6	TOTAL AREA — Sq. Ft.	1,016,895	374,133	1,433,834	2,154,941	566,414	392,989	512,822	695,544	742,013	510,926	6
	Acres	23.3	8.6	32.9	49.5	13.0	9.0	11.8	16.0	17.0	11.7	
7	NET HOUSING AREA — Sq. Ft.	927,103	313,137	1,433,834	1,510,368	519,124	392,989	466,607	665,526	742,013	510,926	7
	(Excluding Park) Acres	21.3	7.2	32.9	34.7	11.9	9.0	10.7	15.3	17.0	11.7	
8	ALL BUILDING AREA—Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189	154,304	103,446	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	9,657,260	9
10	COVERAGE (Line 8÷6) %	32.1	27.7	22.7	18.1	30.2	20.9	21.9	18.6	20.8	20.2	10
11	DENSITY (Persons per Acre)	246	228	273	210	372	167	338	233	95	396	11
12	LAND COST (Including Park)	\$3,745,379	\$1,118,940	\$1,650,416	\$1,969,060	\$2,006,025	\$328,696	\$1,246,736	\$1,254,582	\$260,300	\$1,954,225	12
	Per Sq. Ft. of Priv. Prop.	4.25	3.66	1.45	1.02	1.11	1.11	3.27	4.2	4.2	4.12	
	Per Sq. Ft. Including Sts.	3.68	2.99	1.15	.91	3.54	.84	2.43	1.80	.35	3.82	
13	CONSTRUCTION COST	\$8,765,170	\$2,876,541	\$8,571,879	\$9,404,454	\$4,683,478	\$1,450,976	\$3,223,093	\$3,259,095	\$1,418,384	\$9,025,402	13
	Per Construction Room	1,532	1,474	914	826	852	747	747	783	842	1,802	
14	SITE IMPR. & OTHER COSTS	\$553,443	\$232,301	\$1,715,305	\$1,837,286	\$917,997	\$301,628	\$834,871	\$661,423	\$388,316	\$2,526,373	14
	Per Construction Room	97	119	183	161	167	192	193	159	231	504	
15	DEVELOPMENT COST	\$13,063,992	\$4,227,782	\$11,937,600	\$13,210,800	\$7,612,500	\$2,081,300	\$5,304,700	\$5,175,100	\$2,067,000	\$13,506,000	15
	Per Construction Room	2,284	2,166	1,273	1,160	1,384	1,327	1,229	1,243	1,227	2,697	
16	SCHEDULED (INC. GAS & ELEC.) MONTHLY Per Apt.	\$29.60	\$28.58	\$22.71	\$22.73	\$24.86	\$22.47	\$24.65	\$22.99	\$26.15	\$27.05	16
	GROSS RENT Per Rental Room	8.37	8.36	5.43	5.53	6.07	5.61	5.91	5.73	5.65	5.75	
17	MAXIMUM INCOME LIMIT FOR ADMISSION	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	17
18	BOUNDARIES	LEONARD ST. BUSHWICK AVE. MAUIER ST. SCHOLES ST. (BROOKLYN)	MACOMBS PL. HARLEM R. DR. 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. GOVERNOR'S ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F.D.R.'SEV'TDR. E. 102ND ST. E. 105TH ST. ROCHESTER AVE. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	F.D.R.'SEV'TDR. AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	18
19	SOURCE OF CAPITAL FUNDS	P.W.A. H-1301	P.W.A. H-1302	PRIV.-PHA NY 5-1	PRIV.-PHA NY 5-2	PRIV.-PHA NY 5-3	PRIV.-PHA NY 5-4	PRIV.-PHA NY 5-5	PRIV.-PHA NY 5-6	PRIV.-PHA NY 5-7	PRIV.-PHA NY 5-8	19
20	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	1-17-49	20

See Explanatory Notes on pages 12 and 13.

