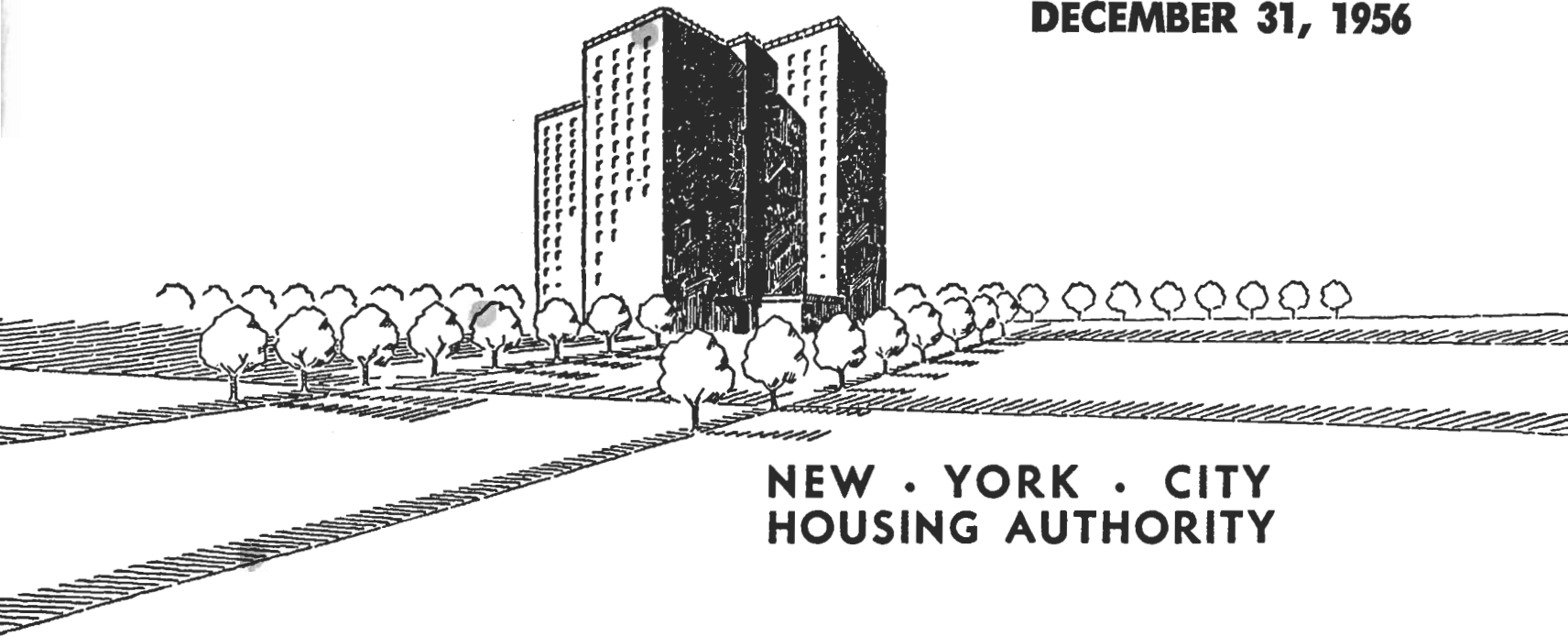


# PROJECT STATISTICS •

DECEMBER 31, 1956



NEW • YORK • CITY  
HOUSING AUTHORITY

# NEW YORK CITY HOUSING AUTHORITY

299 BROADWAY

NEW YORK 7, N. Y.

**PHILIP J. CRUISE**  
CHAIRMAN

**THOMAS J. SHANAHAN**  
VICE-CHAIRMAN

**WILLIAM WILSON**  
MEMBER

**FRANK R. CROSSWAITH**  
MEMBER

**ABRAHAM M. LINDENBAUM**  
MEMBER

---

**WARREN MOSCOW**  
EXECUTIVE DIRECTOR

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

**HAROLD KLORFEIN**  
SECRETARY

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR TO DECEMBER 31, 1956 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	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	5,765 3.54	1,972 3.42	10,649 4.18	12,949 4.11	6,265½ 4.09	1,792 4.00	4,883 4.17	4,675 4.01	2
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. Acres	1,016,895 23.3	322,075 7.4	1,438,267 33.0	2,154,941 49.5	566,414 13.0	392,989 9.0	512,822 11.8	695,544 16.0	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	927,103 21.3	313,137 7.2	1,438,267 33.0	1,510,368 34.7	519,124 11.9	392,989 9.0	466,607 10.7	665,526 15.3	7
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) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$3,745,379 4.25 3.68	\$1,038,940 3.40 3.23	\$1,650,416 1.45 1.15	\$1,969,060 1.02 .91	\$2,006,025 4.05 3.54	\$328,696 1.11 .84	\$1,246,736 3.27 2.43	\$1,254,582 2.24 1.80	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,765,170 1,520	\$2,876,541 1,459	\$8,571,879 805	\$9,404,454 726	\$4,688,478 748	\$1,450,976 810	\$3,223,093 660	\$3,259,095 697	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$553,443 96	\$232,301 118	\$1,715,305 161	\$1,837,286 142	\$917,997 147	\$301,628 168	\$834,871 171	\$661,423 141	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$13,063,992 2,266	\$4,147,782 2,103	\$11,937,600 <sup>d</sup> 1,121	\$13,210,800 <sup>d</sup> 1,020	\$7,612,500 <sup>d</sup> 1,215	\$2,081,300 <sup>d</sup> 1,161	\$5,304,700 <sup>d</sup> 1,086	\$5,175,100 1,107	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$12.75	\$12.48	\$10.21	\$10.41	\$10.02	\$10.54	\$10.04	\$10.24	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	17
18	BOUNDARIES	LEONARD ST. BUSHWICK AVE. MAUJER 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. 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 BREUKELN	NY 5-13 VAN DYKE	NY 5-15 THROGG'S NECK	NY 5-17 BREVOORT	LINE
1	400	1,190	360	1,526	1,595	1,603	1,185	896	1
2	1,852 4.63	5,603 4.71	1,551 4.31	7,111 4.66	7,471½ 4.68	7,402½ 4.62	5,436½ 4.59	4,153 4.64	2
3	1,623	4,641	1,459	5,630	6,968	5,908	4,313	3,395	3
4	46	13	30	13	30	22	29	13	4
5	2	6-13-14	2	14	3-7	3-14	3-7	7	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	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	7
8	154,304	103,446	139,293	105,458	360,423	161,168	228,989	121,363	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	9
10	20.8	20.2	25.8	15.5	12.4	16.6	12.6	16.1	10
11	95	396	118	360	90	264	103	194	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	12
13	\$1,418,384 766	\$9,025,402 1,611	\$1,525,051 983	\$12,121,987 1,705	\$14,466,564 1,936	\$13,336,333 1,802	\$11,312,777 2,081	\$7,878,353 1,897	13
14	\$388,316 210	\$2,526,373 451	\$424,310 274	\$3,113,716 438	\$3,168,447 424	\$2,673,763 361	\$3,554,220 654	\$1,860,849 448	14
15	\$2,067,000 1,116	\$13,506,000 2,410	\$2,370,000 1,528	\$20,610,000 2,898	\$18,418,959 2,465	\$21,420,000 2,894	\$15,580,000 2,866	\$11,850,000 2,853	15
16	\$10.17	\$10.28	\$10.89	\$10.22	\$10.69	\$10.19	\$10.57	\$9.94	16
17	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	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. BURGER AVE. (RICHMOND)	W. 127TH ST. FLATLANDS AVE. EAST 103RD ST. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	SUTTER AVE. RIGHTLANDS ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	RAINBRIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)	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	19

