



# NEW YORK CITY HOUSING AUTHORITY

299 BROADWAY

NEW YORK 7, N. Y.

**PHILIP J. CRUISE**  
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**WARREN MOSCOW**  
EXECUTIVE DIRECTOR

**GERALD J. CAREY**  
ASSISTANT TO THE CHAIRMAN

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR  
TO DECEMBER 31, 1955 ARE INCLUDED HEREIN.

## PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-41 WILLIAMS- BURG	NY 5-42 HARLEM RIVER	NY 5-1 RED HOOK	NY 5-2 QUEENS- BRIDGE	NY 5-3 VLADECK (FEDERAL)	NY 5-4 SOUTH JAMAICA	NY 5-5 EAST RIVER	NY 5-6 KINGS- BOROUGH	LINE
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166	1
2	NUMBER OF CONSTR. ROOMS	5,720	1,952	9,378	11,387	5,500	1,568	4,316	4,163	2
	NUMBER OF RENTAL ROOMS	5,765	1,972	10,649	12,949	6,265½	1,792	4,883	4,675	
3	POPULATION (Estimated)	5,744	1,964	8,989	10,409	4,838	1,508	3,986	3,732	3
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16	4
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6	5
6	TOTAL AREA — Sq. Ft.	1,016,895	322,075	1,438,267	2,154,941	566,414	392,989	512,822	695,544	6
	Acres	23.3	7.4	33.0	49.5	13.0	9.0	11.8	16.0	
7	NET HOUSING AREA — Sq. Ft.	927,103	313,137	1,438,267	1,510,368	519,124	392,989	466,607	665,526	7
	(Excluding Park) Acres	21.3	7.2	33.0	34.7	11.9	9.0	10.7	15.3	
8	ALL BUILDING AREA—Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189	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	9
10	COVERAGE (Line 8÷6) %	32.1	32.2	22.7	18.1	30.2	20.9	21.9	18.6	10
11	DENSITY (Persons per Acre)	246	265	272	210	372	167	338	233	11
12	LAND COST (Including Park)	\$3,745,379	\$1,038,940	\$1,650,416	\$1,969,060	\$2,006,025	\$328,696	\$1,246,736	\$1,254,582	12
	Per Sq. Ft. of Priv. Prop.	4.25	3.40	1.45	1.02	4.05	1.11	3.27	2.24	
	Per Sq. Ft. Including Sts.	3.68	3.23	1.15	.91	3.54	.84	2.43	1.80	
13	CONSTRUCTION COST	\$8,765,170	\$2,876,541	\$8,571,879	\$9,404,454	\$4,688,478	\$1,450,976	\$3,223,093	\$3,259,095	13
	Per Construction Room	1,532	1,474	914	826	852	925	747	783	
14	SITE IMPR. & OTHER COSTS	\$553,443	\$232,301	\$1,715,305	\$1,837,286	\$917,997	\$301,628	\$834,871	\$661,423	14
	Per Construction Room	97	119	183	161	167	192	193	159	
15	DEVELOPMENT COST	\$13,063,992	\$4,147,782	\$11,937,600 <sup>D</sup>	\$13,210,800 <sup>D</sup>	\$7,612,500 <sup>D</sup>	\$2,081,300 <sup>D</sup>	\$5,304,700 <sup>D</sup>	\$5,175,100	15
	Per Construction Room	2,284	2,125	1,273	1,160	1,384	1,327	1,229	1,243	
16	AVERAGE MINIMUM MONTHLY Per Apt. GROSS RENT Per Rental Room	\$26.99 7.63	\$26.66 7.80	\$27.30 6.52	\$27.16 6.60	\$27.11 6.62	\$26.91 6.72	\$27.27 6.53	\$27.02 6.74	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	17
18	BOUNDARIES	LEONARD ST. BUSHWICK AVE. MAUJER ST. SCHOLLS 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. GOUVERN'R ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F. D. R' SEV'T DR. E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	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	19

## PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-7 CLASON POINT	NY 5-8 JACOB RIIS (FEDERAL)	NY 5-9 EDWIN MARKHAM	NY 5-10 ST. NICHOLAS	NY 5-11 BREUKELEN	NY 5-13 VAN DYKE	NY 5-15 THROGG'S NECK	NY 5-17 BREVOORT	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	LINE
1	400	1,190	360	1,526	1,595	1,603	1,185	896	600	2,039	1
2	1,684 1,852	5,008 5,603	1,456 1,551	6,348 7,111	6,674 7,471½	6,601 7,402½	4,844 5,436½	3,750 4,153	2,519 2,819	8,673 9,692½	2
3	1,623	4,641	1,459	5,630	6,968	5,908	4,313	3,395	2,285	7,938	3
4	46	13	30	13	30	22	29	13	16	40	4
5	2	6-13-14	2	14	3-7	3-14	3-7	7	3-7	3-14	5
6	742,013 17.0	510,926 11.7	540,036 12.4	680,670 15.6	2,907,466 66.8	973,431 22.3	1,818,143 41.7	751,896 17.3	582,821 13.4	2,129,275 48.9	6
7	742,013 17.0	510,926 11.7	540,036 12.4	625,559 14.4	2,141,741 49.2	911,494 20.9	1,818,143 41.7	687,188 15.8	582,821 13.4	2,023,005 46.5	7
8	154,304	103,446	139,293	105,458	360,423	161,168	228,989	121,363	116,506	344,433	8
9	3,388,939	9,657,260	2,715,000	13,027,419	14,297,000	13,652,083	11,440,850	7,735,916	5,268,542	17,847,449	9
10	20.8	20.2	25.8	15.5	12.4	16.6	12.6	16.1	19.9	16.2	10
11	95	396	118	360	90	264	103	194	171	162	11
12	\$260,300 .42 .35	\$1,954,225 4.12 3.82	\$420,639 .76 .78	\$5,374,297 8.94 7.90	\$783,948 .32 .27	\$5,409,904 6.54 5.56	\$713,003 .47 .39	\$2,110,798 3.37 2.81	\$1,589,058 2.84 2.73	\$1,070,853 .43 .50	12
13	\$1,418,384 842	\$9,025,402 1,802	\$1,525,051 1,047	\$12,121,987 1,910	\$14,466,564 2,168	\$13,336,333 2,020	\$11,312,777 2,335	\$7,907,065 2,109	\$5,708,589 2,266	\$18,390,553 2,120	13
14	\$388,316 231	\$2,526,373 504	\$424,310 291	\$3,113,716 491	\$3,168,447 475	\$2,673,763 405	\$3,554,220 734	\$1,832,137 489	\$1,244,353 494	\$3,458,594 399	14
15	\$2,067,000 1,227	\$13,506,000 2,697	\$2,370,000 1,629	\$20,610,000 3,247	\$18,418,959 2,760	\$21,420,000 3,245	\$15,580,000 3,216	\$11,850,000 3,160	\$8,542,000 3,391	\$22,920,000 2,643	15
16	\$28.42 6.14	\$28.36 6.02	\$28.09 6.52	\$28.22 6.12	\$28.37 6.06	\$28.24 6.11	\$28.18 6.14	\$28.37 6.12	\$28.40 6.04	\$28.51 6.00	16
17	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	17
18	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	F. D. R' SEV'T DR. AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	RICHMOND TER. WAYNE ST. BROADWAY N. BURGHER AVE. (RICHMOND)	W. 127TH ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	BAINBRIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)	SOUTH RD. 160TH ST. BRINK' HOFFAV. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AVE. HEB. ORPH. ASYL. LACONIA AVE. (BRONX)	18
19	12-20-41	1-17-49	6-30-43	9-30-54	10-31-52	5-31-55	11-30-53	8-31-55	10-31-54	10-15-53	19