FEDERAL PROJECTS				STATE PROJECTS						
PERMANENT OPERATING (CONT'D)				PERMANENT OPERATING PROJECTS						
LINE	EDWIN MARKHAM	BREUKELLEN	TOTAL OPER. (FEDERAL) (12 PROJECTS)	FORT GREENE	LILLIAN WALD	BROWNSVILLE	AMSTERDAM	LESTER W. PATTERSON	ABRAHAM LINCOLN	LINE
1	360	1,595	15,761	3,501	1,861	1,338	1,084	1,791	1,286	1
2	1,456 1,551	6,674 7,471½	58,806 65,428	13,133 13,526	7,695 8,625½	5,610 6,279	4,586 5,128	7,624 8,519½	5,432 6,075	2
3	1,459	6,968	54,932	12,445	7,168	5,329	4,218	6,985	5,151	3
4	30	30	254	35	16	27	13	15	14	4
5	2	3-7	—	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	5
6	540,036 12.4	2,907,466 66.8	11,848,013 272.0	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	748,573	551,740 12.7	6
7	540,036 12.4	2,141,741 49.2	10,163,404 233.3	1,670,062 38.3	694,013 15.9	747,506 17.2	413,534 9.5	702,358 16.1	508,561 11.7	7
8	139,293	360,423	2,398,864	361,661	133,117	188,564	100,358	167,841	106,738	8
9	2,715,000	14,297,000	121,261,625	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	9
10	25.8	12.4	20.4	20.1	18.6	22.6	22.5	22.4	19.3	10
11	118	90	202	301	434	278	414	407	406	11
12	\$420,639 .76 .78	\$783,948 .32 .28	\$16,738,946 1.66 1.41	\$5,679,235 3.81 3.15	\$3,793,441 6.37 5.29	\$2,379,456 3.28 2.85	\$2,512,388 7.36 5.63	\$3,480,086 5.73 4.65	\$2,580,364 5.40 4.68	12
13	\$1,525,051 1,047	\$14,447,606 2,165	\$68,867,223 1,171	\$11,238,067 856	\$13,569,827 1,763	\$8,884,051 1,584	\$7,861,459 1,714	\$14,394,692 1,888	\$9,068,574 472	13
14	\$424,310 291	\$3,268,446 490	\$13,650,605 232	\$2,903,365 221	\$4,796,732 623	\$1,299,493 232	\$1,746,153 381	\$2,745,222 360	\$2,566,062 472	14
15	\$2,370,000 1,629	\$18,500,000 2,772	\$99,256,774 1,688	\$19,820,667 1,509	\$22,160,000 <sup>o</sup> 2,880	\$12,563,000 2,239	\$12,120,000 <sup>o</sup> 2,643	\$20,620,000 <sup>o</sup> 2,705	\$14,215,000 2,617	15
16	\$25.86 6.00	\$28.37 6.06	— —	\$26.90 6.97	\$37.13 8.01	\$34.79 7.41	\$37.87 8.01	\$38.06 8.00	\$36.45 7.72	16
17	\$3,000	\$3,000	—	\$2,100	\$4,224	\$3,600	\$4,032	\$4,176	\$3,840	17
18	RICHMOND TER. WAYNE ST. BROADWAY N. BURGER AVE. (RICHMOND)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	—	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)	MORRIS AVE. THIRD AVE. E. 146TH ST. E. 139TH ST. (BRONX)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	18
19	PRIV.-PHA NY 5-9	PRIV.-PHA NY 5-11	—	STATE NYS-1	STATE NYS-2	STATE NYS-4	STATE NYS-5	STATE NYS-11	STATE NYS-12	19
20	6-30-43	10-31-52	—	2-24-44	10-14-49	4-16-48	12-17-48	12-31-50	12-29-48	20

## STATE PROJECTS

## PERMANENT OPERATING PROJECTS (CONTINUED)

LINE	PROJECT DATA	MARCY	GOWANUS	J. W. JOHNSON	ASTORIA	FARRAGUT	BRONX RIVER	ALBANY	JAMES A. BLAND	MELROSE	TOTAL OPER. (STATE) (15 PROJECTS)	LINE
1	NUMBER OF APARTMENTS	1,717	1,139	1,310	1,104	1,390	1,246	829	400	1,023	21,019	1
2	NUMBER OF CONSTR. ROOMS	7,417	4,869	5,484	5,055	5,840	5,345	3,384	1,655	4,353	87,482	2
	NUMBER OF RENTAL ROOMS	8,275½	5,413½	6,139	5,607	6,535	5,968	3,798½	1,848½	4,864½	96,602½	2
3	POPULATION (Estimated)	6,980	4,469	5,088	4,896	5,309	4,869	3,128	1,502	3,572	81,565	3
4	RESIDENTIAL BUILDINGS	27	16	10	22	10	9	6	5	8	233	4
5	NUMBER OF STORIES	6	4-6-9-10-13-14	6-10-14	6-7	13-14	14	14	10	14	—	5
6	TOTAL AREA — Sq. Ft. Acres	1,241,000 28.5	547,663 12.6	517,632 11.9	1,406,832 32.3	722,733 16.6	607,297 13.9	388,389 8.9	269,800 6.2	541,687 12.4	11,341,830 260.4	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	1,101,547 25.3	502,216 11.5	456,630 10.5	1,151,484 26.4	722,733 16.6	563,737 12.9	388,389 8.9	245,785 5.6	498,060 11.4	10,366,615 238.0	7
8	ALL BUILDING AREA—Sq. Ft.	240,198	105,659	97,804	173,434	100,476	84,235	58,455	43,237	68,826	2,030,603	8
9	CUBAGE — Cu. Ft.	13,741,160	9,028,680	10,582,024	10,826,579	11,639,930	10,772,413	7,082,630	3,668,503	8,736,312	170,033,519	9
10	COVERAGE (Line 8÷6) %	19.4	19.3	18.9	12.3	13.9	13.9	15.1	16.0	12.7	17.9	10
11	DENSITY (Persons per Acre)	245	355	428	152	320	350	351	243	287	313	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$2,936,577 2.88 2.37	\$1,325,848 2.65 2.42	\$3,167,257 6.97 6.12	\$2,015,617 1.70 1.43	\$2,705,456 3.82 3.74	\$685,324 1.36 1.13	\$400,000 1.12 1.03	\$1,246,388 5.11 4.62	\$2,799,194 5.42 5.17	\$37,706,631 3.86 3.32	12
13	CONSTRUCTION COST Per Construction Room	\$13,228,279 1,784	\$8,824,780 1,812	\$9,239,290 1,685	\$9,336,349 1,847	\$9,763,392 1,672	\$10,393,265 1,944	\$7,364,213 2,279	\$3,771,268 580	\$7,159,828 1,645	\$144,097,334 1,647	13
14	SITE IMPR. & OTHER COSTS Per Construction Room	\$2,707,144 365	\$1,544,372 317	\$1,908,453 348	\$2,738,034 542	\$2,806,152 481	\$1,606,411 301	\$1,087,787 321	\$959,344 580	\$2,340,978 538	\$33,755,702 386	14
15	DEVELOPMENT COST Per Construction Room	\$18,872,000 2,544	\$11,695,000 2,402	\$14,315,000 2,610	\$14,090,000 2,787	\$15,275,000 2,616	\$12,685,000 2,373	\$8,852,000 2,616	\$5,977,000 3,611	\$12,300,000 2,826	\$215,559,667 2,464	15
16	SCHEDULED MONTHLY GROSS RENT Per Apt. Per Rental Room	\$36.46 7.57	\$37.99 7.99	\$37.49 8.00	\$40.98 8.07	\$37.78 8.04	\$38.49 8.04	\$36.64 8.00	\$41.56 8.99	\$38.26 8.05	—	16
17	MAXIMUM INCOME LIMIT FOR ADMISSION	\$3,792	\$4,176	\$3,984	\$4,272	\$4,032	\$4,032	\$4,032	\$4,272	\$4,176	—	17
18	BOUNDARIES	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE. (BROOKLYN)	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST. (BROOKLYN)	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE. (MANHATTAN)	27TH AVE. 8TH ST. HALLET'S COVE EAST RIVER (QUEENS)	YORK ST. NAVY ST. CONCORD ST. BRIDGE ST. (BROOKLYN)	BRONX RIVER AVE. HARROD AVE. E. 174TH ST. (BRONX)	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND R. R. (QUEENS)	MORRIS AVE. E. 153RD ST. COURT AVE. E. 156TH ST. (BRONX)	—	18
19	SOURCE OF CAPITAL FUNDS	STATE NYS-13	STATE NYS-20	STATE NYS-21	STATE NYS-24	STATE NYS-29	STATE NYS-39	STATE NYS-40	(STATE) NYS-52	STATE NYS-23	—	19
20	COMPLETION DATE	1-19-49	6-24-49	12-27-48	11-9-51	4-30-52	2-28-51	10-2-50	4-30-52	5-31-52	—	20

