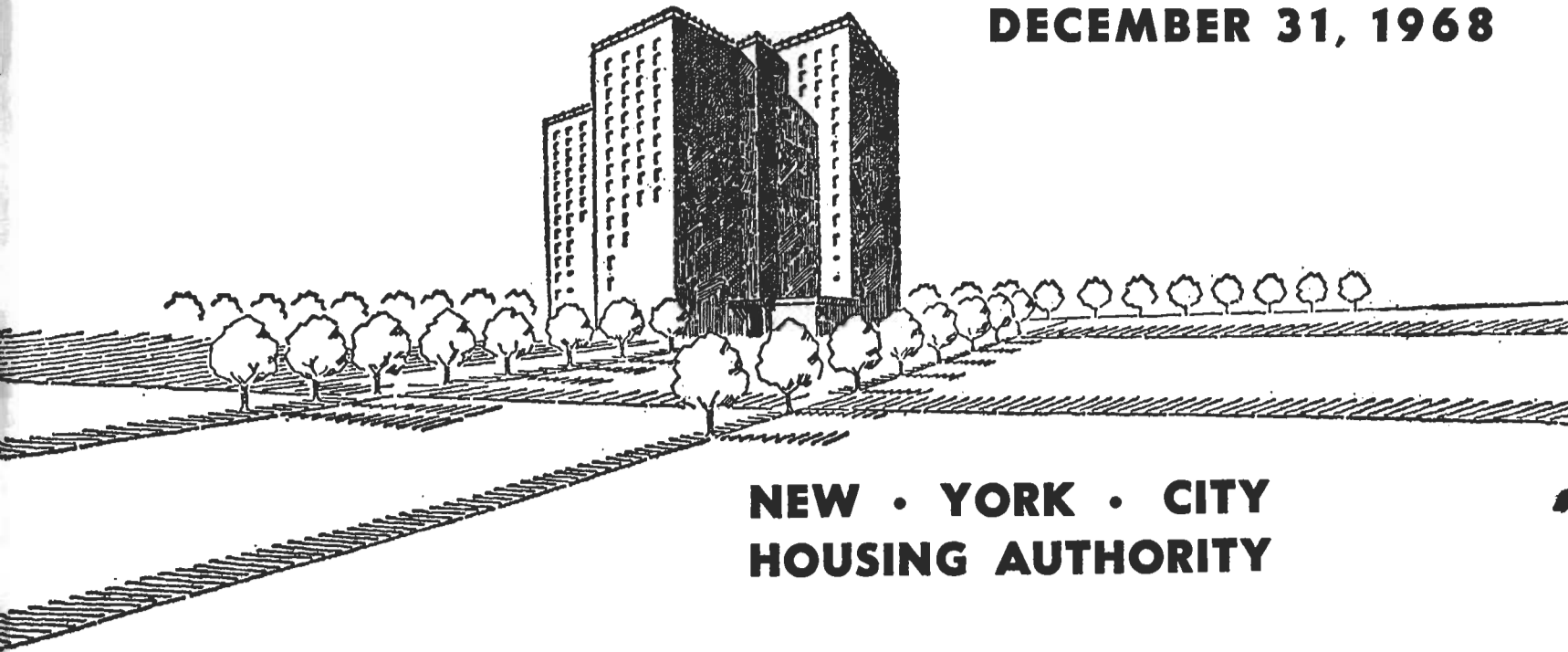


*J. Matthews*

# PROJECT DATA •

**DECEMBER 31, 1968**



**NEW • YORK • CITY  
HOUSING AUTHORITY**

# NEW YORK CITY HOUSING AUTHORITY

250 BROADWAY

NEW YORK, N. Y. 10007

ALBERT A. WALSH  
CHAIRMAN

IRA S. ROBBINS  
MEMBER

ROGER W. FLOOD  
(Appointed March 17, 1969) MEMBER

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JOSEPH J. CHRISTIAN  
GENERAL MANAGER

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR TO DECEMBER 31, 1968 ARE INCLUDED HEREIN. SEE ALPHABETICAL LIST OF PROJECTS ON PAGES 34, 35 AND 36.

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# 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
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166
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
3	POPULATION (Estimated)	4,100	1,300	8,210	8,950	4,000	1,210	3,570	3,240
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6
6	TOTAL AREA—Sq. Ft. Acres	1,016,895 23.3	322,075 7.4	1,452,438 33.3	2,154,941 49.5	566,414 13.0	392,989 9.0	512,822 11.8	695,544 16.0
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	927,103 21.3	313,137 7.2	1,452,438 33.3	1,510,368 34.7	519,124 11.9	392,989 9.0	466,607 10.7	665,526 15.3
8	ALL BUILDING AREA—Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189
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
10	COVERAGE (Line 8÷6) %	32.1	32.2	22.5	18.1	30.2	20.9	21.9	18.6
11	DENSITY (Persons per Acre)	176	176	247	181	308	134	303	203
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$3,745,379 4.25	\$1,038,940 3.66	\$1,650,416 1.45	\$1,969,060 1.02	\$2,006,025 4.45	\$328,696 1.11	\$1,246,736 3.27	\$1,254,582 2.24
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,765,170 1,520	\$3,303,141 1,675	\$10,368,424 974	\$12,501,660 965	\$5,828,592 930	\$1,864,543 1,040	\$3,223,093 660	\$3,239,095 697
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$553,443 96	\$388,701 197	\$2,067,685 194	\$2,334,956 180	\$1,283,067 205	\$399,178 223	\$834,871 171	\$661,423 141
15	DEVELOPMENT COST PER RENTAL ROOM	\$13,063,992 2,266	\$4,730,782 (A) 2,399	\$14,086,525 (A) 1,323	\$16,805,676 (A) 1,298	\$9,117,684 (A) 1,455	\$2,592,417 (A) 1,447	\$5,304,700 1,086	\$5,175,100 1,107
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$16.14	\$17.50	\$15.43	\$14.68	\$14.63	\$15.36	\$15.68	\$15.27
17	LOCATION	LEONARD ST. BUSHWICK AVE. MAUJER ST. SCHOLLES 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 ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F. D. R. DRIVE E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)
18	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