See Explanatory Notes on pages 14 and 15.

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-20 MARINER'S HARBOR	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK	NY 5-25 GRAVESEND	NY 5-26 HIGH- BRIDGE	NY 5-27 HAMMEL	NY 5-29 RED HOOK II	TOTAL OPER. (FEDERAL) (25 PROJECTS)
1	NUMBER OF APARTMENTS	607	1,497	700	634	700	712	346	28,806
2	NUMBER OF CONST. ROOMS	2,553	6,257	2,933	2,634	2,902	2,951	1,454	113,225
	NUMBER OF RENTAL ROOMS	2,856½	7,005½	3,283	2,951	3,252	3,307	1,627	126,324½
3	POPULATION (Estimated)	2,318	5,617	2,657	2,375	2,610	2,653	1,318	104,878
4	RESIDENTIAL BUILDINGS	22	28	11	15	6	14	3	486
5	NUMBER OF STORIES	3-6	7	7	7	13-14	6-7	3-14	—
6	TOTAL AREA — Sq. Ft.	947,622	1,403,694	528,967	540,725	550,018	616,678	245,292	23,569,620
	Acres	21.8	32.2	12.2	12.4	12.6	14.2	5.6	541.1
7	NET HOUSING AREA — Sq. Ft.	816,256	1,340,519	496,296	540,725	550,018	572,678	245,292	21,377,831
	(Excluding Park) Acres	18.7	30.8	11.4	12.4	12.6	13.1	5.6	490.7
8	ALL BUILDING AREA—Sq. Ft.	124,890	190,435	86,767	92,855	55,678	107,706	35,301	4,170,413
9	C U B A G E — Cu. Ft.	5,691,790	12,323,225	5,878,957	5,113,073	5,837,785	5,991,153	2,896,000	233,965,867
10	COVERAGE (Line 8+6) %	13.2	13.6	16.4	17.2	10.1	17.5	14.4	17.7
11	DENSITY (Persons per Acre)	106	174	219	191	207	187	234	194
12	LAND COST (Including Park)	\$126,960	\$955,607	\$653,396	\$505,205	\$433,186	\$2,045,677	\$367,585	\$38,014,475
	Per Sq. Ft. of Priv. Prop.	.13	.74	1.42	1.09	.93	3.51	1.84	1.80
	Per Sq. Ft. Including Sts.	.13	.68	1.24	.93	.79	3.32	1.50	1.61
13	CONSTRUCTION COST	\$6,261,210	\$12,625,512	\$5,859,521	\$5,171,300	\$5,529,426	\$5,809,030	\$3,027,669	\$181,736,059
	Per Construction Room	2,452	2,018	1,998	1,963	1,905	1,968	2,082	1,605
14	SITE IMPR. & OTHER COSTS	\$1,701,830	\$4,133,881	\$1,191,083	\$2,263,495	\$1,647,388	\$1,769,293	\$1,212,746	\$43,358,199
	Per Construction Room	667	661	406	859	568	600	834	383
15	DEVELOPMENT COST	\$8,090,000	\$17,715,000	\$7,704,000	\$7,940,000	\$7,610,000	\$9,624,000	\$4,608,000	\$263,108,733
	Per Construction Room	3,169	2,831	2,627	3,014	2,622	3,261	3,169	2,324
16	AVERAGE MINIMUM MONTHLY Per Apt. GROSS RENT Per Rental Room	\$28.41 6.04	\$28.33 6.06	\$28.38 6.05	\$28.31 6.08	\$28.29 6.09	\$28.29 6.09	\$28.40 6.04	— —
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	—
18	BOUNDARIES	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LKLAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASFETH AVE. (BROOKLYN)	NEPTUNE AVE. RAYVIEW AVE WEST 33RD ST. (BROOKLYN)	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. N'WAY BCH. (QUEENS)	RICHARDS ST. DWIGHT ST. WOLCOTT ST. (BROOKLYN)	—
19	COMPLETION DATE	8-31-54	1-31-55	6-8-53	6-30-54	6-30-54	4-30-55	5-31-55	—