See Explanatory Notes on pages 12 and 13.

## PART I—CITY-AIDED PROGRAM

## PART II—CITY-AIDED PROGRAM

## PERMANENT OPERATING PROJECTS

LINE	FIRST HOUSES	VLADECK (CITY)	J. L. ELLIOTT	JACOB RIIS (CITY)	TOTAL OPER. (CITY I) (4 PROJECTS)	EAST-CHESTER	SHEEPSHEAD BAY	SOUTH BEACH	WOODSIDE	COLONIAL PARK	TOTAL OPER. (CITY II) (5 PROJECTS)	LINE
1	123	240	608	578	1,549	874	1,056	422	1,357	984	4,693	1
2	372 379	960 1,080	2,485 2,789	2,416 2,705	6,233 6,953	3,810 4,239	4,392 4,896	1,728 1,923½	5,640 6,119½	4,031 4,472½	19,601 21,650¾	2
3	414	964	2,338	2,224	5,940	3,445	3,984	1,552	5,091	3,807	17,879	3
4	8	4	4	6	22	10	18	8	20	8	64	4
5	4-5	6	11-12	6-13-14	—	7-8	6	6	6	14	—	5
6	59,262 1.4	84,933 1.9	204,530 4.7	258,562 5.9	607,287 13.9	653,856 15.0	1,036,600 23.8	708,283 16.3	971,398 22.3	475,672 10.9	3,845,809 88.3	6
7	52,797 1.2	84,933 1.9	204,530 4.7	258,562 5.9	600,822 13.7	607,396 13.9	953,637 21.9	638,737 14.7	971,398 22.3	475,672 10.9	3,646,840 83.7	7
8	24,540	28,827	45,023	43,916	142,306	115,918	159,727	68,084	186,009	71,671	601,409	8
9	1,411,795	1,766,160	4,301,454	4,497,120	11,976,529	7,891,470	10,080,777	3,921,651	10,715,226	7,911,809	40,520,933	9
10	41.4	33.9	22.0	17.0	23.4	17.7	15.4	9.6	19.1	15.1	15.6	10
11	296	507	497	375	427	230	167	95	228	349	202	11
12	\$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	\$2,804,864 5.44 4.62	\$307,441 .56 .47	\$549,891 .60 .53	\$58,614 .09 .08	\$1,708,319 1.92 1.76	\$700,001 1.47 1.47	\$3,324,266 .95 .86	12
13	*\$1,164,331 3,130	\$814,595 849	\$3,457,965 1,392	\$3,987,696 1,651	\$9,424,587 1,512	\$8,116,144 2,130	\$10,268,753 2,338	\$4,525,211 2,619	\$10,877,892 1,929	\$7,878,037 1,954	\$41,666,037 2,126	13
14	*Included above am'ts unavailable	\$116,605 121	\$481,640 194	\$1,208,299 500	\$1,806,544 290	\$1,081,415 284	\$1,771,356 403	\$790,175 457	\$1,189,789 211	\$2,105,962 522	\$6,938,697 354	14
15	\$1,384,643 3,722	\$1,269,490 1,322	\$5,042,342 2,029	\$6,339,520 2,624	\$14,035,995 2,252	\$9,505,000 2,495	\$12,590,000 2,867	\$5,374,000 3,110	\$13,776,000 2,443	\$10,684,000 2,650	\$51,929,000 2,649	15
16	\$18.36 <sup>B</sup> 6.01	\$31.61 7.02	\$26.40 5.75	\$37.60 8.03	— —	\$70.86 15.36	\$70.86 15.36	\$70.86 15.36	\$70.86 15.36	\$70.86 15.36	— —	16
17	\$1,678	\$1,962	\$2,520	\$3,750	—	\$4,485	\$4,485	\$4,485	\$4,485	\$4,485	—	17
18	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)	—	BURKE AVE. ROUCK AVE. ADEE AVE. YATES AVE. (BRONX)	AVENUE "V" BATCHELDER ST. AVENUE "X" NOSTRAND AVE. (BROOKLYN)	KRAMER ST. LAMPOR BLVD. REID AVE. PARKINSON AVE. (RICHMOND)	49TH ST. 51ST ST. 31ST AVE. NEWTOWN RD. (QUEENS)	HARLEM RIVER DR. POLO GROUNDS HARLEM RIVER DRIVEWAY (MANHATTAN)	—	18
19	C.W.A.-P.W.A. T.E.R.A.	PRIV.-CITY NYC-1	PRIV.-CITY NYC-2	PRIV.-CITY NYC-3	—	CITY NYC-5-1	CITY NYC-5-2	CITY NYC-5-3	CITY NYC-5-4	CITY NYC-6	—	19
20	5-31-36	10-25-40	7-15-47	1-31-49	—	6-1-50	8-8-50	3-20-50	12-30-49	9-30-51	—	20