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-7 CLASON POINT GARDENS	NY 5-8 JACOB RIIS (FEDERAL)	NY 5-9 EDWIN MARKHAM GARDENS	NY 5-10 ST. NICHOLAS	NY 5-11 BREUKELEN	NY 5-12 BARUCH	NY 5-13 VAN DYKE	NY 5-14 GEORGE WASHINGTON	NY 5-15 THROGG'S NECK	LINE
1	400	1,190	360	1,526	1,595	2,194	1,603	1,515	1,185	1
2	1,852 4.63	5,603 4.71	1,551 4.31	7,111 4.66	7,471½ 4.67	10,247 4.67	7,402½ 4.67	7,053½ 4.67	5,436½ 4.59	2
3	1,580	4,580	1,270	5,470	5,530	7,680	6,420	5,780	4,260	3
4	46	13	30	13	30	17	22	14	29	4
5	2	6-13-14	2	14	3-7	7-13-14	3-14	12-14	3-7	5
6	742,013 17.0	510,926 11.7	540,036 12.4	680,670 15.6	2,830,416 65.0	1,196,115 27.5	973,431 22.3	906,988 20.8	1,018,143 41.7	6
7	742,013 17.0	510,926 11.7	540,036 12.4	625,559 14.4	2,141,741 49.2	1,101,503 25.3	911,494 20.9	822,228 18.9	1,018,143 41.7	7
8	154,304	103,446	139,293	105,458	360,423	160,098	161,168	124,916	228,989	8
9	3,388,939	9,657,260	2,715,000	13,112,212	14,297,000	17,784,205	13,652,083	12,618,161	11,440,859	9
10	20.8	20.2	25.8	15.5	12.7	13.4	16.6	13.8	12.6	10
11	93	391	102	351	85	279	288	278	102	11
12	\$260,300 .42	\$1,954,225 4.12	\$420,639 .76	\$5,374,297 8.94	\$783,948 .32	\$8,987,198 8.58	\$5,409,904 6.40	\$5,852,167 7.28	\$713,003 .47	12
13	\$1,418,384 766	\$8,977,509 1,602	\$1,525,051 983	\$12,701,587 1,786	\$14,394,154 1,827	\$18,683,345 1,916	\$14,186,062 1,797	\$12,674,423 2,074	\$11,275,643 2,074	13
14	\$388,316 210	\$2,578,555 460	\$424,310 274	\$3,488,386 491	\$3,232,171 433	\$8,799,457 859	\$2,908,074 393	\$6,160,585 873	\$3,552,923 634	14
15	\$2,067,000 1,116	\$13,510,289 2,411	\$2,370,000 1,528	\$21,564,270 (A) 3,033	\$18,410,273 2,464	\$36,470,000 3,559	\$22,504,040 (A) 3,040	\$24,687,175 (A) 3,500	\$15,541,569 2,839	15
16	\$15.00	\$15.37	\$16.19	\$15.06	\$14.29	\$14.20	\$15.46	\$15.23	\$14.83	16
17	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	F. D. R. DRIVE AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	RICHMOND TER. WAYNE ST. BROADWAY N. BURGHER AVE. (RICHMOND)	W. 127 ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	E. HOUSTON ST. F. D. R. DRIVE DELANEY ST. COLUMBIA ST. (MANHATTAN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MANHATTAN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	17
18	12-20-41	1-17-49	6-30-43	9-30-54	10-31-52	6-30-59	5-31-55	7-31-57	11-30-53	18

(A) See page 33 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-16 JEFFERSON	NY 5-17 BREVOORT	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	NY 5-20 MARINER'S HARBOR	NY 5-21 LA GUARDIA	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK
1	NUMBER OF APARTMENTS	1,493	896	600	2,039	607	1,094	1,497	700
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	6,978½ 4.67	4,153 4.64	2,819 4.70	9,692½ 4.75	2,856½ 4.71	5,112 4.67	7,005½ 4.68	3,283 4.69
3	POPULATION (Estimated)	5,530	3,670	2,620	7,450	2,230	4,300	5,030	3,080
4	RESIDENTIAL BUILDINGS	18	13	16	40	22	9	28	11
5	NUMBER OF STORIES	7-13-14	7	3-7	3-14	3-6	12-15-16	7	7
6	TOTAL AREA — Sq. Ft. Acres	757,179 17.4	751,896 17.3	579,217 13.3	2,129,275 48.9	947,622 21.8	464,887 10.7	1,340,519 30.8	528,967 12.2
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	757,179 17.4	687,188 15.8	579,217 13.3	2,023,005 46.5	816,256 18.7	415,455 9.5	1,340,519 30.8	496,296 11.4
8	ALL BUILDING AREA—Sq. Ft.	149,778	121,363	116,506	344,433	124,890	63,621	190,435	86,767
9	CUBAGE—Cu. Ft.	13,032,612	7,735,916	5,268,542	17,847,449	5,691,790	8,909,852	12,238,008	5,878,957
10	COVERAGE (Line 8÷6) %	19.8	16.1	20.1	16.2	13.2	13.7	14.2	16.4
11	DENSITY (Persons per Acre)	318	212	197	152	102	402	163	252
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$6,122,722 8.75	\$2,110,798 3.37	\$1,589,058 2.84	\$1,070,853 .44	\$126,960 .13	\$4,389,201 9.45	\$955,607 2.77	\$653,396 1.42
13	CONSTRUCTION COST PER RENTAL ROOM	\$14,445,436 2,070	\$8,522,453 2,052	\$5,982,197 2,122	\$18,373,294 1,896	\$6,247,621 2,187	\$8,764,153 1,714	\$12,284,360 1,754	\$5,832,892 1,777
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$6,346,842 909	\$2,103,044 506	\$1,414,200 502	\$3,418,099 353	\$1,698,274 595	\$4,026,646 788	\$4,723,582 674	\$1,215,989 370
15	DEVELOPMENT COST PER RENTAL ROOM	\$26,915,000 3,857	\$12,736,295 (A) 3,067	\$8,985,455 (A) 3,187	\$22,862,246 2,359	\$8,072,855 2,826	\$17,180,000 3,361	\$17,963,549 2,564	\$7,702,277 2,346
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$14.87	\$15.53	\$15.36	\$13.92	\$14.31	\$14.93	\$14.42	\$15.36
17	LOCATION	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE. (MANHATTAN)	BAINBRIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)	SOUTH RD. 160TH ST. BRINKERHOFF AVE. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AV. E. 225TH ST. LACONIA AVE. (BRONX)	GRAND VIEW AV. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	RUTGERS ST. MADISON ST. MONTGOMERY ST. CHERRY ST. (MANHATTAN)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)
18	COMPLETION DATE	6-30-59	8-31-55	10-31-54	10-15-53	8-31-54	7-31-57	1-31-55	6-8-53