**PROJECTS IN FULL OPERATION**

**STATE PROJECTS**

LINE	NYS-1 FORT GREENE	NYS-2 LILLIAN WALD	NYS-4 BROWNS- VILLE	NYS-5 AMSTERDAM	NYS-11 LESTER W. PATTERSON	NYS-12 ABRAHAM LINCOLN	NYS-13 MARCY	NYS-20 GOWANUS	NYS-21 J. W. JOHNSON	LINE
1	3,501	1,861	1,338	1,084	1,791	1,286	1,717	1,139	1,310	1
2	13,133 13,526	7,695 8,625½	5,610 6,279	4,586 5,128	7,624 8,519½	5,432 6,075	7,417 8,275½	4,869 5,413½	5,484 6,139	2
3	12,445	7,168	5,329	4,218	6,985	5,151	6,980	4,469	5,088	3
4	35	16	27	13	15	14	27	16	10	4
5	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	6	4-6-9-10-13-14	6-10-14	5
6	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	748,573 17.2	551,740 12.7	1,241,000 28.5	547,663 12.6	517,632 11.9	6
7	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	1,101,547 25.3	502,216 11.5	456,630 10.5	7
8	361,661	133,117	188,564	100,358	167,841	106,738	240,198	105,659	97,804	8
9	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	13,741,160	9,028,680	10,582,024	9
10	20.1	18.6	22.6	22.5	22.4	19.3	19.4	19.3	18.9	10
11	301	434	278	414	407	406	245	355	428	11
12	\$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	\$2,936,577 2.65 2.42	\$1,325,848 2.65 2.42	\$3,167,257 6.97 6.12	12
13	\$11,238,067 856	\$13,469,980 1,750	\$8,884,051 1,584	\$7,861,459 1,714	\$14,394,692 1,888	\$9,068,574 1,669	\$13,228,279 1,784	\$8,824,780 1,812	\$9,239,290 1,685	13
14	\$2,903,365 221	\$4,798,579 624	\$1,299,493 232	\$1,746,153 381	\$2,745,222 360	\$2,566,062 472	\$2,707,144 365	\$1,544,372 317	\$1,908,453 348	14
15	\$19,820,667 1,509	\$22,062,000 <sup>B</sup> 2,867	\$12,563,000 2,239	\$12,120,000 <sup>B</sup> 2,643	\$20,620,000 <sup>B</sup> 2,705	\$14,215,000 2,617	\$18,872,000 2,544	\$11,695,000 2,402	\$14,315,000 2,610	15
16	\$26.90 8.97	\$41.70 8.99	\$42.23 8.99	\$42.57 8.99	\$42.78 8.99	\$42.46 8.99	\$43.35 8.99	\$42.72 8.99	\$42.15 8.99	16
17	\$2,100	\$3,420	\$3,276	\$3,348	\$3,348	\$3,420	\$3,348	\$3,420	\$3,420	17
18	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. 145TH ST. E. 139TH ST. (BRONX)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	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)	18
19	2-24-44	10-14-49	4-16-48	12-17-48	12-31-50	12-29-48	1-19-49	6-24-49	12-27-48	19

See Explanatory Notes on pages 14 and 15.

**PROJECTS IN FULL OPERATION**

**STATE PROJECTS**

LINE	PROJECT DATA	NYS-23	NYS-24	NYS-25	NYS-29	NYS-30	NYS-39	NYS-40	NYS-52	LINE
		MELROSE	ASTORIA	GOV. SMITH	FARRAGUT	STEPHEN FOSTER	BRONX RIVER	ALBANY	JAMES A. BLAND	
1	NUMBER OF APARTMENTS	1,023	1,104	1,935	1,390	1,379	1,246	829	400	1
2	NUMBER OF CONSTR. ROOMS	4,353	5,055	7,927	5,840	5,675	5,345	3,384	1,655	2
	NUMBER OF RENTAL ROOMS	4,864½	5,607	8,894½	6,535	6,340½	5,968	3,798½	1,848½	
3	POPULATION (Estimated)	3,572	4,896	6,580	5,309	4,849	4,869	3,128	1,502	3
4	RESIDENTIAL BUILDINGS	8	22	12	10	10	9	6	5	4
5	NUMBER OF STORIES	14	6-7	15-16-17	13-14	13-14	14	14	10	5
6	TOTAL AREA—Sq. Ft.	541,687	1,406,832	947,493	723,570	599,120	607,297	388,389	269,800	6
	Acres	12.4	32.3	21.8	16.6	13.7	13.9	8.9	6.2	
7	NET HOUSING AREA—Sq. Ft.	498,060	1,151,484	806,175	723,570	555,560	563,737	388,389	245,785	7
	(Excluding Park) Acres	11.4	26.4	18.5	16.6	12.8	13.0	8.9	5.7	
8	ALL BUILDING AREA—Sq. Ft.	68,826	173,434	126,462	100,476	98,822	84,235	58,455	43,237	8
9	CUBAGE—Cu. Ft.	8,736,312	10,826,579	15,937,490	11,639,930	11,745,000	10,772,413	7,082,630	3,668,503	9
10	COVERAGE (Line 8÷6) %	12.7	12.3	13.3	13.9	16.5	13.9	15.1	16.0	10
11	DENSITY (Persons per Acre)	287	152	302	320	352	350	351	243	11
12	LAND COST (Including Park)	\$2,799,194	\$2,015,617	\$6,226,414	\$2,705,500	\$4,429,632	\$685,324	\$400,000	\$1,246,388	12
	Per Sq. Ft. of Priv. Prop.	5.42	1.70	8.60	3.82	8.17	1.36	1.12	5.11	
	Per Sq. Ft. Including Sts.	5.17	1.43	6.57	3.74	7.39	1.13	1.03	4.62	
13	CONSTRUCTION COST	\$7,159,828	\$9,336,349	\$18,614,250	\$9,763,392	\$11,745,350	\$10,390,391	\$7,364,213	\$3,771,268	13
	Per Construction Room	1,645	1,847	2,348	1,672	2,070	1,944	2,276	2,279	
14	SITE IMPR. & OTHER COSTS	\$2,340,978	\$2,738,034	\$4,229,336	\$2,806,108	\$3,675,018	\$1,619,285	\$1,087,787	\$959,344	14
	Per Construction Room	538	542	534	480	648	303	321	580	
15	DEVELOPMENT COST	\$12,300,000	\$14,090,000	\$29,070,000 <sup>b</sup>	\$15,275,000	\$19,850,000 <sup>b</sup>	\$12,695,000	\$8,852,000	\$5,977,000	15
	Per Construction Room	2,826	2,787	3,667	2,616	3,498	2,375	2,616	3,611	
16	AVERAGE MINIMUM MONTHLY Per Apt.	\$42.77	\$45.52	\$41.35	\$42.30	\$41.34	\$43.08	\$41.22	\$41.56	16
	GROSS RENT Per Rental Room	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$3,420	\$3,456	\$3,312	\$3,492	\$3,492	\$3,312	\$3,276	\$3,204	17
18	BOUNDARIES	MORRIS AVE. E. 153RD ST. COURT AVE. E. 156TH ST. (BRONX)	27TH AVE. 8TH ST. HALLET'S COVE EAST RIVER (QUEENS)	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL. (MANHATTAN)	YORK ST. NAVY ST. CONCORD ST. BRIDGE ST. (BROOKLYN)	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	BRONX RIVER AVE. HARROD AVE. E. 174TH ST. (BRONX)	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	ROOSEVELT AVE. PRINCK ST. LAWRENCE ST. LONG ISLAND R. R. (QUEENS)	18
19	COMPLETION DATE	5-31-52	11-9-51	4-1-53	4-30-52	10-31-54	2-28-51	10-2-50	4-30-52	19