## PART III—CITY-AIDED PROGRAM

## PERMANENT OPERATING PROJECTS (CONTINUED)

LINE	PROJECT DATA	PELHAM PARKWAY	GUN HILL	DYCKMAN	NOSTRAND	GLEN-WOOD	TODT HILL	SEDGWICK	MARBLE HILL	BOULEVARD	LINE
1	NUMBER OF APARTMENTS	1,266	733	1,167	1,148	1,188	502	786	1,682	1,441	1
2	NUMBER OF CONSTR. ROOMS	4,818	2,762	4,468	4,398	4,620	1,923	2,934	6,279	5,351	2
	NUMBER OF RENTAL ROOMS	5,451	3,128½	5,050	4,972	5,214	2,174	3,320½	7,043½	6,071½	2
3	POPULATION (Estimated)	4,386	2,514	4,082	4,018	4,274	1,754	2,541	5,522	4,710	3
4	RESIDENTIAL BUILDINGS	23	6	7	16	20	7	7	11	18	4
5	NUMBER OF STORIES	6	13-14	14	6	6	6	14-15	14-15	6-14	5
6	TOTAL AREA — Sq. Ft.	1,034,160	345,256	613,884	1,036,600	975,095	581,056	319,008	733,228	1,127,650	6
	Acres	23.7	7.9	14.1	23.8	22.4	13.3	7.3	16.8	25.9	6
7	NET HOUSING AREA — Sq. Ft.	967,252	314,070	570,318	1,036,600	915,230	532,084	319,008	660,914	1,127,650	7
	(Excluding Park) Acres	22.2	7.2	13.1	23.8	21.0	12.2	7.3	15.2	25.9	7
8	ALL BUILDING AREA—Sq. Ft.	184,875	54,684	80,457	177,223	183,856	79,116	59,598	111,631	170,051	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	12,141,094	9
10	COVERAGE (Line 8 ÷ 6) %	17.9	15.8	13.1	17.1	18.9	13.6	18.7	15.2	15.1	10
11	DENSITY (Persons per Acre)	185	318	290	169	191	132	347	328	182	11
12	LAND COST (Including Park)	\$1,242,294	\$497,128	\$1,688,147	\$448,278	\$237,027	\$32,013	\$617,165	\$2,104,030	\$358,056	12
	Per Sq. Ft. of Priv. Prop.	1.40	1.52	2.83	.50	.32	.05	1.93	2.75	.36	12
	Per Sq. Ft. Including Sts.	1.20	1.44	2.75	.43	.24	.06	1.93	2.87	.32	12
13	CONSTRUCTION COST	\$12,010,321	\$6,455,102	\$9,403,477	\$10,849,637	\$10,560,979	\$5,362,392	\$6,474,454	\$13,036,229	\$11,230,925	13
	Per Construction Room	2,493	2,337	2,105	2,467	2,286	2,789	2,207	2,076	2,099	13
14	SITE IMPR. & OTHER COSTS	\$2,182,385	\$1,782,770	\$3,221,376	\$2,580,085	\$2,142,994	\$1,125,595	\$1,336,381	\$2,416,741	\$2,064,019	14
	Per Construction Room	453	645	721	587	464	585	455	385	386	14
15	DEVELOPMENT COST	\$15,435,000	\$8,735,000	\$14,313,000	\$13,878,000	\$12,941,000	\$6,520,000	\$8,428,000	\$17,557,000	\$13,653,000	15
	Per Construction Room	3,204	3,163	3,203	3,156	2,801	3,391	2,873	2,796	2,551	15
16	SCHEDULED MONTHLY GROSS RENT	\$70.73	\$70.73	\$70.73	\$70.73	\$70.73	\$70.73	\$70.73	\$70.73	\$70.73	16
	Per Apt. Per Rental Room	16.59	16.59	16.59	16.59	16.59	16.59	16.59	16.59	16.59	16
17	MAXIMUM INCOME LIMIT FOR ADMISSION	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	17
18	BOUNDARIES	PELHAM P'K'Y. WALLACE AVE. WILMSBRGE. RD. MACE AVE. (BRONX)	WHITE PL. RD. GUN HILL RD. HOLLAND AVE. MAGENTA ST. (BRONX)	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AV. (MANHATTAN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	EAST 56TH ST. FARRAGUT RD. RALPH AVE. AVENUE "H" (BROOKLYN)	MANOR RD. SCHMIDT'S LANE LAGUARDIA AVE. WESTWOOD AVE. (RICHMOND)	UNDERCLIFF AVE. W. 174TH ST. UNIVERSITY AVE. (BRONX)	EXTERIOR ST. W. 225TH ST. & BWAY. W. 230TH ST. (MAN. & Bx.)	LINDEN BLVD. ASHFORD ST. WORTMAN AVE. HERNDRIX ST. (BROOKLYN)	18
19	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	CITY NYC-16	19
20	COMPLETION DATE	6-30-50	11-30-50	4-25-51	12-14-50	7-14-50	6-1-50	3-23-51	3-3-52	3-22-51	20