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-24 SEN. ROBERT F. WAGNER, SR.	NY 5-25 GRAVESEND	NY 5-26 HIGHBRIDGE GARDENS	NY 5-27 HAMMEL	NY 5-28 DANIEL WEBSTER	NY 5-29 RED HOOK II	NY 5-30 GENERAL GRANT	NY 5-31 WILLIAM MCKINLEY	NY 5-32 SAMUEL GOMPERS	LINE
1	2,162	634	700	712	606	346	1,940	619	474	1
2	10,129 4.69	2,951 4.65	3,252 4.65	3,307 4.64	2,831 4.67	1,627 4.70	9,138 4.71	2,946½ 4.76	2,199 4.64	2
3	8,190	2,100	2,360	2,620	2,320	1,490	7,370	2,400	1,720	3
4	22	15	6	14	5	3	9	5	2	4
5	7-16	7	13-14	6-7	21	3-14	13-21	16	20	5
6	1,172,233 26.9	540,725 12.4	550,018 12.6	616,678 14.2	197,199 4.5	245,292 5.6	655,681 15.1	289,985 6.7	161,016 3.7	6
7	1,083,783 24.9	540,725 12.4	550,018 12.6	572,678 13.1	197,199 4.5	245,292 5.6	655,681 15.1	233,735 5.4	161,016 3.7	7
8	150,639	92,855	55,678	107,706	31,247	35,301	101,477	41,286	24,555	8
9	16,837,094	5,356,500	5,837,785	5,991,153	5,322,369	2,896,000	16,701,596	5,580,675	4,083,496	9
10	12.9	17.2	10.1	17.5	15.8	14.4	15.5	14.2	15.3	10
11	304	169	187	185	516	266	488	358	465	11
12	\$7,947,776 7.92	\$504,933 1.09	\$433,186 .93	\$2,045,677 3.51	\$1,785,870 11.01	\$367,585 1.84	\$7,155,630 14.22	\$1,575,352 6.60	\$2,059,854 13.30	12
13	\$18,709,541 1,847	\$5,081,454 1,722	\$5,470,197 1,682	\$5,806,187 1,756	\$7,648,586 2,702	\$3,058,202 1,880	\$16,560,637 1,812	\$6,576,425 2,232	\$5,058,414 2,300	13
14	\$6,242,683 616	\$2,341,609 793	\$1,644,492 506	\$1,772,136 536	\$2,830,444 1,000	\$1,280,968 787	\$5,098,733 558	\$2,288,223 777	\$2,216,732 1,008	14
15	\$32,900,000 3,248	\$7,927,996 2,687	\$7,547,875 2,321	\$9,624,000 2,910	\$12,265,000 4,332	\$4,706,755 (A) 2,893	\$28,815,000 3,153	\$10,440,000 3,543	\$9,335,000 4,245	15
16	\$15.35	\$14.09	\$14.09	\$14.11	\$16.16	\$15.43	\$15.43	\$14.51	\$15.24	16
17	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D. R. DRIVE (MANHATTAN)	NEPTUNE AVE. BAYVIEW AVE. WEST 33RD ST. (BROOKLYN)	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. R'WAY BCH. BLD. (QUEENS)	E. 169TH ST. PARK AVE. E. 168TH ST. WEBSTER AVE. (BRONX)	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK (BROOKLYN)	W. 125 ST. MORNINGSIDE AVE. W. 123RD ST. BROADWAY (MANHATTAN)	E. 161ST ST. E. 163RD ST. TINTON AVE. (BRONX)	DELANCEY ST. PITT ST. STANTON ST. (MANHATTAN)	17
18	5-31-58	6-30-54	6-30-54	4-30-55	9-30-65	5-31-55	9-30-57	7-31-62	4-30-64	18