See Explanatory Notes on pages 14 and 15.

## PROJECTS IN FULL OPERATION

STATE PROJECTS						PART I—CITY PROJECTS					
LINE	NYS-55 REDFERN	NYS-58-1 SOUND VIEW	NYS-58-2 CYPRESS HILLS	NYS-58-3 HOWARD	TOTAL OPER. (STATE) (21 PROJECTS)	NYC FIRST HOUSES	NYC-1 VLADECK (CITY)	NYC-2 J. L. ELLIOTT	NYC-3 JACOB RIIS (CITY)	TOTAL OPER. (CITY I) (4 PROJECTS)	LINE
1	456	1,259	1,444	815	28,307	123	240	608	578	1,549	1
2	1,894 2,122	5,233 5,834½	5,879 6,576	3,298 3,698½	117,388 130,068½	372 379	960 1,080	2,485 2,789	2,416 2,705	6,233 6,953	2
3	1,707	4,864	5,370	2,927	107,406	414	964	2,338	2,224	5,940	3
4	7	13	15	10	300	8	4	4	6	22	4
5	6	7	7	13-7	—	4-5	6	11-12	6-13-14	—	5
6	888,818 20.4	1,145,237 26.3	1,264,130 29.0	664,735 15.3	16,852,200 386.9	59,262 1.4	96,933 2.2	204,530 4.7	258,562 5.9	619,287 14.2	6
7	796,991 18.3	1,145,237 26.3	1,264,130 29.0	621,176 14.3	15,556,721 357.2	52,797 1.3	96,933 2.2	204,530 4.7	258,562 5.9	612,822 14.1	7
8	73,647	164,048	223,364	87,500	2,804,446	24,540	28,827	45,023	43,916	142,306	8
9	4,217,803	10,481,330	12,338,237	6,943,700	231,697,079	1,411,795	1,766,160	4,301,454	4,497,120	11,976,529	9
10	8.3	14.3	17.7	13.2	16.6	41.4	29.7	22.0	17.0	23.0	10
11	84	185	185	192	278	296	432	497	375	418	11
12	\$691,952 .78 .78	\$910,713 .97 .80	\$897,540 .75 .71	\$2,267,678 4.70 3.41	\$53,130,604 3.67 3.15	\$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 4.53	12
13	\$5,018,356 2,650	\$10,816,922 2,067	\$12,019,627 2,045	\$7,687,742 2,331	\$209,896,860 1,788	* \$1,164,331 3,130	\$814,595 849	\$3,457,965 1,392	\$3,987,696 1,651	\$9,424,587 1,512	13
14	\$1,109,692 586	\$1,472,365 281	\$1,610,833 274	\$2,029,580 615	\$47,897,203 408	* Included above am't unavailable	\$116,605 121	\$481,640 194	\$1,208,299 500	\$1,806,544 290	14
15	\$6,820,000 3,601	\$13,200,000 2,522	\$14,528,000 2,471	\$11,985,000 3,634	\$310,924,667 2,649	\$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	15
16	\$41.88 8.99	\$43.18 9.33	\$42.41 9.31	\$51.99 11.49	— —	\$22.10 7.12	\$32.60 7.24	\$28.67 6.25	\$37.60 8.03	— —	16
17	\$3,384	\$3,744	\$3,744	\$4,536	—	\$3,800	\$3,800	\$4,000	\$4,000	—	17
18	REDFERN AVE. NASSOCK ST. BEACH CHANNEL DRIVE (QUEENS)	SEWARD AVE. ROSEDALE AVE. LACOMBE AVE. BX. RIVER AVE. METCALF AVE. (BRONX)	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)	E. NEW YORK AVE. STONE AVE. PITKIN AVE. R'KWY AVE. (BROOKLYN)	—	EAST 2ND ST. EAST 3RD ST. AVENUE "A" 1ST AVENUE (MANHATTAN)	MADISON ST. CHERRY ST. JACKSON ST. (MANHATTAN)	W. 25TH ST. F.D. ROOSEVELT DR. AVENUE "D" NINTH AVE. TENTH AVE. (MANHATTAN)	EAST 6TH ST. EAST 8TH ST. (MANHATTAN)	—	18
19	5-1-53	12-31-54	5-31-55	12-31-55	—	5-31-36	10-25-40	7-15-47	1-31-49	—	19

See Explanatory Notes on pages 14 and 15.