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	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
1	NUMBER OF APARTMENTS	600	2,039	607	1,497	700	634	700	712
2	NO. OF RENTAL ROOMS	2,819	9,692½	2,856½	7,005½	3,283	2,951	3,252	3,307
	AVERAGE NO. OF R/R PER APT.	4.70	4.75	4.71	4.68	4.69	4.65	4.65	4.64
3	POPULATION (Estimated)	2,285	7,938	2,318	5,617	2,657	2,375	2,610	2,653
4	RESIDENTIAL BUILDINGS	16	40	22	28	11	15	6	14
5	NUMBER OF STORIES	3-7	3-14	3-6	7	7	7	13-14	6-7
6	TOTAL AREA — Sq. Ft.	582,821	2,129,275	947,622	1,403,694	528,967	540,725	550,018	616,678
	Acres	13.4	48.9	21.8	32.2	12.2	12.4	12.6	14.2
7	NET HOUSING AREA — Sq. Ft.	582,821	2,023,005	816,256	1,340,519	496,296	540,725	550,018	572,678
	(Excluding Park) Acres	13.4	46.5	18.7	30.8	11.4	12.4	12.6	13.1
8	ALL BUILDING AREA—Sq. Ft.	116,506	344,433	124,890	190,435	86,767	92,855	55,678	107,706
9	CUBAGE — Cu. Ft.	5,268,542	17,847,449	5,691,790	12,323,225	5,878,957	5,113,073	5,837,785	5,991,153
10	COVERAGE (Line 8÷6) %	19.9	16.2	13.2	13.6	16.4	17.2	10.1	17.5
11	DENSITY (Persons per Acre)	171	162	106	174	219	191	207	187
12	LAND COST (Including Park)	\$1,589,058	\$1,070,853	\$126,960	\$955,607	\$653,396	\$505,205	\$433,186	\$2,045,677
	Per Sq. Ft. of Priv. Prop.	2.84	.43	.13	.74	1.42	1.09	.93	3.51
	Per Sq. Ft. Including Sts.	2.73	.50	.13	.68	1.24	.93	.79	3.32
13	CONSTRUCTION COST	\$5,708,589	\$18,390,553	\$6,261,210	\$12,286,796	\$5,836,137	\$5,083,820	\$5,529,426	\$5,809,030
	PER RENTAL ROOM	2,025	1,897	2,192	1,754	1,778	1,723	1,700	1,757
14	SITE IMPR. & OTHER COSTS	\$1,244,353	\$3,458,594	\$1,701,830	\$4,752,597	\$1,212,560	\$2,339,187	\$1,647,388	\$1,769,293
	PER RENTAL ROOM	441	357	596	678	369	793	507	535
15	DEVELOPMENT COST	\$8,542,000	\$22,920,000	\$8,090,000	\$17,995,000	\$7,702,093	\$7,928,212	\$7,610,000	\$9,624,000
	PER RENTAL ROOM	3,030	2,365	2,832	2,569	2,346	2,687	2,340	2,910
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$10.03	\$10.44	\$10.37	\$10.46	\$10.07	\$10.51	\$10.88	\$10.14
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
18	BOUNDARIES	SOUTH RD. 160TH ST. BRINX' HOFF AV. 158TH ST. (QUEENS)	GREENADA PL. BAYCHESTER AV. E. 225TH ST. LACONIA AV. (BRONX)	GRAND VIEW AV. ROXBURY ST. LOCKMAN AV. CONTINENTAL PL. (RICHMOND)	WATSON AV. BRUCKNER BLVD. SOUNDVIEW AV. LELAND AV. (BRONX)	FROST ST. MORGAN AV. KINGSLAND AV. MASFETH AV. (BROOKLYN)	NEPTUNE AV. BAYVIEW AV. WEST 33RD ST. (BROOKLYN)	SEDGWICK AV. W. 167TH ST. UNIVERSITY AV. (BRONX)	BEACH 86TH S HAMMELS BLV BEACH 81ST S R'WAY BCH. BL (QUEENS)
19	COMPLETION DATE	10-31-54	10-15-53	8-31-54	1-31-55	6-8-53	6-30-54	6-30-54	4-30-55

See Explanatory Notes on page 17.