(A) See page 33 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-33 HERBERT H. LEHMAN	NY 5-34 SAMUEL J. TILDEN	NY 5-35 LOUIS HEATON PINK	NY 5-36 JAMES MONROE	NY 5-37 & 79 GOUVERNEUR MORRIS	NY 5-38 BAISLEY PARK	NY 5-39 RICHMON TERRACE
1	NUMBER OF APARTMENTS	622	998	1,500	1,102	1,887	386	489
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,917 4.69	4,750 4.76	7,102 4.73	5,306 4.82	9,012½ 4.78	1,804 4.67	2,313½ 4.73
3	POPULATION (Estimated)	2,420	4,060	5,270	4,390	7,650	1,470	1,840
4	RESIDENTIAL BUILDINGS	4	8	22	12	17	5	6
5	NUMBER OF STORIES	20	16	8	8-14-15	16-20	8	8
6	TOTAL AREA — Sq. Ft. Acres	177,426 4.1	465,764 10.7	1,354,844 31.1	805,341 18.5	775,674 17.8	325,713 7.5	464,184 10.7
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	177,426 4.1	465,764 10.7	1,311,306 30.1	805,341 18.5	730,535 16.8	325,713 7.5	440,715 10.1
8	ALL BUILDING AREA—Sq. Ft.	28,904	66,416	193,511	118,402	118,469	54,504	57,285
9	CUBAGE—Cu. Ft.	5,367,611	8,888,637	13,316,063	10,177,348	17,142,807	3,529,560	4,498,022
10	COVERAGE (Line 8÷6) %	16.3	14.3	14.3	14.7	15.3	16.7	12.3
11	DENSITY (Persons per Acre)	590	379	169	237	430	196	172
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$2,115,173 13.10	\$2,405,883 6.17	\$924,523 7.74	\$644,349 96	\$6,638,397 8.13	\$148,608 48	\$1,371,785 2.94
13	CONSTRUCTION COST PER RENTAL ROOM	\$6,708,496 2,300	\$10,317,352 2,171	\$16,015,383 2,255	\$11,665,687 2,199	\$22,011,973 2,442	\$4,164,449 2,308	\$6,085,654 2,630
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,761,331 947	\$2,141,765 451	\$3,194,141 450	\$4,159,964 784	\$7,644,630 860	\$1,551,943 913	\$2,112,561 913
15	DEVELOPMENT COST PER RENTAL ROOM	\$11,585,000 3,972	\$14,865,000 3,128	\$20,134,047 2,835	\$16,470,000 3,104	\$36,295,000 4,027	\$3,865,000 3,251	\$9,570,000 4,137
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$14.26	\$14.42	\$14.55	\$14.15	\$16.31	\$14.52	\$15.99
17	LOCATION	MADISON AVE. PARK AVE. E. 106TH ST. E. 110TH ST. (MANHATTAN)	DUMONT AVE. STONE AVE. LIVONIA AVE. ROCKAWAY AVE. (BROOKLYN)	CRESCENT ST. LINDEN BLVD. ELBERTS LANE STANLEY AVE. (BROOKLYN)	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)	PARK AVE. E. 171ST ST. THIRD AVE. E. 169TH ST. (BRONX)	L.I.R.R. FOCH BLVD. 116TH AVE. N. Y. BLVD. (QUEENS)	JERSEY ST. RICHMOND TR. CRESCENT AVE. (RICHMOND)
18	COMPLETION DATE	11-30-63	6-30-61	9-30-59	9-30-61	8-31-65	4-30-61	4-30-64



# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-40 WEST BRIGHTON I	NY 5-40 WEST BRIGHTON II	NY 5-43 ANDREW JACKSON	NY 5-44 MOTT HAVEN (C)	NY 5-45 DE WITT CLINTON	NY 5-46 TOMPKINS	NY 5-47 LAFAYETTE	NY 5-48 MORRISANIA	NY 5-49 JOHN ADAMS	LINE
1	490	144	868	993	749	1,046	882	206	925	1
2	2,353 4.80	468 3.25	4,137 4.77	4,638½ 4.67	3,527 4.71	5,222 4.99	4,385 4.97	962 4.67	4,309½ 4.66	2
3	1,930	190	3,420	3,690	2,870	4,730	3,970	770	3,540	3
4	8	8	7	8	7	8	7	2	7	4
5	8	1	16	20-22	1-9-18	8-16	13-15-20	13-16	15-21	5
6	367,961 8.4	181,770 4.2	343,403 7.9	417,367 9.6	232,673 5.3	521,950 12.0	334,323 7.7	60,890 1.4	408,888 9.4	6
7	367,961 8.4	181,770 4.2	343,403 7.9	386,817 8.9	232,673 5.3	521,950 12.0	304,776 7.0	60,890 1.4	383,068 8.8	7
8	65,839	67,228	59,552	78,477	51,879	94,386	58,504	13,024	56,283	8
9	4,850,947	758,927	7,682,714	9,236,613	6,740,935	9,894,217	8,369,220	1,769,693	8,181,502	9
10	17.9	36.7	17.3	18.8	22.3	18.1	17.5	21.4	13.8	10
11	230	45	433	384	542	394	516	550	377	11
12	\$1,697,804 (B) 3.63		\$2,377,103 6.99	\$3,549,375 8.77	\$2,578,914 11.25	\$2,600,386 5.98	\$2,364,686 10.31	\$647,574 9.33	\$3,629,002 9.33	12
13	\$6,470,253 2,750	\$1,604,729 3,429	\$9,541,307 2,306	\$13,008,868 2,805	\$9,843,210 2,791	\$12,717,780 2,435	\$10,168,627 2,319	\$2,457,919 2,555	\$10,097,759 2,343	13
14	\$2,242,637 953	\$834,577 1,783	\$2,931,590 709	\$4,111,757 886	\$4,382,876 1,243	\$3,061,834 586	\$2,191,687 500	\$679,507 706	\$4,203,239 975	14
15	\$10,025,000 (B) 4,261	\$2,825,000 (B) 6,036	\$14,850,000 5,590	\$20,670,000 4,456	\$16,805,000 4,765	\$18,380,000 5,520	\$14,725,000 3,358	\$3,785,000 3,935	\$17,930,000 4,161	15
16	\$16.17	\$16.97	\$14.43	\$14.56	\$14.34	\$14.50	\$16.47	\$16.54	\$15.33	16
17	CASTLETON AVE. HENDERSON AV. ALASKA ST. BROADWAY (RICHMOND)	CASTLETON AVE. ALASKA ST. BROADWAY (RICHMOND)	PARK AVE. COURTLANDT AVE. E. 158TH ST. (BRONX)	E. 140TH ST. E. 144TH ST. ALEXANDER AVE. WILLIS AVE. (BRONX)	PARK & LEX. AVES. E. 104TH TO E. 106TH STS. E. 108TH TO 110TH STS. (MANHATTAN)	PARK AVE. THROOP AVE. MYRTLE AVE. TOMPKINS AVE. (BROOKLYN)	LAFAYETTE AVE. CLASSON AVE. DEKALB AVE. FRANKLIN AVE. (BROOKLYN)	E. 169TH ST. WASHINGTON AV. PARK AVE. (BRONX)	WESTCHESTER AVE. UNION AVE. E. 152ND ST. (BRONX)	17
18	12-31-62	12-31-65	7-31-63	3-31-65	10-31-65	7-31-64	7-31-62	5-31-63	8-31-64	18