**PROJECTS IN FULL OPERATION**

		PART II—CITY PROJECTS						PART III—CITY PROJECTS				
LINE	PROJECT DATA	NYC-5-1 EAST- CHESTER	NYC-5-2 SHEEPSHEAD BAY	NYC-5-3 SOUTH BEACH	NYC-5-4 WOODSIDE	NYC-6 COLONIAL PARK	TOTAL OPER. (CITY II) (5 PROJECTS)	NYC-8 PELHAM PARKWAY	NYC-9 GUN HILL	NYC-10 DYCKMAN	LINE	
1	NUMBER OF APARTMENTS	874	1,056	422	1,357	984	4,693	1,266	733	1,167	1	
2	NUMBER OF CONSTR. ROOMS	3,810	4,392	1,728	5,640	4,031	19,601	4,818	2,762	4,468	2	
	NUMBER OF RENTAL ROOMS	4,239	4,896	1,923½	6,119½	4,472½	21,650½	5,451	3,128½	5,050	2	
3	POPULATION (Estimated)	3,445	3,984	1,552	5,091	3,807	17,879	4,386	2,514	4,082	3	
4	RESIDENTIAL BUILDINGS	10	18	8	20	8	64	23	6	7	4	
5	NUMBER OF STORIES	7-8	6	6	6	14	—	6	13-14	14	5	
6	TOTAL AREA — Sq. Ft.	653,856	1,036,600	708,283	971,398	475,672	3,845,809	1,034,160	345,256	613,884	6	
	Acres	15.0	23.8	16.3	22.3	10.9	88.3	23.7	7.9	14.1	6	
7	NET HOUSING AREA — Sq. Ft.	607,396	953,637	638,737	971,398	475,672	3,646,840	967,252	314,070	570,318	7	
	(Excluding Park) Acres	13.9	21.9	14.7	22.3	10.9	83.7	22.2	7.2	13.1	7	
8	ALL BUILDING AREA—Sq. Ft.	115,918	159,727	68,084	186,009	71,671	601,409	184,875	54,684	80,457	8	
9	CUBAGE — Cu. Ft.	7,891,470	10,080,777	3,921,651	10,715,226	7,911,809	40,520,933	10,665,277	6,221,645	9,780,114	9	
10	COVERAGE (Line 8÷6) %	17.7	15.4	9.6	19.1	15.1	15.6	17.9	15.8	13.1	10	
11	DENSITY (Persons per Acre)	230	167	95	228	349	202	185	318	290	11	
12	LAND COST (Including Park)	\$307,441	\$549,891	\$58,614	\$1,708,319	\$700,001	\$3,324,266	\$1,242,294	\$497,128	\$1,688,147	12	
	Per Sq. Ft. of Priv. Prop.	.56	.60	.09	1.92	1.47	.95	1.40	1.52	2.83	12	
	Per Sq. Ft. Including Sts.	.47	.53	.08	1.76	1.47	.86	1.20	1.44	2.75	12	
13	CONSTRUCTION COST	\$8,067,466	\$10,247,564	\$4,470,724	\$10,924,730	\$7,824,219	\$41,534,703	\$12,065,928	\$6,378,671	\$9,289,102	13	
	Per Construction Room	2,117	2,333	2,587	1,937	1,941	2,119	2,502	2,309	2,079	13	
14	SITE IMPR. & OTHER COSTS	\$1,139,093	\$1,798,545	\$847,662	\$1,143,951	\$2,088,780	\$7,018,031	\$1,987,403	\$1,833,487	\$3,225,666	14	
	Per Construction Room	299	410	491	203	518	358	412	664	722	14	
15	DEVELOPMENT COST	\$9,514,000	\$12,596,000	\$5,377,000	\$13,777,000	\$10,613,000	\$51,877,000	\$15,295,625	\$8,709,286	\$14,202,915	15	
	Per Construction Room	2,497	2,868	3,112	2,443	2,633	2,647	3,175	3,153	3,179	15	
16	AVERAGE MINIMUM										16	
	MONTHLY Per Apt.	\$70.86	\$70.86	\$70.86	\$70.86	\$70.86	—	\$70.73	\$70.73	\$70.73	16	
	GROSS RENT Per Rental Room	15.36	15.36	15.36	15.36	15.36	—	16.59	16.59	16.59	16	
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	—	\$5,400	\$5,400	\$5,400	17	
18	BOUNDARIES	BURKE AVE. BOUCK AVE. ADEE AVE. YATES AVE. (BRONX)	AVENUE "v" BATCHELDER ST. AVENUE "w" NOSTRAND AVE. (BROOKLYN)	KRAMER ST. LAMPORF BLVD. REID AVE. PARKINSON AVE. (RICHMOND)	49TH ST. 51ST ST. 31ST AVE. NEWTOWN RD. (QUEENS)	HARLEM RIVER R. POLO GROUNDS HARLEM RIVER DRIVEWAY (MANHATTAN)	—	PELHAM P'K'Y. WALLACE AVE. WLMBSBRGE RD. MACK AVE. (BRONX)	WHITE PL. RD. GUN HILL RD. HOLLAND AVE. MAGENTA ST. (BRONX)	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AV. (MANHATTAN)	18	
19	COMPLETION DATE	6-1-50	8-8-50	3-20-50	12-30-49	9-30-51	—	6-30-50	11-30-50	4-25-51	19	