**PROJECTS IN FULL OPERATION**

FEDERAL PROJECTS			STATE PROJECTS							
LINE	NY 5-29 RED HOOK II	TOTAL OPER. (FEDERAL) (25 PROJECTS)	NYS-1 FORT GREENE	NYS-2 LILLIAN WALD	NYS-4 BROWNS- VILLE	NYS-5 AMSTERDAM	NYS-11 LESTER W. PATTERSON	NYS-12 ABRAHAM LINCOLN	LINE	
1	346	28,806	3,501	1,861	1,338	1,084	1,791	1,286	1	
2	1,627 4.70	126,324½ 4.39	13,526 3.86	8,625½ 4.63	6,279 4.69	5,128 4.73	8,519½ 4.76	6,075 4.72	2	
3	1,318	104,878	12,445	7,168	5,329	4,218	6,985	5,151	3	
4	3	486	35	16	27	13	15	14	4	
5	3-14	—	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	5	
6	245,292 5.6	23,569,620 541.1	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	6	
7	245,292 5.6	21,377,831 490.7	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	7	
8	35,301	4,170,413	361,661	133,117	188,564	100,358	167,841	106,738	8	
9	2,896,000	233,965,867	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	9	
10	14.4	17.7	20.1	18.6	22.6	22.5	22.4	19.3	10	
11	234	194	301	434	278	414	407	406	11	
12	\$367,585 1.84 1.50	\$38,014,475 1.80 1.61	\$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	\$3,027,669 1,861	\$181,257,767 1,435	\$11,238,067 831	\$13,469,980 1,562	\$8,884,051 1,415	\$7,861,459 1,533	\$14,394,692 1,690	\$9,068,574 1,493	13	
14	\$1,212,746 745	\$44,102,796 349	\$2,903,365 215	\$4,798,579 556	\$1,299,493 207	\$1,746,153 341	\$2,745,222 422	\$2,566,062 2,340	14	
15	\$4,608,000 2,832	\$263,375,038 2,085	\$19,820,667 1,465	\$22,062,000B 2,558	\$12,563,000 2,001	\$12,120,000B 2,363	\$20,620,000B 2,420	\$14,215,000 2,340	15	
16	\$10.44	—	\$10.43	\$9.18	\$9.06	\$9.18	\$9.13	\$8.90	16	
17	\$4,000	—	\$2,100	\$5,964	\$5,460	\$5,460	\$5,460	\$5,964	17	
18	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK (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. 145TH ST. E. 139TH ST. (BRONX)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	18	
19	5-31-55	—	2-24-44	10-14-49	4-16-48	12-17-48	12-31-50	12-29-48	19	

PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	PROJECT DATA	NYS-13	NYS-20	NYS-21	NYS-23	NYS-24	NYS-25	NYS-29	NYS-30	LINE
		MARCY	GOWANUS	J. W. JOHNSON	MELROSE	ASTORIA	GOV. SMITH	FARRAGUT	STEPHEN FOSTER	
1	NUMBER OF APARTMENTS	1,717	1,139	1,310	1,023	1,104	1,935	1,390	1,379	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	8,275½ 4.82	5,413½ 4.75	6,139 4.69	4,864½ 4.76	5,607 5.08	8,894½ 4.60	6,535 4.70	6,335½ 4.59	2
3	POPULATION (Estimated)	6,980	4,469	5,088	3,572	4,896	6,580	5,309	4,849	3
4	RESIDENTIAL BUILDINGS	27	16	10	8	22	12	10	10	4
5	NUMBER OF STORIES	6	4-6-9-10-13-14	6-10-14	14	6-7	15-16-17	13-14	13-14	5
6	TOTAL AREA — Sq. Ft. Acres	1,241,000 28.5	547,663 12.6	517,632 11.9	541,687 12.4	1,406,832 32.3	947,493 21.8	723,570 16.6	599,120 13.7	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	1,101,547 25.3	502,216 11.5	456,630 10.5	498,060 11.4	1,151,484 26.4	806,175 18.5	723,570 16.6	555,560 12.8	7
8	ALL BUILDING AREA—Sq. Ft.	240,198	105,659	97,804	68,826	173,434	126,462	100,476	98,822	8
9	CUBAGE — Cu. Ft.	13,741,160	9,028,680	10,582,024	8,736,312	10,826,579	15,937,490	11,639,930	11,745,000	9
10	COVERAGE (Line 8 ÷ 6) %	19.4	19.3	18.9	12.7	12.3	13.3	13.9	16.5	10
11	DENSITY (Persons per Acre)	245	355	428	287	152	302	320	352	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	\$2,799,194 5.42 5.17	\$2,015,617 1.70 1.43	\$6,226,414 8.60 6.57	\$2,705,500 3.82 3.74	\$4,429,632 8.17 7.39	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$13,228,279 1,598	\$8,824,780 1,630	\$9,239,290 1,505	\$7,159,828 1,472	\$9,336,349 1,665	\$18,614,250 2,093	\$9,763,392 1,494	\$11,745,350 1,854	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,707,144 327	\$1,544,372 285	\$1,908,453 311	\$2,340,978 481	\$2,738,034 488	\$4,229,336 476	\$2,806,108 429	\$3,675,018 580	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$18,872,000 2,280	\$11,695,000 2,160	\$14,315,000 2,331	\$12,300,000 2,529	\$14,090,000 2,513	\$29,070,000 <sup>B</sup> 3,268	\$15,275,000 2,337	\$19,850,000 <sup>B</sup> 3,133	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.06	\$9.16	\$9.19	\$9.03	\$8.99	\$9.37	\$9.08	\$9.35	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,460	\$5,964	\$5,964	\$5,964	\$5,964	\$5,460	\$5,964	\$5,964	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. 153RD ST. THIRD AVE. PARK AVE. (MANHATTAN)	MORRIS AVE. E. 153RD ST. COURT'T AVE. E. 156TH ST. (BRONX)	27TH AVE. 8TH ST. HALLT'S COVE EAST RIVER (QUEENS)	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL. (MANHATTAN)	YORK ST. NAVY ST. NASSAU ST. BRIDGE ST. (BROOKLYN)	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	18
19	COMPLETION DATE	1-19-49	6-24-49	12-27-48	5-31-52	11-9-51	4-1-53	4-30-52	10-31-54	19