See Explanatory Notes on pages 12 and 13.

## PART III—CITY-AIDED PROGRAM

## PERMANENT OPERATING PROJECTS (CONTINUED)

LINE	PARKSIDE	ARVERNE	GEN. CHAS. W. BERRY	RAVENS- WOOD	LEXINGTON	POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	GRAND TOTAL (CITY I-II-III) (24 PROJECTS)	GRAND TOTAL (OPERATING) (51 PROJECTS)	LINE
1	879	418	506	2,166	448	2,071	16,401	22,643	59,423	1
2	3,273 3,712½	1,562 1,771	1,876 2,129	8,057 9,140	1,677 1,901	7,812 8,847½	61,810 69,926	87,644 98,529½	233,932 260,560	2
3	2,864	1,390	1,648	7,178	1,562	7,081	55,524	79,343	215,384	3
4	14	7	8	31	4	35	214	300	787	4
5	6-7-14-15	6	6	6-7	14	3-7-8	—	—	—	5
6	485,455 11.1	354,220 8.1	735,593 16.9	1,667,814 38.3	151,467 3.5	2,264,336 52.0	12,424,822 285.2	16,877,918 387.5	40,067,761 919.8	6
7	453,178 10.4	310,500 7.1	511,178 11.7	1,537,135 35.3	151,467 3.5	2,108,832 48.4	11,515,416 264.3	15,763,078 361.9	36,293,097 833.2	7
8	96,415	66,101	77,152	346,053	35,222	369,627	2,092,061	2,835,776	7,265,243	8
9	7,454,500	3,931,321	4,520,277	18,107,100	3,879,000	19,046,723	139,768,274	192,262,426	483,557,570	9
10	19.9	18.7	10.5	20.8	23.3	16.3	16.8	16.8	18.1	10
11	258	172	98	187	449	136	195	205	234	11
12	\$555,286 1.39 1.14	\$68,212 .19 .19	\$88,324 .12 .12	\$1,146,764 .81 .69	\$300,000 1.90 1.98	\$783,816 .30 .35	\$10,166,540 .86 .82	\$16,295,670 1.03 .97	\$70,741,247 1.98 1.77	12
13	\$7,652,920 2,338	\$3,993,971 2,557	\$4,639,472 2,473	\$15,467,139 1,920	\$3,584,533 2,137	\$18,541,169 2,373	\$139,262,720 2,253	\$190,353,344 2,172	\$403,317,901 1,724	13
14	\$1,459,794 446	\$1,074,817 688	\$1,257,204 670	\$4,776,097 592	\$942,467 562	\$3,096,015 396	\$31,448,740 509	\$40,193,981 458	\$87,600,288 374	14
15	\$9,668,000 2,954	\$5,137,000 3,289	\$5,985,000 3,190	\$21,380,000 2,654	\$4,827,000 2,878	\$22,421,000 2,870	\$180,878,000 2,926	\$246,842,995 2,816	\$561,659,436 2,401	15
16	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	—	—	—	16
17	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	—	—	—	17
18	ADEE AVE. WHITE PLAINS RD. ARNOW AVE. BRONX PARK E. (BRONX)	ARVERNE BLVD. B. 56TH ST. B. CHAN. DR. B. 54TH ST. (QUEENS)	RICHMOND RD. DONG. HILLS AV. SEAVER AVE. (RICHMOND)	12TH ST. 34TH AVE. 24TH ST. 36TH AVE. (QUEENS)	E. 98TH ST. THIRD AVE. E. 99TH ST. PARK AVE. (MAN.)	71ST. AVE. PARSONS BLVD. KISSENA BLVD. 65TH AVE. (QUEENS)	—	—	—	18
19	CITY NYC-17	CITY NYC-18	CITY NYC-19	CITY NYC-20	CITY NYC-21	CITY NYC-22	—	—	—	19
20	6-12-51	2-28-51	10-30-50	7-31-51	3-16-51	6-30-52	—	—	—	20

See Explanatory Notes on pages 12 and 13.