PROJECTS IN FULL OPERATION

PART III—CITY PROJECTS

LINE	NYC-11 NOSTRAND	NYC-12 GLEN- WOOD	NYC-13 TODT HILL	NYC-14 SEDGWICK	NYC-15 MARBLE HILL	NYC-16 BOULEVARD	NYC-17 PARKSIDE	NYC-18 ARVERNE	NYC-19 GEN. CHAS. W. BERRY	LINE
1	1,148	1,188	502	786	1,682	1,441	879	418	506	1
2	4,398 4,972	4,620 5,214	1,923 2,174	2,934 3,320½	6,279 7,043½	5,351 6,071½	3,273 3,712½	1,562 1,771	1,876 2,129	2
3	4,018	4,274	1,754	2,541	5,522	4,710	2,864	1,390	1,648	3
4	16	20	7	7	11	18	14	7	8	4
5	6	6	6	14-15	14-15	6-14	6-7-14-15	6	6	5
6	1,036,600 23.8	975,095 22.4	581,056 13.3	319,008 7.3	733,228 16.8	1,127,650 25.9	485,455 11.1	354,220 8.1	735,593 16.9	6
7	1,036,600 23.8	915,230 21.0	532,084 12.2	319,008 7.3	660,914 15.2	1,127,650 25.9	453,178 10.4	310,500 7.1	511,178 11.7	7
8	177,223	183,856	79,116	59,598	111,631	170,051	96,415	66,101	77,152	8
9	9,377,365	10,242,805	4,454,900	6,642,484	13,300,359	12,141,094	7,454,500	3,931,321	4,520,277	9
10	17.1	18.9	13.6	18.7	15.2	15.1	19.9	18.7	10.5	10
11	169	191	132	347	328	182	258	172	98	11
12	\$448,278 .50 .43	\$237,027 .32 .24	\$32,013 .05 .06	\$617,165 1.93 1.93	\$2,104,030 2.75 2.87	\$358,056 .36 .32	\$555,286 1.39 1.14	\$68,212 .19 .19	\$88,324 .12 .12	12
13	\$10,768,769 2,449	\$10,513,941 2,276	\$5,292,735 2,752	\$6,433,254 2,193	\$11,921,162 2,899	\$11,207,671 2,095	\$7,690,151 2,350	\$4,043,072 2,588	\$4,853,364 2,587	13
14	\$2,600,747 591	\$2,156,165 467	\$1,188,376 618	\$1,347,422 459	\$3,851,998 613	\$2,079,711 389	\$1,430,879 437	\$1,025,991 657	\$992,041 529	14
15	\$13,817,794 3,142	\$12,907,133 2,794	\$6,513,124 3,387	\$8,397,841 2,862	\$17,877,190 2,847	\$13,645,438 2,550	\$9,676,316 2,956	\$5,137,275 3,289	\$5,933,729 3,163	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	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	16
17	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	17
18	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. HENDRIX ST. (BROOKLYN)	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. SEAUER AVE. (RICHMOND)	18
19	12-14-50	7-14-50	6-1-50	3-23-51	3-3-52	3-22-51	6-12-51	2-28-51	10-30-50	19

See Explanatory Notes on pages 14 and 15.

PROJECTS IN FULL OPERATION

(A) PROJECTS FULLY UNDER

PART III—CITY PROJECTS

FEDERAL PROJECTS

LINE	PROJECT DATA	PART III—CITY PROJECTS					FEDERAL PROJECTS					LINE
		NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	GRAND TOTAL (CITY I-II-III) (24 PROJECTS)	GRAND TOTAL (OPERATING) (70 PROJECTS)	NY 5-14 GEORGE WASHINGTON	NY 5-21 LA GUARDIA	NY 5-30 GENERAL GRANT	TOTAL CONST. (FEDERAL) (3 PROJECTS)	
1	NUMBER OF APARTMENTS	2,166	448	2,071	16,401	22,643	79,756	1,515	1,094	1,940	4,549	1
2	NUMBER OF CONSTR. ROOMS	8,057	1,677	7,812	61,810	87,644	318,257	6,296	4,568	8,168	19,032	2
	NUMBER OF RENTAL ROOMS	9,140	1,901	8,847½	69,926	98,529½	354,922½	7,053½	5,115	9,138	21,306½	
3	POPULATION (Estimated)	7,178	1,562	7,081	55,524	79,343	291,627	5,670	4,131	7,418	17,219	3
4	RESIDENTIAL BUILDINGS	31	4	35	214	300	1,086	14	9	9	32	4
5	NUMBER OF STORIES	6-7	14	3-7-8	—	—	—	12-14	12-15-16	13-21	—	5
6	TOTAL AREA — Sq. Ft. Acres	1,667,814 38.3	151,467 3.5	2,264,336 52.0	12,424,822 285.2	16,889,918 387.7	57,311,738 1,315.7	906,988 20.8	464,760 10.7	687,732 15.8	2,059,480 47.3	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	1,537,135 35.3	151,467 3.5	2,108,832 48.4	11,515,416 264.4	15,775,078 362.2	52,709,630 1,210.1	822,228 18.9	415,328 9.5	687,732 15.8	1,925,288 44.2	7
8	ALL BUILDING AREA—Sq. Ft.	346,053	35,222	369,627	2,092,061	2,835,776	9,810,635	124,916	63,621	101,477	290,014	8
9	CUBAGE — Cu. Ft.	18,107,100	3,879,000	19,046,723	139,764,964	192,262,426	657,925,372	12,638,161	8,909,854	16,701,596	38,249,611	9
10	COVERAGE (Line 8÷6) %	20.8	23.3	16.3	16.8	16.8	17.1	13.8	13.7	14.8	14.1	10
11	DENSITY (Persons per Acre)	187	449	136	195	205	222	273	387	470	364	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$1,172,517 .82 .70	\$300,000 1.90 1.98	\$783,816 .30 .35	\$10,192,293 .85 .82	\$16,321,423 1.02 .97	\$107,466,502 2.08 1.88	\$5,852,167 7.28 6.45	\$4,389,315 9.45 9.44	\$7,477,959 14.21 10.87	\$17,719,441 9.87 8.60	12
13	CONSTRUCTION COST Per Construction Room	\$16,093,714 1,997	\$3,576,253 2,133	\$18,023,915 2,307	\$138,151,702 2,235	\$189,110,992 2,158	\$580,743,911 1,825	\$12,464,147 1,980	\$8,924,678 1,954	\$17,136,598 2,098	\$38,525,423 2,024	13
14	SITE IMPR. & OTHER COSTS Per Construction Room	\$4,051,536 503	\$903,899 539	\$2,696,976 343	\$31,372,297 508	\$40,196,872 459	\$131,452,274 413	\$4,983,686 792	\$3,841,007 841	\$4,625,443 566	\$13,450,136 707	14
15	DEVELOPMENT COST Per Construction Room	\$21,317,767 2,646	\$4,780,152 2,850	\$21,504,707 2,753	\$179,716,292 2,908	\$245,629,287 2,803	\$819,662,687 2,575	\$23,300,000 3,701	\$17,155,000 3,755	\$29,240,000 3,580	\$69,695,000 3,662	15
16	AVERAGE MINIMUM MONTHLY Per Apt. GROSS RENT Per Rental Room	\$70.73 16.59	\$70.73 16.59	\$70.73 16.59	—	—	—	\$28.31 6.08	\$28.34 6.06	\$28.42 6.03	—	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,400	\$5,400	\$5,400	—	—	—	\$3,700	\$3,700	\$3,700	—	17
18	BOUNDARIES	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)	—	—	—	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MAN.)	RUTGERS ST. MADISON ST. M'NTU'M'BY ST. CHERRY ST. (MAN.)	W. 125TH ST. MRNGSIDE AVE W. 123RD ST. BROADWAY (MAN.)	—	18
19	COMPLETION DATE	7-31-51	3-16-51	6-30-52	—	—	—	c	c	c-2	—	19