**PROJECTS IN FULL OPERATION**

**STATE PROJECTS**

LINE	NYS-39 BRONX RIVER	NYS-40 ALBANY	NYS-52 JAMES A. BLAND	NYS-55 REDFERN	NYS-57 FOREST	NYS-58-1 SOUND VIEW	NYS-58-2 CYPRESS HILLS	NYS-58-3 HOWARD	TOTAL OPER. (STATE) (22 PROJECTS)	LINE
1	1,246	829	400	456	1,350	1,259	1,444	815	29,657	1
2	5,968 4.79	3,798¼ 4.58	1,848¼ 4.62	2,122 4.65	6,143¼ 4.55	5,826¼ 4.63	6,576 4.55	3,689¼	136,190 4.59	2
3	4,869	3,128	1,502	1,707	4,965	4,864	5,370	2,927	112,371	3
4	9	6	5	7	15	13	15	10	315	4
5	14	14	10	6	9-10-14	7	7	13-7	—	5
6	607,297 13.9	388,389 8.9	269,800 6.2	826,755 19.0	854,753 19.6	1,145,237 26.3	1,264,130 29.0	664,735 15.3	17,644,890 405.1	6
7	563,737 13.0	388,389 8.9	245,785 5.6	734,928 16.9	782,920 18.0	1,145,237 26.3	1,264,130 29.0	621,176 14.3	16,277,578 373.7	7
8	84,235	58,455	43,237	73,647	125,002	164,048	223,364	87,500	2,929,448	8
9	10,772,413	7,082,630	3,668,503	4,217,803	11,465,400	10,481,330	12,338,237	6,943,700	243,162,479	9
10	13.9	15.1	16.0	8.9	14.6	14.3	17.7	13.2	16.6	10
11	350	351	243	90	253	185	185	192	277	11
12	\$685,324 1.36 1.13	\$400,000 1.12 1.03	\$1,246,388 5.11 4.62	\$676,952 .77 .82	\$4,268,637 5.12 5.00	\$910,713 .97 .80	\$897,540 .75 .71	\$2,267,678 4.70 3.41	\$57,384,241 3.74 3.25	12
13	\$10,390,391 1,741	\$7,364,213 1,939	\$3,771,268 2,040	\$5,004,825 2,359	\$12,103,077 1,970	\$10,816,922 1,857	\$12,019,627 1,828	\$7,273,340 1,627	\$221,572,004 2,422	13
14	\$1,619,285 271	\$1,087,787 286	\$959,344 519	\$1,096,223 517	\$3,418,286 556	\$1,472,365 253	\$1,610,833 245	\$1,633,982 443	\$50,906,422 374	14
15	\$12,695,000 2,127	\$8,852,000 2,330	\$5,977,000 3,233	\$6,778,000 3,194	\$19,790,000 3,221	\$13,200,000 2,266	\$14,528,000 2,209	\$11,175,000 3,029	\$329,862,667 2,422	15
16	\$9.17	\$9.16	\$9.27	\$9.50	\$10.15	\$9.83	\$9.70	\$11.51	—	16
17	\$5,460	\$5,460	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	—	17
18	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)	REDFERN AVE. HASSOCK ST. BEACH CHANNEL DRIVE B. 12TH ST. (QUEENS)	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	SEWARD AVE. ROSEDALE AVE. LACOMBE AVE. BX. RIVER AVE. SOUNDVIEW PK. (BRONX)	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)	E. NEW YORK AVE. STONE AVE. PITKIN AVE. R'KWY AVE. (BROOKLYN)	—	18
19	2-28-51	10-2-50	4-30-52	5-1-53	12-31-56	12-31-54	5-31-55	12-31-55	—	19

See Explanatory Notes on page 17.



**PROJECTS IN FULL OPERATION**

**PART I—CITY PROJECTS**

**PART II—CITY PROJECTS**

LINE	PROJECT DATA	PART I—CITY PROJECTS				TOTAL OPER. (CITY I) (4 PROJECTS)	PART II—CITY PROJECTS			LINE
		NYC FIRST HOUSES	NYC-1 VLADECK (CITY)	NYC-2 J. L. ELLIOTT	NYC-3 JACOB RIIS (CITY)		NYC-5-1 EAST- CHESTER	NYC-5-2 SHEEPSHEAD BAY	NYC-5-3 SOUTH BEACH	
1	NUMBER OF APARTMENTS	123	240	608	578	1,549	874	1,056	422	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	379 3.08	1,080 4.50	2,789 4.59	2,705 4.68	6,953 4.49	4,239 4.85	4,896 4.64	1,923½ 4.56	2
3	POPULATION (Estimated)	414	964	2,338	2,224	5,940	3,445	3,984	1,552	3
4	RESIDENTIAL BUILDINGS	8	4	4	6	22	10	18	8	4
5	NUMBER OF STORIES	4-5	6	11-12	6-13-14	—	7-8	6	6	5
6	TOTAL AREA — Sq. Ft. Acres	59,262 1.4	96,933 2.2	204,530 4.7	258,562 5.9	619,287 14.2	653,856 15.0	1,036,600 23.8	708,283 16.3	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	52,797 1.3	96,933 2.2	204,530 4.7	258,562 5.9	612,822 14.1	607,396 13.9	953,637 21.9	638,737 14.7	7
8	ALL BUILDING AREA—Sq. Ft.	24,540	28,827	45,023	43,916	142,306	115,918	159,727	68,084	8
9	CUBAGE — Cu. Ft.	1,411,795	1,766,160	4,301,454	4,497,120	11,976,529	7,891,470	10,080,777	3,921,651	9
10	COVERAGE (Line 8+6) %	41.4	29.7	22.0	17.0	23.0	17.7	15.4	9.6	10
11	DENSITY (Persons per Acre)	296	432	497	375	418	230	167	95	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$220,312 3.72 3.72	\$338,290 3.90 3.49	\$1,102,737 6.62 5.39	\$1,143,525 5.63 4.42	\$2,804,864 5.44 4.53	\$307,441 .56 .47	\$549,891 .60 .53	\$58,614 .09 .08	12
13	CONSTRUCTION COST PER RENTAL ROOM	* \$1,164,331 3,072	\$814,595 754	\$3,457,965 1,240	\$3,987,696 1,474	\$9,424,587 1,355	\$8,067,466 1,903	\$10,247,564 2,093	\$4,470,724 2,324	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	*Included above am't unavailable	\$116,605 108	\$481,640 173	\$1,208,299 447	\$1,806,544 260	\$1,139,093 269	\$1,798,545 367	\$847,662 441	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$1,384,643 3,653	\$1,269,490 1,175	\$5,042,342 1,808	\$6,339,520 2,344	\$14,035,995 2,019	\$9,514,000 2,244	\$12,596,000 2,573	\$5,377,000 2,795	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$11.20	\$9.65	\$10.30	\$10.64	—	\$15.68	\$15.93	\$15.65	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$3,800	\$3,800	\$4,000	\$4,000	—	\$5,400	\$5,400	\$5,400	17
18	BOUNDARIES	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. BOUCK AVE. ADRE AVE. YATES AVE. (BRONX)	AVENUE "V" BATCHELDER ST. AVENUE "X" NOSTRAND AVE. (BROOKLYN)	KRAMER ST. LAMPPOST BLVD. REID AVE. PARKINSON AVE. (RICHMOND)	18
19	COMPLETION DATE	5-31-36	10-25-40	7-15-47	1-31-49	—	6-1-50	8-8-50	3-20-50	19