FEDERAL PROJECTS

(A) PERMANENT PROJECTS UNDER CONSTRUCTION

LINE	PROJECT DATA	ST. NICHOLAS	VAN DYKE	THROGG'S NECK	SOUTH JAMAICA II	EDENWALD	MARINER'S HARBOR	BRONXDALE	COOPER PARK	LINE
1	NUMBER OF APARTMENTS	1,526	1,603	1,185	600	2,039	607	1,497	700	1
2	NUMBER OF CONSTR. ROOMS	6,348	6,601	4,844	2,519	8,673	2,553	6,257	2,933	2
	NUMBER OF RENTAL ROOMS	7,111	7,402½	5,436½	2,819	9,692½	2,856½	7,005½	3,283	2
3	POPULATION (Estimated)	5,630	5,908	4,313	2,285	7,938	2,318	5,617	2,657	3
4	RESIDENTIAL BUILDINGS	13	22	29	16	40	22	28	11	4
5	NUMBER OF STORIES	14	3-14	3-7	3-7	3-14	3-6	7	7	5
6	TOTAL AREA — Sq. Ft.	680,670	973,431	1,818,143	696,934	2,129,275	947,622	1,401,801	328,967	6
	Acres	15.6	22.4	41.7	16.0	48.9	21.8	32.1	12.1	6
7	NET HOUSING AREA — Sq. Ft.	625,559	911,494	1,818,143	696,934	2,023,005	816,256	1,338,655	496,296	7
	(Excluding Park) Acres	14.4	20.9	41.7	16.0	46.4	18.7	30.7	11.4	7
8	ALL BUILDING AREA—Sq. Ft.	105,458	161,168	230,227	116,506	344,433	124,890	190,435	86,767	8
9	CUBAGE — Cu. Ft.	13,027,419	13,652,083	11,440,850	5,268,542	17,847,449	5,691,790	12,323,225	5,878,957	9
10	COVERAGE (Line 8÷6) %	15.5	16.6	12.6	16.7	16.2	13.2	13.6	16.4	10
11	DENSITY (Persons per Acre)	360	264	103	143	162	106	175	219	11
12	LAND COST (Including Park)	\$5,374,296	\$5,409,904	\$712,905	\$1,601,067	\$1,070,795	\$124,672	\$936,212	\$653,412	12
	Per Sq. Ft. of Priv. Prop.	8.94	6.54	.47	2.86	.44	.13	.73	1.43	12
	Per Sq. Ft. Including Sts.	7.90	5.56	.39	2.30	.50	.14	.67	1.24	12
13	CONSTRUCTION COST	\$12,795,280	\$15,362,547	\$11,843,882	\$5,849,551	\$19,304,873	\$6,403,971	\$12,849,066	\$6,163,769	13
	Per Construction Room	2,016	2,445	2,445	2,322	2,226	2,508	2,054	2,102	13
14	SITE IMPR. & OTHER COSTS	\$3,195,424	\$1,497,549	\$3,565,213	\$1,249,382	\$3,829,332	\$1,621,357	\$3,352,722	\$1,292,819	14
	Per Construction Room	503	433	736	496	442	635	536	441	14
15	DEVELOPMENT COST	\$21,365,000	\$22,270,000	\$16,122,000	\$8,700,000	\$24,205,000	\$8,150,000	\$17,138,000	\$8,110,000	15
	Per Construction Room	3,366	3,374	3,328	3,454	2,791	3,192	2,739	2,765	15
16	SCHEDULED (INC. GAS & ELEC.)									16
	MONTHLY Per Apt.	\$28.22	NOT ESTABLISHED	\$28.18	NOT ESTABLISHED	\$28.51	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	16
	GROSS RENT Per Rental Room	6.12	ESTABLISHED	6.14	ESTABLISHED	6.00	ESTABLISHED	ESTABLISHED	ESTABLISHED	16
17	MAXIMUM INCOME LIMIT FOR ADMISSION	\$3,000	NOT ESTABLISHED	\$3,000	NOT ESTABLISHED	\$3,000	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	17
18	BOUNDARIES	W. 127TH ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCONY AVE. (BRONX)	SOUTH RD. 160TH ST. BRINK'HOFF AV. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AVE. HEB. ORPH. ASTL. LACONIA AVE. (BRONX)	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)	18
19	SOURCE OF CAPITAL FUNDS	PRIV.-PHA NY 5-10	PRIV.-PHA NY 5-13	PRIV.-PHA NY 5-15	PRIV.-PHA NY 5-18	PRIV.-PHA NY 5-19	PRIV.-PHA NY 5-20	PRIV.-PHA NY 5-22	PRIV.-PHA NY 5-23	19
20	COMPLETION DATE	E-4	E-2	D	E	D	E	E	E	20