## CONSTRUCTION AND/OR IN PARTIAL OPERATION

LINE	STATE PROJECTS					PART IV—CITY PROJECTS					GRAND TOTAL (CONST.) (10 PROJECTS)	LINE
	NYS-56 CARVER	NYS-57 FOREST	NYS-64-2 MARLBORO	NYS-66 ALBANY II	TOTAL CONST. (STATE) (4 PROJECTS)	NYC-23 LINDEN	NYC-24 BAY VIEW	NYC-25 CONY ISLAND	TOTAL CONST. (CITY) (3 PROJECTS)			
1	1,246	1,350	1,765	400	4,761	1,590	1,610	534	3,734	13,044	1	
2	5,125 5,827	5,486 6,143½	7,199 8,059	1,640 1,837	19,450 21,866½	6,534 7,329	6,509 7,314	2,175 2,442	15,218 17,085	53,700 60,258	2	
3	4,698	4,965	6,742	1,533	17,938	5,826	5,738	1,928	13,492	48,649	3	
4	13	15	28	3	59	20	23	5	48	139	4	
5	6-15	9-10-14	7-16	13-14	—	8-14	8	14	—	—	5	
6	637,132 14.6	854,753 19.6	1,518,505 34.9	214,594 4.9	3,224,984 74.0	1,324,947 30.4	1,481,844 34.0	298,874 6.9	3,105,665 71.3	8,390,129 192.6	6	
7	594,887 13.7	782,920 18.0	1,471,805 33.8	214,594 4.9	3,064,206 70.4	1,324,947 30.4	1,438,244 33.0	239,429 5.5	3,002,620 68.9	7,992,114 183.5	7	
8	97,568	125,002	202,426	26,053	451,049	173,020	207,305	38,119	418,444	1,159,507	8	
9	10,213,040	11,465,400	15,262,331	3,249,689	40,190,460	14,187,667	14,262,296	5,538,000	33,987,963	112,428,034	9	
10	15.3	14.6	13.3	12.1	14.0	13.1	14.0	12.8	13.5	13.8	10	
11	322	253	193	311	242	192	169	279	189	253	11	
12	\$5,992,488 10.60 9.41	\$4,268,637 5.12 5.00	\$582,752 .46 .38	\$513,759 2.87 2.39	\$11,357,636 4.01 3.52	\$204,927 .18 .15	\$155,414 .10 .11	\$646,511 2.47 2.16	\$1,006,852 .34 .32	\$30,083,929 3.96 3.59	12	
13	\$13,126,565 2,561	\$12,103,077 2,206	\$19,176,483 2,664	\$3,601,907 2,196	\$48,008,032 2,468	\$16,329,093 2,499	\$15,337,206 2,356	\$5,095,645 2,343	\$36,761,944 2,416	\$123,295,399 2,296	13	
14	\$5,065,947 988	\$3,418,286 623	\$2,415,765 336	\$804,334 490	\$11,704,332 602	\$3,415,980 523	\$4,037,380 620	\$1,877,844 863	\$9,331,204 613	\$34,485,672 642	14	
15	\$24,185,000 <sup>B</sup> 4,719	\$19,790,000 <sup>B</sup> 3,607	\$22,175,000 3,080	\$4,920,000 3,000	\$71,070,000 3,654	\$19,950,000 3,053	\$19,530,000 3,000	\$7,620,000 3,503	\$47,100,000 3,095	\$187,865,000 3,498	15	
16	\$48.52 10.38	\$42.52 9.34	NOT ESTABLISHED	NOT ESTABLISHED	—	\$96.80 21.00	\$95.40 21.00	\$96.03 21.00	—	—	16	
17	\$4,464	\$3,960	NOT ESTABLISHED	NOT ESTABLISHED	—	\$6,400	\$6,400	\$6,400	—	—	17	
18	E. 99TH ST. PARK AVE. E. 106TH ST. MADISON AVE. (MAN.)	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	STILLWELL AV. AVE. "V" 86TH ST. AVE. "X" (BROOKLYN)	BERGEN ST. TROY AVE. ST. MARKS AVE. ALBANY AVE. (BROOKLYN)	—	VERMONT AVE. STANLEY AVE. SCHENCK AVE. COZINE AVE. (BROOKLYN)	SEAVIEW AVE. E. 102ND ST. ROCKAWAY PARKWAY (BROOKLYN)	SURF AVE. W. 32ND ST. BOARDWALK W. 29TH ST. (BROOKLYN)	—	—	18	
19	c	c	—	—	—	—	—	—	—	—	19	

See Explanatory Notes on pages 14 and 15.