**PROJECTS IN FULL OPERATION**

**PART II—CITY PROJECTS**

**PART III—CITY PROJECTS**

LINE	PART II—CITY PROJECTS			PART III—CITY PROJECTS						LINE
	NYC-54 WOODSIDE	NYC-6 COLONIAL PARK	TOTAL OPER. (CITY II) (5 PROJECTS)	NYC-8 PELHAM PARKWAY	NYC-9 GUN HILL	NYC-10 DYCKMAN	NYC-11 NOSTRAND	NYC-12 GLEN- WOOD		
1	1,357	984	4,693	1,266	733	1,167	1,148	1,188	1	
2	6,119½ 4.51	4,472½ 4.55	21,650½ 4.61	5,451 4.31	3,128½ 4.27	5,050 4.33	4,972 4.33	5,214 4.39	2	
3	5,091	3,807	17,879	4,386	2,514	4,082	4,018	4,274	3	
4	20	8	64	23	6	7	16	20	4	
5	6	14	—	6	13-14	14	6	6	5	
6	971,398 22.3	475,672 10.9	3,845,809 88.3	1,034,160 23.8	345,256 7.9	613,884 14.1	1,036,600 23.8	975,095 22.4	6	
7	971,398 22.3	475,672 10.9	3,646,840 83.7	967,252 22.2	314,070 7.2	570,318 13.1	1,036,600 23.8	915,230 21.0	7	
8	186,009	71,671	601,409	184,875	54,684	80,457	177,223	183,856	8	
9	10,715,226	7,911,809	40,520,933	10,665,277	6,221,645	9,780,114	9,377,365	10,242,805	9	
10	19.1	15.1	15.6	17.9	15.8	13.1	17.1	18.9	10	
11	228	349	202	185	318	290	169	191	11	
12	\$1,708,319 1.92 1.76	\$700,001 1.47 1.47	\$3,324,266 .95 .86	\$1,242,294 1.40 1.20	\$497,128 1.52 1.44	\$1,688,147 2.83 2.75	\$448,278 .50 .43	\$237,027 .32 .24	12	
13	\$10,924,730 1,785	\$7,824,219 1,749	\$41,534,703 1,918	\$12,065,928 2,214	\$6,378,671 2,039	\$9,289,102 1,839	\$10,768,769 2,166	\$10,513,941 2,016	13	
14	\$1,143,951 187	\$2,088,780 467	\$7,018,031 324	\$1,987,403 365	\$1,833,487 586	\$3,225,666 639	\$2,600,747 523	\$2,156,165 414	14	
15	\$13,777,000 2,251	\$10,613,000 2,373	\$51,877,000 2,396	\$15,295,625 2,806	\$8,709,286 2,784	\$14,202,915 2,812	\$13,817,794 2,779	\$12,907,133 2,475	15	
16	\$16.65	\$15.92	—	\$17.28	\$17.50	\$17.41	\$17.19	\$16.85	16	
17	\$5,400	\$5,400	—	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	17	
18	49TH ST. 51ST ST. 31ST AVE. NEWTOWN RD. (QUEENS)	HARLEM RIVER DR. POLO GROUNDS HARLEM RIVER DRIVEWAY (MANHATTAN)	—	PELHAM P'K'Y. WALLACE AVE. WILMSBROE. 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)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	EAST 56TH ST. FARRAGUT RD. RALPH AVE. AVENUE "H" (BROOKLYN)	18	
19	12-30-49	9-30-51	—	6-30-50	11-30-50	4-25-51	12-14-50	7-14-50	19	

PROJECTS IN FULL OPERATION

PART III—CITY PROJECTS

LINE	PROJECT DATA	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	NUMBER OF APARTMENTS	502	786	1,682	1,441	879	418	506	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,174 4.33	3,320½ 4.22	7,043½ 4.19	6,071½ 4.21	3,712½ 4.22	1,771 4.24	2,129 4.21	2
3	POPULATION (Estimated)	1,754	2,541	5,522	4,710	2,864	1,390	1,648	3
4	RESIDENTIAL BUILDINGS	7	7	11	18	14	7	8	4
5	NUMBER OF STORIES	6	14-15	14-15	6-14	6-7-14-15	6	8	5
6	TOTAL AREA — Sq. Ft. Acres	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	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	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 11.8	7
8	ALL BUILDING AREA—Sq. Ft.	79,116	59,598	111,631	170,051	96,415	66,101	77,152	8
9	CUBAGE — Cu. Ft.	4,454,900.	6,642,484	13,300,359	12,141,094	7,454,500	3,931,321	4,520,277	9
10	COVERAGE (Line 8÷6) %	13.6	18.7	15.2	15.1	19.9	18.7	10.5	10
11	DENSITY (Persons per Acre)	132	347	328	182	258	172	98	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$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	CONSTRUCTION COST PER RENTAL ROOM	\$5,292,735 2,435	\$6,433,254 1,937	\$11,921,162 1,693	\$11,207,671 1,846	\$7,690,151 2,071	\$4,043,072 2,283	\$4,853,364 2,280	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,188,376 547	\$1,347,422 406	\$3,851,998 547	\$2,079,711 343	\$1,430,879 579	\$1,025,991 579	\$992,041 466	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$6,513,124 2,996	\$8,397,841 2,529	\$17,877,190 2,538	\$13,645,438 2,247	\$9,676,316 2,606	\$5,137,275 2,901	\$5,933,729 2,787	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$16.99	\$17.62	\$17.82	\$17.07	\$17.38	\$17.22	\$17.01	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	17
18	BOUNDARIES	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. & BK.)	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. EKAVER AVE. JEFFERSON ST. (RICHMOND)	18
19	COMPLETION DATE	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 page 17.