FEDERAL PROJECTS					STATE PROJECTS						
(A) PERMANENT PROJECTS UNDER CONSTRUCTION (CONTINUED)					(A) PERMANENT PROJECTS UNDER CONSTRUCTION						
LINE	GRAVESEND	HIGH-BRIDGE	RED HOOK II	TOTAL CONST. (FEDERAL) (11 PROJECTS)	GOV. SMITH	STEPHEN FOSTER	REDFERN	SOUND VIEW	TOTAL CONST. (STATE) (4 PROJECTS)	GRAND TOTAL (CONST.) (15 PROJECTS)	LINE
1	634	700	346	11,437	1,935	1,379	456	1,259	5,029	16,466	1
2	2,634 2,951	2,902 3,252	1,454 1,627	47,718 53,436½	7,927 8,894½	5,675 6,340½	1,894 2,122	5,233 5,834½	20,729 23,191½	68,447 76,628	2
3	2,375	2,610	1,316	42,967	6,580	4,849	1,707	4,864	18,000	60,967	3
4	15	6	3	205	12	10	7	13	42	247	4
5	7	13-14	3-14	—	15-16-17	13-14	6	7	—	—	5
6	540,725 12.4	551,287 12.7	245,292 5.6	10,514,147 241.4	933,600 21.4	599,120 13.8	888,818 20.4	1,078,640 24.8	3,500,178 80.4	14,014,325 321.8	6
7	540,725 12.4	551,287 12.7	245,292 5.6	10,060,646 230.9	792,282 18.2	555,560 12.8	796,991 18.3	1,078,640 24.8	3,223,473 74.1	13,284,119 305.0	7
8	92,855	55,678	35,301	1,543,718	126,462	98,822	73,647	215,572	514,503	2,058,221	8
9	5,113,073	5,837,785	2,999,622	98,493,995	15,937,490	11,745,000	4,217,803	10,481,330	42,381,623	140,875,618	9
10	17.2	10.1	14.4	14.7	13.5	16.5	8.3	20.0	14.7	14.7	10
11	191	206	234	178	307	352	84	195	224	189	11
12	\$500,500 1.08 .93	\$433,523 .93 .78	\$370,472 1.85 1.36	\$17,187,758 1.77 1.63	\$6,080,487 8.57 6.51	\$4,429,632 1.19 7.39	\$691,952 .78 .78	\$454,500 .50 .42	\$11,656,571 3.84 3.33	\$28,844,329 2.26 2.06	12
13	\$5,399,931 2,050	\$5,779,929 1,992	\$3,764,715 2,589	\$105,517,514 2,211	\$17,605,724 2,221	\$10,938,147 1,927	\$4,886,441 2,580	\$9,993,298 1,910	\$43,423,610 1,910	\$148,941,124 2,176	13
14	\$1,681,569 638	\$1,576,548 543	\$431,813 297	\$23,293,728 488	\$5,751,789 726	\$5,257,221 926	\$1,351,607 714	\$3,112,202 595	\$15,472,819 746	\$38,766,547 566	14
15	\$7,582,000 2,879	\$7,790,000 2,684	\$4,567,000 3,141	\$145,999,000 3,060	\$29,438,000 3,714	\$20,625,000 3,634	\$6,930,000 3,659	\$13,560,000 2,591	\$70,553,000 3,404	\$216,552,000 3,164	15
16	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	—	\$36.79 7.92	\$41.37 8.99	\$41.88 8.99	NOT ESTABLISHED	—	—	16
17	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	—	\$4,080	\$4,272	\$4,512	NOT ESTABLISHED	—	—	17
18	NEPTUNE AVE. BAYVIEW AVE WEST 33RD ST. (BROOKLYN)	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	RICHARDS ST. DWIGHT ST. WOLCOTT ST. (BROOKLYN)	—	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL. (MANHATTAN)	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	REDFERN AVE. HASSOCK ST. BEACH CHANNEL DRIVE (QUEENS)	SEWARD AVE. ROSEDALE AVE. LACOMBE AVE. BRONX RIVER AVE. METCALF AVE. (BRONX)	—	—	18
19	PRIV.-PHA NY 5-25	PRIV.-PHA NY 5-26	PRIV.-PHA NY 5-29	—	STATE NYS-25	STATE NYS-30	(STATE) NYS-55	STATE NYS-58-1	—	—	19
20	E	E	E	—	E-3	E-1	E-1	E	—	—	20

See Explanatory Notes on pages 12 and 13.