**PROJECTS IN PLANNING AND/OR PARTIALLY UNDER CONSTRUCTION**

**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 5-16	**JEFFERSON	1,495	"	E. 115TH ST. 1ST AVE. E. 112TH ST. 3RD AVE. (MANHATTAN)
NY 5-24	*SEN. ROBT F. WAGNER, SR.	2,158	"	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D. ROOSEVELT DR. (MANHATTAN)
NY 5-28	VLADECK II	1,000	"	MONTGOMERY ST. HENRY ST. F. D. ROOSEVELT DR. (MANHATTAN)
NY 5-31	FOREST SOUTH	500	"	E. 163RD ST. TINTON AVE. E. 161ST ST. (BRONX)
NY 5-32	SAMUEL GOMPERS	480	"	PITT ST. RIVINGTON ST. SHERIFF ST. DELANCEY ST. (MANHATTAN)
NY 5-33	JAMES MADISON	750	"	MADISON AVE. E. 110TH ST. PARK AVE. E. 106TH ST. (MANHATTAN)
NY 5-34	BROWNSVILLE SOUTH	850	"	ROCKAWAY AVE. DUMONT AVE. STONE AVE. LIVONIA AVE. (BROOKLYN)
NY 5-35	LOUIS HEATON PINK	1,550	"	CRESCENT ST. LINDEN BLVD. ELDERTS LANE STANLEY AVE. (BROOKLYN)
NY 5-36	JAMES MONROE	1,100	"	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)
NY 5-37	GOVERNEUR MORRIS	1,600	"	PARK AVE. E. 171ST ST. 3RD AVE. E. 169TH ST. (BRONX)
NY 5-38	BAISLEY PARK	400	"	L.I.R.R. NEW YORK BLVD. 157TH ST. (QUEENS)
<b>TOTAL FEDERAL</b>		<b>14,077</b>		

**STATE PROJECTS**

NYS-58-4	*SUMNER	1,099	STATE	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)
NYS-64-1	FREDERICK DOUGLASS	1,999	"	W. 104TH ST. MANHATTAN AVE. W. 100TH ST. AMSTERDAM AVE. (MANHATTAN)
NYS-65	MILL BROOK	1,255	"	BROOK AVE. E. 137TH ST. CYPRESS AVE. E. 135TH ST. (BRONX)
NYS-73	BUSHWICK	1,216	"	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)
NYS-74	MANHATTANVILLE	1,276	"	BROADWAY W. 133RD ST. AMSTERDAM AVE. W. 129TH ST. (MANHATTAN)
NYS-76	CASTLE HILL	1,500	"	OLMSTEAD AVE. SEWARD AVE. HAVEMEYER AVE. LACOMBE AVE. (BRONX)
NYS-79	EDGEMERE	1,500	"	B. 59TH ST. ALMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)
NYS-80	CATHAY	300	"	WORTH ST. PARK ROW PEARL ST. (MANHATTAN)
<b>TOTAL STATE</b>		<b>10,145</b>		

**CITY PROJECTS**

NYC-26	ST. MARY'S PARK	1,001	CITY	CAULDWELL AVE. E. 156TH ST. WESTCHESTER AVE. TRINITY AVE. (BRONX)
NYC-27	BENJAMIN FRANKLIN	1,641	"	3RD AVE. E. 109TH ST. 1ST AVE. E. 106TH ST. (MANHATTAN)
NYC-28	SEN. ROBT A. TAFT	1,440	"	5TH AVE. E. 115TH ST. PARK AVE. E. 112TH ST. (MANHATTAN)
NYC-29	SAMUEL GOMPERS	800	"	STANTON AVE. COLUMBIA ST. DELANCEY ST. PITT ST. RIVINGTON ST. (MAN.)
NYC-30	FOREST SOUTH	300	"	E. 163RD ST. E. 161ST ST. TRINITY AVE. (BRONX)
NYC-31	JAMES MONROE	400	"	BRUCKNER BLVD. TAYLOR AVE. STORY AVE. ROSEDALE AVE. (BRONX)
NYC-32	BAISLEY PARK	200	"	157TH S. N. Y. BLVD. FOCH BLVD. L.I.R.R. (QUEENS)
<b>TOTAL CITY</b>		<b>5,782</b>		

\* Major bids taken on 1st section only.

\*\* Major bids taken on 1st and 2nd sections only.

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

(A) Projects included in this column until bids taken on major contracts for entire project.

PROJECT DATA	PROJECTS IN FULL OPERATION	PROJECTS FULLY UNDER CONSTRUCTION AND/OR IN PARTIAL OPERATION	TOTAL	PROJECTS IN PLANNING AND/OR PARTIALLY UNDER CONSTRUCTION (A)
NUMBER OF PROJECTS	70	10	80	27
NUMBER OF APARTMENTS	79,756	13,044	92,800	30,004
NUMBER OF CONSTRUCTION ROOMS	318,257	53,700	371,957	—
NUMBER OF RENTAL ROOMS	354,922½	60,258	415,180½	—
POPULATION ( <i>Estimated</i> )	291,627	48,649	340,276	—
NUMBER OF RESIDENTIAL BUILDINGS	1,086	139	1,225	—
TOTAL AREA — <i>Sq. Ft.</i>	57,311,738	8,390,129	65,701,867	—
— <i>Acres</i>	1,315.7	192.6	1,508.3	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	9,810,635	1,159,507	10,970,142	—
COVERAGE — %	17.1	13.8	16.7	—
DENSITY ( <i>Persons Per Acre</i> )	222	253	22.6	—

## EXPLANATORY NOTES

- LINE 1—NUMBER OF APARTMENTS  
LINE 2— $\left\{ \begin{array}{l} \text{NUMBER OF CONSTR. ROOMS} \\ \text{NUMBER OF RENTAL ROOMS} \end{array} \right\}$  Figures used are as built.  
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 16—AVERAGE MINIMUM RENT— The rents include gas and electricity on all projects except First Houses and Part IV City Program.
- In all projects operated by the Authority, tenants are required to pay rents which are related to their incomes. In State and City Part II and Part III projects, practically all tenants pay the specified average minimum rents at the time of their admission to the project. However, because of the much lower minimums, many of the tenants at the time of admission to such projects pay rentals in excess of the average minimum rents which are listed.
- In City Part II and Part III projects the average minimum rents per room have been increased to \$17.50 and \$18.50 respectively for all apartments after October 17, 1955.
- LINE 19—COMPLETION DATE— Date of 95% to 100% occupancy.

## GENERAL NOTES

NOTE A— Amounts shown for development costs for projects under construction are not final.

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

Total for Lillian Wald, \$744,269; Amsterdam, \$221,592; Patterson, \$576,980; Smith, \$574,767; Foster, \$567,263; Carver, \$482,390; Forest, \$438,812.

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

NOTE C1— Constructed in two sections; 1st section occupied, 2nd section partially occupied.

NOTE C2— Constructed in two sections; both sections under construction.

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