**PROJECTS IN FULL OPERATION**

PROJECTS IN FULL OPERATION									
PART III—CITY PROJECTS					PART IV—CITY PROJECTS				
LINE	NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	NYC-24 BAY VIEW	TOTAL OPER. (CITY IV) (1 PROJECT)	GRAND TOTAL (CITY I-III-IV) (25 PROJECTS)	GRAND TOTAL (OPERATING) (72 PROJECTS)	LINE
1	2,166	448	2,071	16,401	1,610	1,610	24,253	82,716	1
2	9,140 4.22	1,901 4.24	8,847½ 4.27	69,926 4.26	7,314 4.54	7,314 4.54	105,843½ 4.36	368,358 4.45	2
3	7,178	1,562	7,081	55,524	5,738	5,738	85,081	302,330	3
4	31	4	35	214	23	23	323	1,124	4
5	6-7	14	3-7-8	—	8	8	—	—	5
6	1,667,814 38.3	151,467 3.5	2,264,336 52.0	12,424,822 285.2	1,481,844 34.0	1,481,844 34.0	18,371,762 421.7	59,586,272 1,367.9	6
7	1,537,135 35.3	151,467 3.5	2,108,832 48.4	11,515,416 264.4	1,438,244 33.0	1,438,244 33.0	17,213,322 395.2	54,868,731 1,259.6	7
8	346,053	35,222	369,627	2,092,061	207,305	207,305	3,043,081	10,142,942	8
9	18,107,100	3,879,000	19,046,723	139,764,964	14,262,296	14,262,296	206,524,722	683,653,068	9
10	20.8	23.3	16.3	16.8	14.0	14.0	16.6	17.0	10
11	187	449	136	195	169	169	202	221	11
12	\$1,172,517 .82 .70	\$300,000 1.90 1.98	\$783,816 .30 .35	\$10,192,293 .85 .82	\$155,414 .10 .11	\$155,414 .10 .11	\$16,476,837 .94 .90	\$111,875,553 2.07 1.88	12
13	\$16,093,714 1,761	\$3,576,253 1,881	\$18,023,915 2,037	\$138,151,702 1,976	\$15,337,206 2,097	\$15,337,206 2,097	\$204,448,198 1,932	\$607,277,969 1,649	13
14	\$4,051,536 443	\$903,899 475	\$2,696,976 305	\$31,372,297 449	\$4,037,380 552	\$4,037,380 552	\$44,234,252 418	\$139,243,470 378	14
15	\$21,317,767 2,332	\$4,780,152 2,515	\$21,504,707 2,431	\$179,716,292 2,570	\$19,530,000 2,670	\$19,530,000 2,670	\$265,159,287 2,505	\$858,396,992 2,330	15
16	\$17.46	\$17.63	\$17.45	—	\$21.39	—	—	—	16
17	\$5,400	\$5,400	\$5,400	—	\$6,900	—	—	—	17
18	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)	—	SEAVIEW AVE. E. 102ND ST. ROCKAWAY PARKWAY (BROOKLYN)	—	—	—	18
19	7-31-51	3-16-51	6-30-52	—	5-31-56	—	—	—	19

## (A) PROJECTS FULLY UNDER

FEDERAL PROJECTS							STATE PROJECTS			
LINE	PROJECT DATA	NY 5-14 GEORGE WASHINGTON	NY 5-21 LA GUARDIA	NY 5-24 SEN. ROBERT F. WAGNER, SR.	NY 5-30 GENERAL GRANT	TOTAL CONST. (FEDERAL) (4 PROJECTS)	NYS-56 CARVER	NYS-58-4 SUMNER	NYS-64-1 FREDERICK DOUGLASS	LINE
1	NUMBER OF APARTMENTS	1,515	1,094	2,162	1,940	6,711	1,246	1,099	1,999	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	7,053½ 4.66	5,115 4.68	10,129 4.69	9,138 4.71	31,435½ 4.68	5,827 4.68	4,990½ 4.54	9,034½ 4.52	2
3	POPULATION (Estimated)	5,670	4,131	8,185	7,419	25,405	4,698	4,103	7,615	3
4	RESIDENTIAL BUILDINGS	14	9	22	9	54	13	13	15	4
5	NUMBER OF STORIES	12-14	12-15-16	7-16	13-21	—	6-15	7-12	9-12-17-18-20	5
6	TOTAL AREA—Sq. Ft. Acres	906,988 20.8	464,760 10.7	1,172,233 26.9	655,681 15.1	3,199,662 73.5	637,132 14.6	974,765 22.4	954,391 21.9	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	822,228 18.9	415,328 9.5	1,083,783 24.9	655,681 15.1	2,976,020 68.4	594,887 13.6	905,577 20.8	869,650 20.0	7
8	ALL BUILDING AREA—Sq. Ft.	124,916	63,621	150,639	101,477	440,653	97,568	131,812	129,876	8
9	C U B A G E — Cw. Ft.	12,638,161	8,909,854	16,837,094	16,701,596	55,086,705	10,213,040	8,746,961	16,984,651	9
10	COVERAGE (Line 8 ÷ 6) %	13.8	13.7	12.9	15.5	13.8	15.3	13.5	13.6	10
11	DENSITY (Persons per Acre)	273	387	304	491	346	322	183	348	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$5,852,167 7.28 6.45	\$4,389,315 9.45 9.44	\$7,948,420 7.10 6.78	\$7,167,334 13.62 10.93	\$25,357,236 8.70 7.92	\$5,992,488 10.60 9.41	\$3,633,228 4.44 3.73	\$11,629,338 13.50 12.19	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$12,218,246 1,732	\$8,924,078 1,745	\$18,873,840 1,863	\$16,687,700 1,826	\$56,704,464 1,804	\$12,867,069 2,208	\$10,650,292 2,134	\$19,485,535 2,157	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,629,587 798	\$3,841,007 751	\$6,202,740 612	\$5,271,966 577	\$20,945,300 666	\$5,510,443 946	\$3,578,480 717	\$6,635,127 734	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$23,700,000 3,360	\$17,155,000 3,354	\$33,025,000 3,260	\$29,127,000 3,187	\$103,007,000 3,277	\$24,370,000 4,182	\$17,862,000 3,579	\$37,750,000 4,178	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	—	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$4,000	\$4,000	\$4,000	\$4,000	—	\$5,964	\$5,964	NOT ESTABLISHED	17
18	BOUNDARIES	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MAN.)	RUTGERS ST. MADISON ST. M'NTG'M'BY ST. CHERRY ST. (MAN.)	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D.R'SEV'T DR. (MAN.)	W. 125TH ST. MRNGSIDE AVE. W. 123RD ST. BROADWAY (MAN.)	—	E. 99TH ST. PARK AVE. E. 106TH ST. MADISON AVE. (MAN.)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	W. 104TH ST. MANHATTAN AV. W. 100TH ST. AMSTERDAM AV. (MAN.)	18
19	COMPLETION DATE	c	c	c-2	c-2	—	c	c	—	19