PERMANENT PROJECTS IN PLANNING

FEDERAL PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCE OF CAPITAL FUNDS	BOUNDARIES
NY 5-12	*BARUCH	2,194	PRIV-PHA	E. HOUSTON ST. F. D. ROOSEVELT DR. DELANCEY ST. COLUMBIA ST (MANHATTAN)
NY 5-14	*GEORGE WASHINGTON	1,515	"	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MANHATTAN)
NY 5-16	*JEFFERSON	1,495	"	E. 115TH ST. 1ST AVE. E. 112TH ST. 3RD AVE. (MANHATTAN)
NY 5-17	*BREVOORT	896	"	BAYNBIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)
NY 5-21	LA GUARDIA	1,094	"	RUTGERS ST. MADISON ST. MONTGOMERY ST. CHERRY ST (MANHATTAN)
NY 5-24	TRIBOROUGH	2,158	"	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D. ROOSEVELT DR. (MANHATTAN)
NY 5-27	HAMMEL	712	"	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. R'KWY BCH. BLD. (QUEENS)
	TOTAL FEDERAL	<u>10,064</u>		

STATE PROJECTS

NYS-56	CARVER	1,246	STATE	E. 99TH ST. PARK AVE. E. 106TH ST. MADISON AVE. (MANHATTAN)
NYS-57	*FOREST	1,350	"	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)
NYS-58-2	CYPRESS HILLS	1,444	"	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)
NYS-58-3	HOWARD	815	"	EAST NEW YORK AVE. STONE AVE. PITKIN AVE. R'KWY AVE. (BROOKLYN)
NYS-58-4	SUMNER	1,100	"	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)
NYS-64-1	FREDERICK DOUGLASS	2,000	"	W. 104TH ST. MANHATTAN AVE. W. 100TH ST. AMSTERDAM AVE. (MANHATTAN)
NYS-64-2	MARLBORO	1,800	"	STILLWELL AVE. AVE. "Y" 86TH ST. B.M.T. LINE AVE. "X" (BROOKLYN)
	TOTAL STATE	<u>9,755</u>		

\* MAJOR BIDS TAKEN ON 1st SECTION ONLY.

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

PROJECT DATA	PERMANENT OPERATING PROJECTS	PERMANENT PROJECTS UNDER CONSTRUCTION	TOTAL	PERMANENT PROJECTS IN PLANNING
NUMBER OF PROJECTS	51	15	66	14
NUMBER OF APARTMENTS	59,423	16,466	75,889	19,819
NUMBER OF CONSTRUCTION ROOMS	233,932	68,447	302,379	—
NUMBER OF FULL & ½ ROOMS	260,560	76,628	337,188	—
POPULATION ( <i>Estimated</i> )	215,384	60,967	276,351	—
NUMBER OF RESIDENTIAL BUILDINGS	787	247	1,034	—
TOTAL AREA — <i>Sq. Ft.</i>	40,067,761	14,014,325	54,082,086	—
<i>Acres</i>	919.8	321.8	1,241.6	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	7,265,243	2,058,221	9,323,464	—
COVERAGE — %	18.1	14.7	17.2	—
DENSITY ( <i>Persons Per Acre</i> )	234	189	223	—

## EXPLANATORY NOTES

LINE 1—NUMBER OF APARTMENTS  
LINE 2—{ NUMBER OF CONSTR. ROOMS } Figures used are as built.  
          { NUMBER OF RENTAL ROOMS } Unit figures do not reflect any alterations made since buildings were turned over to management for occupancy

LINE 13—CONSTRUCTION COSTS— Includes Foundations, Superstructures, Plumbing, Heating, Electrical, Elevators, Refrigerators, Ranges, Testing Concrete, Fuel for Temporary Heat and percentage of Contingencies if required.

LINE 14—SITE IMPROVEMENT AND OTHER COSTS— Includes Direct Costs (State Construction Advisor, Auditor and Staffs Expense) or (PHA Engineer and Inspection Expense), Carrying Charges, Architectural & Engineering Expense, Other Land Acquisition Costs, Topsoil and Planting, Street and Yard Improvements, Sewers and Utilities, Abnormal Foundations, Park Development, Equipment—Playground & Community Facilities; Equipment—Management and Maintenance, Additions & Betterments, Preoccupancy Charges and Credits, and percentage of Contingencies if required.

LINE 15—DEVELOPMENT COSTS— Includes Direct Costs, Carrying Charges, Architectural and Engineering, Acquisition of Site, Structures, Equipment, Site Improvements, Preoccupancy Charges and Credits and Contingencies if required.

LINE 19—{ COMPLETION DATE— } Date of 95% to 100% occupancy.  
          { STATUS OF PROJECT— } Projects are being cleared from date management clears site of first tenant to date foundation contract is scheduled to start.

Projects are in planning from date site is approved by authority to date management clears site of first tenant.  
Projects are under construction from date of foundation contract to date project is substantially completed.

## GENERAL NOTES

NOTE A— Indicates all figures for projects under construction are estimated.

NOTE B— Includes gas and electricity, on all projects except First Houses.

NOTE C— Rehabilitation cost included in site improvement and other cost.

Total for Lillian Wald, \$628,000; Amsterdam, \$221,592; Patterson, \$588,041; Smith, \$684,500; Foster, \$650,000.

NOTE D— Indicates projects are partially occupied.

NOTE E— Under construction.

NOTE E1— Constructed in two sections; 1st section occupied, 2nd section under construction.

NOTE E2— Constructed in two sections; both sections under construction.

NOTE E3— Constructed in two sections; 1st section occupied, 2nd section partially occupied.

NOTE E4— Constructed in three sections; 1st and 2nd sections occupied, 3rd section under construction.

NOTE F— Capital or land donations not included in Development cost.

PREPARED BY CONTROL DEPARTMENT  
IN COOPERATION WITH DEVELOPMENT AND MANAGEMENT DEPARTMENTS AND PLANNING DIVISION