(B) (C) See page 33 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-50 JOHN P. MITCHEL	NY 5-51 HARLEM RIVER II	NY 5-52K REHAB., W. SIDE URBAN RENEWAL	NY 5-53 ROBERT FULTON	NY 5-54 ELEANOR ROOSEVELT I	NY 5-55 VAN DYKE I
1	NUMBER OF APARTMENTS	1,732	116	236	944	763	112
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	7,590 4.38	515 4.44	849 3.60	4,260 4.51	3,581½ 4.69	418 3.73
3	POPULATION (Estimated)	5,490	350	530	3,160	3,000	170
4	RESIDENTIAL BUILDINGS	10	1	36	11	6	1
5	NUMBER OF STORIES	17-19-20	15	3-4	7-25	14-15-18	14
6	TOTAL AREA — Sq. Ft. Acres	699,494 16.1	28,815 .7	67,637 1.6	272,989 6.3	340,000 7.8	40,574 .9
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	653,938 15.0	28,815 .7	67,637 1.6	272,989 6.3	340,000 7.8	40,574 .9
8	ALL BUILDING AREA—Sq. Ft.	97,114	7,281	41,422	70,645	52,168	9,017
9	CUBAGE—Cu. Ft.	14,044,919	981,227	2,308,080	8,097,991	6,754,320	845,622
10	COVERAGE (Line 8÷6) %	13.9	25.3	61.2	25.9	15.3	22.2
11	DENSITY (Persons per Acre)	341	500	331	502	385	189
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$6,629,148 12.11	\$671,684 23.20	\$448,000 (D) 6.62	\$4,295,619 15.74	\$2,377,648 6.99	\$50,000 1.11
13	CONSTRUCTION COST PER RENTAL ROOM	\$19,599,871 2,582	\$1,398,624 2,716	\$2,695,784 3,175	\$12,256,573 2,877	\$9,071,721 3,533	\$1,608,097 3,847
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$6,810,981 897	\$569,692 1,106	\$906,216 1,067	\$4,212,808 989	\$2,580,631 721	\$666,903 1,595
15	DEVELOPMENT COST PER RENTAL ROOM	\$33,040,000 4,353	\$2,640,000 5,126	\$4,050,000 4,770	\$20,765,000 4,874	\$14,030,000 3,917	\$2,325,000 5,562
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$14.23	\$15.84	\$16.24	\$16.19	\$15.07	\$17.40
17	LOCATION	LINCOLN AVE. E. 138TH ST. WILLIS AVE. E. 135TH ST. (BRONX)	EIGHTH AVE. W. 152ND ST. MACOMBS PL. W. 151ST ST. (MANHATTAN)	W. 89TH, 90TH, 91ST & 93RD STS. COLUMBUS AVE. CENTRAL PARK WEST (MANHATTAN)	W. 16TH ST. W. 19TH ST. NINTH AVE. (MANHATTAN)	KOSCIUSKO ST. PULASKI ST. SUMNER AVE. STUYVESANT AVE. (BROOKLYN)	DUMONT AVE. POWELL ST. (BROOKLYN)
18	COMPLETION DATE	2-28-66	10-31-65	6-30-68	3-31-65	9-30-64	4-30-64

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	SITE A	NY 5-56 SITE B	SITE C	NY 5-57 STANLEY M. ISAACS	NY 5-59 830 AMSTERDAM AVE.	NY 5-61 LA GUARDIA ADDITION	NY 5-62 POLO GROUNDS TOWERS	NY 5-63 NATHAN STRAUS	NY 5-64 SEN. ROBERT A. TAFT	LINE
1	70	168	158	636	159	150	1,614	267	1,470	1
2	309½ 4.42	735 4.38	690 4.37	2,645½ 4.16	727¾ 4.57	509½ 3.40	7,707 4.78	1,164½ 4.36	6,611 4.50	2
3	210	480	460	1,690	530	190	6,590	820	5,360	3
4	1	1	1	3	1	1	4	2	9	4
5	9	22	18	24	21	16	30	19-20	19	5
6	22,763 .5	25,176 .6	25,131 .6	152,173 3.5	28,690 .7	26,052 .6	659,780 15.2	46,018 1.1	555,987 12.7	6
7	22,763 .5	25,176 .6	25,131 .6	152,173 3.5	28,690 .7	26,052 .6	659,780 15.2	46,018 1.1	555,987 12.7	7
8	6,811	13,176	7,891	32,645	7,750	5,618	71,828	12,476	105,527	8
9	613,400	1,575,535	1,363,220	4,857,894	1,375,740	914,382	14,904,498	2,133,126	13,161,342	9
10	29.9	52.3	31.4	21.5	27.0	21.6	10.9	27.1	19.0	10
11	420	800	767	483	757	317	434	745	422	11
12	\$13,287 (D) .58	\$115,650 (D) 4.59	\$80,824 (D) 3.22	\$2,145,102 16.51	\$714,819 24.92	\$310,001 22.12	\$4,542,000 6.54	\$985,578 21.42	\$5,109,002 10.44	12
13		\$5,522,685 (E) 3,184		\$7,985,705 3,019	\$2,185,637 3,004	\$1,830,867 3,593	\$18,974,648 2,462	\$3,470,515 2,980	\$16,940,258 2,562	13
14		\$1,517,554 (E) 875		\$3,144,193 1,189	\$749,544 1,030	\$749,132 1,097	\$8,453,352 1,036	\$988,907 849	\$6,850,740 1,036	14
15		\$7,250,000 (E) 4,180		\$13,275,000 5,018	\$3,650,000 5,017	\$2,890,000 5,672	\$31,970,000 4,148	\$5,445,000 4,676	\$28,900,000 4,372	15
16	\$16.14	\$15.11	\$16.45	\$16.46	\$16.30	\$17.64	\$15.31	\$16.13	\$16.33	16
17	120 W. 94TH ST. AMSTERDAM AVE. (MANHATTAN)	74 W. 92ND ST. COLUMBUS AVE. (MANHATTAN)	589 AMSTERDAM AVE. W. 88 & 89 STS. (MANHATTAN)	E. 95RD ST. FIRST AVE. F. D. R. DRIVE (MANHATTAN)	W. 101ST ST. AMSTERDAM AVE. W. 100TH ST. (MANHATTAN)	CHERRY ST. LA GUARDIA HOUSES (MANHATTAN)	8TH AVE. W. 155TH ST. HARLEM RIVER DR. (MANHATTAN)	THIRD AVE. E. 28TH ST. SECOND AVE. E. 27TH ST. (MANHATTAN)	E. 112TH ST. E. 115TH ST. PARK AVE. 5TH AVE. (MANHATTAN)	17
18	—	9-30-65	—	7-31-65	8-31-65	9-30-65	6-30-68	1-31-65	12-31-62	18