See Explanatory Notes on page 17.

## CONSTRUCTION AND/OR IN PARTIAL OPERATION

STATE PROJECTS					PART IV—CITY PROJECTS					
LINE	NYS-64-2	NYS-65	NYS-66	TOTAL CONST. (STATE) (6 PROJECTS)	NYC-23	NYC-25	NYC-26	TOTAL CONST. (CITY) (3 PROJECTS)	GRAND TOTAL (CONST.) (13 PROJECTS)	LINE
	MARLBORO	MILL BROOK	ALBANY II		LINDEN	CONEY ISLAND	ST. MARY'S PARK			
1	1,765	1,255	400	7,764	1,590	534	1,007	3,131	17,606	1
2	8,059 4.57	5,688½ 4.53	1,837 4.59	35,436½ 4.56	7,329 4.61	2,442 4.57	4,533½ 4.50	14,304½ 4.57	81,176½ 4.61	2
3	6,742	4,687	1,533	29,378	5,826	1,928	3,530	11,284	66,067	3
4	28	9	3	81	19	5	6	30	165	4
5	7-16	16	13-14	—	8-14	14	21	—	—	5
6	1,518,505 34.9	539,327 12.4	214,594 4.9	4,838,714 111.1	1,324,947 30.4	298,874 6.9	588,851 13.5	2,212,672 50.8	10,251,048 235.4	6
7	1,471,805 33.8	495,067 11.4	214,594 4.9	4,551,580 104.5	1,324,947 30.4	239,429 5.5	545,801 12.5	2,110,177 48.4	9,638,777 221.3	7
8	202,426	76,410	26,053	664,145	173,020	38,119	57,006	268,145	1,372,943	8
9	15,262,331	10,460,210	3,249,689	64,916,882	14,187,667	5,538,000	8,922,933	28,648,600	148,652,187	9
10	13.3	14.2	12.1	13.7	13.1	12.8	9.7	12.1	13.4	10
11	193	379	311	264	192	279	261	222	281	11
12	\$579,517 .46 .38	\$4,996,506 9.80 9.26	\$513,759 2.87 2.39	\$27,344,836 6.53 5.65	\$204,927 .18 .15	\$646,511 2.47 2.16	\$2,208,089 4.44 3.75	\$3,059,527 1.60 1.38	\$55,761,599 6.17 5.44	12
13	\$18,947,360 2,351	\$13,599,048 2,391	\$3,601,907 1,961	\$79,151,211 2,234	\$16,329,093 2,228	\$5,095,645 2,087	\$10,498,581 2,316	\$31,923,319 2,232	\$167,778,994 2,067	13
14	\$2,743,123 340	\$4,314,446 758	\$804,334 438	\$23,585,953 666	\$3,415,980 769	\$1,877,844 769	\$3,858,330 851	\$9,152,154 640	\$53,683,407 661	14
15	\$22,270,000 2,763	\$22,910,000 4,027	\$4,920,000 2,678	\$130,082,000 3,671	\$19,950,000 2,722	\$7,620,000 3,120	\$16,565,000 3,654	\$44,135,000 3,085	\$277,224,000 3,415	15
16	NOT OCCUPIED	NOT OCCUPIED	NOT FULLY OCCUPIED	—	NOT OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	—	—	16
17	\$5,990	NOT ESTABLISHED	\$5,964	—	\$6,900	\$6,900	\$6,900	—	—	17
18	STILLWELL AV. AVE. "V" 86TH ST. AVE. "X" (BROOKLYN)	E. 135TH ST. BROOK AVE. E. 137TH ST. CYPRESS AVE. (BRONX)	BERGEN ST. TROY AVE. ALBANY HOUSES ALBANY AVE. (BROOKLYN)	—	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE. (BROOKLYN)	SURF AVE. W. 32ND ST. BOARDWALK W. 29TH ST. TRINITY AV. (BROOKLYN)	CAULDWELL AV. E. 156TH ST. WESTCHESTER AV. TRINITY AV. (BRONX)	—	—	18
19	—	—	—	—	—	—	—	—	—	19