(D) (E) See page 33 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-65 131 ST. NICHOLAS AVE.	NY 5-67 33-35 SARATOGA AVE.	NY 5-68 303 VERNON AVE.	NY 5-70 MARY MC LEOD BETHUNE	NY 5-71 KINGSBOROUGH EXTENSION	NY 5-72 OCEAN HILL APARTMENTS	NY 5-7 CARLETON MANOR
1	NUMBER OF APARTMENTS	99	125	234	210	184	236	174
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	400½ 4.05	563 4.50	1,101 4.71	756 3.60	644 3.50	1,074 4.55	750 4.31
3	POPULATION (Estimated)	240	420	900	400	230	850	490
4	RESIDENTIAL BUILDINGS	1	1	1	1	1	3	1
5	NUMBER OF STORIES	17	16	24	22	25	14	11
6	TOTAL AREA — Sq. Ft. Acres	29,359 .7	54,935 1.3	110,000 2.5	63,546 1.5	63,254 1.5	112,916 2.6	145,011 3.3
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	29,359 .7	54,935 1.3	110,000 2.5	63,546 1.5	63,254 1.5	112,916 2.6	145,011 3.3
8	ALL BUILDING AREA—Sq. Ft.	5,759	6,911	11,311	7,751	7,110	16,412	14,051
9	CUBAGE—Cu. Ft.	771,591	1,037,975	2,207,369	1,393,115	1,224,082	2,178,743	1,386,194
10	COVERAGE (Line 8÷6) %	19.6	12.6	10.3	12.2	11.2	14.5	9.7
11	DENSITY (Persons per Acre)	343	323	360	267	153	327	148
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$168,000 5.72	\$339,810 6.19	\$732,800 6.66	\$753,911 17.31	\$200,000 3.16	\$758,251 7.47	\$287,820 2.52
13	CONSTRUCTION COST PER RENTAL ROOM	\$1,204,674 3,008	\$1,406,344 2,498	\$3,022,035 2,745	\$2,029,123 2,684	\$2,108,380 3,274	\$2,982,228 3,777	\$2,011,880 2,683
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$517,326 1,292	\$593,846 1,055	\$1,075,165 977	\$1,031,966 1,365	\$691,620 1,074	\$1,099,521 1,024	\$1,065,280 1,420
15	DEVELOPMENT COST PER RENTAL ROOM	\$1,890,000 4,719	\$2,340,000 4,156	\$4,830,000 4,387	\$3,815,000 5,046	\$3,000,000 4,658	\$4,840,000 5,007	\$3,365,000 4,487
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$15.21	\$15.57	\$13.98	\$17.03	\$15.99	\$16.09	\$15.83
17	LOCATION	ST. NICHOLAS AVE. W. 116TH ST. W. 117TH ST. (MANHATTAN)	SARATOGA AVE. HANCOCK ST. HALSEY ST. (BROOKLYN)	VERNON AVE. SUMNER AVE. MYRTLE AVE. (BROOKLYN)	W. 156TH ST. ST. NICHOLAS AVE. AMSTERDAM AVE. (MANHATTAN)	BERGEN ST. KINGSBOROUGH HOUSES (BROOKLYN)	BROADWAY MACDOUGAL ST. STONE AVE. (BROOKLYN)	ROCKAWAY FREE BCH. CHANNEL (QUEENS)
18	COMPLETION DATE	3-31-65	12-31-66	5-31-67	3-31-67	5-31-66	—	3-31-67