## FEDERAL PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES 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 5-28	MARY K. SIMKHOVITCH	989	"	MONTGOMERY ST., HENRY ST., F. D. ROOSEVELT DR. (MANHATTAN)
NY 5-31	FOREST SOUTH	621	"	E. 163RD ST. TINTON AVE. E. 161ST ST. (BRONX)
NY 5-32	SAMUEL GOMPERS	470	"	PITT ST. RIVINGTON ST. SHERIFF ST. DELANCEY ST. (MANHATTAN)
NY 5-33	JAMES MADISON	527	"	MADISON AVE. E. 110TH ST. PARK AVE. E. 106TH ST. (MANHATTAN)
NY 5-34	SAMUEL J. TILDEN	999	"	ROCKAWAY AVE. DUMONT AVE. STONE AVE. LIVONIA AVE. (BROOKLYN)
NY 5-35	LOUIS HEATON PINK	1,498	"	CRESCENT ST. LINDEN BLVD. ELDERTS LANE STANLEY AVE. (BROOKLYN)
NY 5-36	JAMES MONROE	1,102	"	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)
NY 5-37	GOUVERNEUR MORRIS	1,622	"	PARK AVE. E. 171ST ST. 3RD AVE. E. 169TH ST. (BRONX)
NY 5-38	BAISLEY PARK	386	"	L.I.R.R. NEW YORK BLVD. 157TH ST. (QUEENS)
NY 5-39	RICHMOND TERRACE	400	"	JERSEY ST., RICHMOND TER., CLEVELAND ST., CRESCENT AVE., (RICH.)
NY 5-40	WEST BRIGHTON	400	"	CASTLETON AVE., ALASKA ST., HENDERSON AVE., CAMPBELL ST. (RICHMOND)
NY 5-43	ANDREW JACKSON	700	"	PARK AVE., E. 158TH ST., COURTLANDT AVE., E. 156TH ST. (BRONX)
NY 5-44	MOTT HAVEN	850	"	E. 140TH ST., ALEXANDER AVE., 3RD AVE., E. 144TH ST. (BRONX)
NY 5-45	DE WITT CLINTON	750	"	PARK AVE., E. 104TH ST., E. 108TH ST., LEXINGTON AVE. (MANHATTAN)
NY 5-46	LINDSAY PARK	900	"	McKIBBIN ST., LORIMER ST., MONTROSE AVE., MANHATTAN AVE. (BROOKLYN)
NY 5-47	LAFAYETTE	875	"	LAFAYETTE AVE., CLASSON AVE., DeKALB AVE., FRANKLIN AVE. (BROOKLYN)
NY 5-49	JOHN ADAMS	925	"	WESTCHESTER AVE., UNION AVE., E. 152ND ST. (BRONX)
NY 5-50	FRANKLIN D. ROOSEVELT	1,200	"	FIRST AVE., E. 2ND ST., TO E. 6TH ST., AVE. "A" (MANHATTAN)
TOTAL FEDERAL		18,903		

\* Major bids taken on 1st section only.

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

## PARTIALLY UNDER CONSTRUCTION

## STATE PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES OF CAPITAL FUNDS	BOUNDARIES
NYS-55	ADDITION TO REDFERN	150	STATE	REDFERN AVE. HASSOCK ST. (QUEENS)
NYS-73	BUSHWICK	1,220	"	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)
NYS-74	MANHATTANVILLE	1,272	"	BROADWAY W. 133RD ST. AMSTERDAM AVE. W. 129TH ST. (MANHATTAN)
NYS-76	CASTLE HILL	2,031	"	OLMSTEAD AVE. SEWARD AVE. HAVEMEYER AVE. LACOMBE AVE. (BRONX)
NYS-79	EDGEMERE	1,415	"	B. 59TH ST. ALMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)
NYS-80	CATHAY (ALTERNATE)	750	"	CHERRY ST., PIKE ST., MADISON ST., RUTGERS ST. (MANHATTAN)
NYS-81	ALEXANDER HAMILTON	1,000	"	W. 141ST ST. 8TH AVE. W. 144TH ST. 7TH AVE. (MANHATTAN)
NYS-84	BORGIA BUTLER	1,000	"	E. 169TH ST., WEBSTER AVE., E. 171ST ST., PARK AVE. (BRONX)
NYS-88	STAPLETON	700	"	HILL ST. WARREN ST. GORDON ST. BROAD ST. TOMPKINS AVE. (RICHMOND)
NYS-89	WOODROW WILSON	400	"	E. 105TH ST., 1ST AVE., E. 106TH ST., F. D. ROOSEVELT DR. (MANHATTAN)
	TOTAL STATE	<u>9,938</u>		

## CITY PROJECTS

NYC-27	BENJAMIN FRANKLIN	1,645	CITY	3RD AVE. E. 109TH ST. 1ST AVE. E. 106TH ST. (MANHATTAN)
NYC-28	SEN. ROB'T A. TAFT	1,470	"	5TH AVE. E. 115TH ST. PARK AVE. E. 112TH ST. (MANHATTAN)
NYC-29	SAMUEL GOMPERS	800	"	STANTON AVE., COLUMBIA ST., DELANCEY ST., PITT ST. (MAN.)
NYC-30	FOREST SOUTH	320	"	E. 163RD ST. E. 161ST ST. TRINITY AVE. (BRONX)
NYC-31	JAMES MONROE	408	"	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)
NYC-33	JOHN F. HYLAN	206	"	MOORE ST. HUMBOLDT ST. SIEGEL ST. BUSHWICK AVE. (BROOKLYN)
NYC-34	LUNA PARK	1,500	"	SURF AVE. STILLWELL AVE. NEPTUNE AVE. W. 8TH ST. (BROOKLYN)
	TOTAL CITY	<u>6,549</u>		



**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	72	13	85	38
NUMBER OF APARTMENTS	82,716	17,606	100,322	35,390
NUMBER OF RENTAL ROOMS	368,358	81,176½	449,534½	—
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.45	4.61	4.48	—
POPULATION ( <i>Estimated</i> )	302,330	66,067	368,397	—
NUMBER OF RESIDENTIAL BUILDINGS	1,124	165	1,289	—
TOTAL AREA — <i>Sq. Ft.</i>	59,586,272	10,251,048	69,837,320	—
— <i>Acres</i>	1,367.9	235.4	1,603.3	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	10,142,942	1,372,943	11,515,885	—
COVERAGE — %	17.0	13.4	16.5	—
DENSITY ( <i>Persons Per Acre</i> )	221	281	230	—

## EXPLANATORY NOTES

LINE 1—NUMBER OF APARTMENTS  
LINE 2— $\left\{ \begin{array}{l} \text{NUMBER OF RENTAL ROOMS} \\ \text{AVERAGE NUMBER OF RENTAL} \\ \text{ROOMS PER APT.} \end{array} \right\}$  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 MONTHLY RENT PER RENTAL ROOM— The rents shown are the average monthly rents currently received, and include gas and electricity for all projects except first houses. Specific rents vary in accordance with the incomes of tenant families.

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.

PREPARED BY CONTROL DEPARTMENT  
IN COOPERATION WITH DEVELOPMENT AND MANAGEMENT DEPARTMENTS