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-74 WYCKOFF GARDENS	NY 5-76 REHABILITATION*	NY 5-80 E. R. MOORE	NY 5-81 LANGSTON HUGHES APARTMENTS	NY 5-82 SETH LOW	NY 5-83 ELEANOR ROOSEVELT II	NY 5-104 (F) REHABILITA- TION	
1	529	336	463	513	536	342	18	1
2	2,441½ 4.60	1,283½ 3.82	2,165½ 4.68	2,445½ 4.77	2,551 4.76	1,496 4.37	114 6.33	2
3	1,850	780	1,710	2,070	2,150	1,060	140	3
4	3	19	2	3	4	3	9	4
5	21	—	20	22	17	14-15	3	5
6	253,000 5.8	80,467 1.9	117,000 2.7	241,990 5.6	256,459 5.9	146,506 3.4	16,284 .4	6
7	253,000 5.8	80,467 1.9	117,000 2.7	241,990 5.6	256,459 5.9	146,506 3.4	16,284 .4	7
8	31,158	58,961	21,826	23,502	45,163	24,067	9,331	8
9	4,724,612	3,812,353	4,029,275	4,599,540	4,802,466	2,801,874	392,500	9
10	12.3	73.3	18.7	9.7	17.6	16.4	57.3	10
11	319	411	633	370	364	312	350	11
12	\$1,381,287 6.28	\$1,611,158 20.02	\$597,833 5.96	\$1,200,000 6.44	\$1,668,570 6.95	\$1,349,726 8.39	<div>Development Cost based on Appraisal</div>	12
13	\$6,292,068 2,577	\$3,334,107 2,598	\$5,219,178 2,410	\$6,767,795 2,767	\$6,424,416 2,518	\$3,688,319 2,465		13
14	\$2,505,645 1,026	\$1,221,735 952	\$1,457,989 673	\$2,277,205 931	\$2,177,014 853	\$1,426,955 954		14
15	\$10,179,000 4,169	\$6,167,000 3,360	\$7,275,000 3,360	\$10,245,000 4,189	\$10,270,000 4,026	\$6,465,000 4,322		15
16	\$16.12	*	\$16.11	\$13.95	\$15.18	\$15.27	\$11.97	16
17	THIRD AVE. NEVINS ST. WYCKOFF ST. BALTIMORE ST. (BROOKLYN)	*	E. 149TH ST. JACKSON AVE. TRINITY AVE. (BRONX)	ROCKAWAY AVE. STONE AVE. SUTTER AVE. BELMONT AVE. (BROOKLYN)	SACKMAN ST. POWELL ST. CHRISTOPHER AVE. PITKIN AVE. (BROOKLYN)	HART ST. PULASKI ST. LEWIS AVE. STUYVESANT AVE. (BROOKLYN)	ROGERS AVE. NOSTRAND AVE. (BROOKLYN)	17
18	12-31-66	1-31-64	3-31-64	6-30-68	12-31-67	12-31-66	2-29-68	18

\*See page 29 for details.

(F) See page 33 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	PART II PROGRAM — NYS-114					TOTAL OPER. FEDERAL 84 PROJECTS
		NYS-114A EAST- CHESTER	NYS-114B SHEEPSHEAD BAY	NYS-114C SOUTH BEACH	NYS-114D WOODSIDE	NYS-114E COLONIAL PARK	
1	NUMBER OF APARTMENTS	874	1,056	422	1,357	984	71,477
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	4,239 4.85	4,896 4.64	1,923½ 4.56	6,119½ 4.51	4,472½ 4.53	323,915 4.53
3	POPULATION (Estimated)	3,410	3,620	1,670	5,110	3,260	253,230
4	RESIDENTIAL BUILDINGS	10	18	8	20	8	927
5	NUMBER OF STORIES	7-8	6	6	6	14	—
6	TOTAL AREA — Sq. Ft. Acres	653,856 15.0	1,036,600 23.8	708,283 16.3	971,398 22.3	475,672 10.9	45,007,231 1,034.0
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	607,396 13.9	953,637 21.9	638,737 14.7	971,398 22.3	475,672 10.9	42,139,575 967.9
8	ALL BUILDING AREA—Sq. Ft.	115,918	159,727	68,084	186,009	71,671	7,626,784
9	CUBAGE—Cu. Ft.	7,891,470	10,080,777	3,921,651	10,715,226	7,911,809	605,297,664
10	COVERAGE (Line 8÷6) %	17.7	15.4	9.6	19.1	15.1	16.9
11	DENSITY (Persons per Acre)	229	158	103	234	303	245
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$307,441 .56	\$549,891 .60	\$58,614 .09	\$1,708,319 1.92	\$700,001 1.47	\$160,445,335 3.99
13	CONSTRUCTION COST PER RENTAL ROOM	\$6,798,500 1,604	\$9,059,400 1,850	\$4,007,100 2,083	\$10,994,700 1,797	\$8,653,800 1,935	\$641,796,511 1,981
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,580,859 373	\$2,481,809 507	\$1,119,886 582	\$695,881 114	\$2,023,799 452	\$202,168,996 624
15	DEVELOPMENT COST PER RENTAL ROOM	\$8,686,800 (G) 2,049	\$12,091,100 (G) 2,470	\$5,185,600 (G) 2,696	\$13,398,900 (G) 2,190	\$11,377,600 (G) 2,544	\$1,004,619,842 3,101
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$19.06	\$19.59	\$19.29	\$19.92	\$19.20	\$15.37
17	LOCATION	BURKE AVE. BOUCK AVE. ADEE AVE. YATES AVE. (BRONX)	AVENUE "V" BATCHELDER ST. AVENUE "X" NOSTRAND AVE. (BROOKLYN)	KRAMER ST. LAMPART 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	COMPLETION DATE	6-1-50	8-8-50	3-20-50	12-30-49	9-30-51	—

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	NYS-1 (39) (133) WHITMAN- INGERSOLL	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	END
1	3,501	1,861	1,338	1,084	1,791	1,286	1,717	1,139	1,310	1
2	13,526 3.86	8,625½ 4.63	6,279 4.69	5,128 4.73	8,519½ 4.72	6,075 4.72	8,275½ 4.82	5,413½ 4.69	6,139 4.69	2
3	12,030	6,840	5,390	4,190	7,070	5,110	7,430	4,800	4,830	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	819,997 18.8	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	732,841 16.8	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	23.0	22.5	22.4	19.3	19.4	19.3	18.9	10
11	291	415	287	411	411	402	261	381	406	11
12	\$5,489,235 3.70	\$3,793,441 6.37	\$2,379,456 3.28	\$2,512,388 7.36	\$3,480,086 5.73	\$2,580,364 5.40	\$2,936,577 2.88	\$1,325,849 2.63	\$3,167,257 6.97	12
13	\$12,629,057 934	\$13,623,132 1,579	\$8,884,051 1,415	\$7,861,459 1,533	\$14,403,426 1,691	\$9,068,574 1,493	\$13,547,532 1,637	\$9,234,779 1,706	\$9,239,290 1,503	13
14	\$4,951,708 366	\$4,645,427 538	\$1,299,493 207	\$1,746,153 341	\$2,736,488 321	\$2,566,062 422	\$2,496,891 302	\$1,544,372 2.85	\$1,908,453 311	14
15	\$23,070,000 1,706	\$22,062,000 2,558	\$12,563,000 2,001	\$12,120,000 2,363	\$20,620,000 2,420	\$14,215,000 2,340	\$18,981,000 2,294	\$12,105,000 2,236	\$14,315,000 2,331	15
16	\$14.23	\$15.29	\$15.58	\$15.73	\$15.40	\$15.71	\$15.30	\$15.57	\$15.58	16
17	PRINCE ST. CARLTON AVE. MYRTLE AVE. PARK AVE. (BROOKLYN)	F.D.R. DRIVE AVE. "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)	17
18	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	18

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	PROJECT DATA	NYS-23 MELROSE	NYS-24 ASTORIA	NYS-25 GOV. SMITH	NYS-29 FARRAGUT	NYS-30 MARTIN LUTHER KING, JR.	NYS-1 (39) (133) BRONX RIVER	NYS-40 (66) ALBANY	NYS JAME BLA
1	NUMBER OF APARTMENTS	1,023	1,104	1,935	1,390	1,379	1,246	829	400
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	4,864½ 4.76	5,607 5.08	8,894½ 4.60	6,535 4.70	6,335½ 4.59	5,968 4.79	3,798½ 4.58	1,848 4.6
3	POPULATION (Estimated)	3,960	5,060	7,320	5,930	5,250	4,740	3,170	1,400
4	RESIDENTIAL BUILDINGS	8	22	12	10	10	9	6	5
5	NUMBER OF STORIES	14	6-7	15-16-17	13-14	13-14	14	14	10
6	TOTAL AREA — Sq. Ft. Acres	541,687 12.4	1,406,832 32.3	947,493 21.8	723,570 16.6	599,120 13.7	607,297 13.9	388,389 8.9	269,800 6.2
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	498,060 11.4	1,151,484 26.4	806,175 18.5	723,570 16.6	555,560 12.8	563,737 13.0	388,389 8.9	245,700 5.6
8	ALL BUILDING AREA—Sq. Ft.	68,826	173,434	126,462	100,746	98,822	84,235	58,455	43,200
9	CUBAGE—Cu. Ft.	8,736,312	10,826,559	15,937,490	11,639,930	11,745,000	10,772,413	7,082,630	3,668,000
10	COVERAGE (Line 8÷6) %	12.7	12.3	13.3	13.9	16.5	13.9	15.1	16.0
11	DENSITY (Persons per Acre)	319	157	336	357	383	341	356	233
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$2,799,194 5.42	\$2,015,617 1.53	\$6,226,414 8.60	\$2,705,499 4.16	\$4,429,632 8.17	\$685,324 1.36	\$400,000 1.12	\$1,246,000 5.1
13	CONSTRUCTION COST PER RENTAL ROOM	\$7,287,637 1,498	\$9,477,010 1,690	\$17,534,087 1,971	\$9,906,187 1,675	\$10,609,944 1,675	\$10,739,613 1,800	\$7,486,415 1,971	\$3,809,500 2,000
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,143,169 441	\$2,477,373 442	\$5,309,499 597	\$2,556,314 391	\$4,810,424 759	\$1,390,063 233	\$1,038,585 273	\$862,000 460
15	DEVELOPMENT COST PER RENTAL ROOM	\$12,230,000 2,514	\$13,970,000 2,492	\$29,070,000 3,268	\$15,168,000 2,321	\$19,850,000 3,133	\$12,815,000 2,147	\$8,925,000 2,350	\$5,918,000 3,200
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$15.23	\$14.89	\$15.08	\$15.43	\$15.10	\$14.83	\$15.97	\$15.00
17	LOCATION	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. NASSAU ST. NAVY 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 PRINCI LAWREN LONG ISLA (QUEEN)
18	COMPLETION DATE	5-31-52	11-9-51	4-1-53	4-30-52	10-31-54	2-28-51	10-2-50	4-30-50



## PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	NYS-55 REDFERN	NYS-56 CARVER	NYS-57 FOREST	NYS-58-1 SOUND VIEW	NYS-58-2 CYPRESS HILLS	NYS-58-3 HOWARD	NYS-58-4 SUMNER	NYS-64-1 FREDERICK DOUGLASS	NYS-64-1 DOUGLASS ADDITION	LINE
1	604	1,246	1,350	1,259	1,444	815	1,099	2,057	135	1
2	2,930 4.85	5,827 4.68	6,143½ 4.55	5,826½ 4.63	6,576 4.55	3,689½ 4.53	4,990½ 4.54	9,218 4.48	667½ 4.94	2
3	2,520	4,670	4,960	4,820	4,740	3,100	4,360	7,280	590	3
4	9	13	15	13	15	10	13	17	1	4
5	6-7	6-15	9-10-14	7	7	7-13	7-12	5-9-12-17-18-20	16	5
6	817,865 18.8	637,132 14.6	854,753 19.6	1,145,234 26.3	1,264,130 29.0	664,735 15.3	963,265 22.1	947,991 21.7	23,957 .6	6
7	726,038 16.7	594,887 13.6	782,920 18.0	1,145,234 26.3	1,264,130 29.0	621,176 14.3	905,577 20.8	863,250 19.8	23,957 .6	7
8	95,461	97,568	125,002	164,048	223,364	87,500	131,812	138,552	8,884	8
9	5,602,438	10,275,141	11,465,400	10,481,330	12,338,237	6,943,700	8,881,677	17,567,741	1,289,500	9
10	11.7	15.3	14.6	14.3	17.7	13.2	13.7	14.6	37.1	10
11	134	320	253	183	163	203	197	335	983	11
12	\$664,250 .78	\$5,992,488 10.60	\$4,269,926 5.12	\$910,713 .97	\$897,540 .75	\$2,267,677 4.70	\$3,631,340 4.53	\$11,599,626 13.82	\$676,585 28.22	12
13	\$7,107,627 2,426	\$11,075,614 1,901	\$11,264,637 1,834	\$9,935,525 1,705	\$11,472,581 1,745	\$7,451,249 2,020	\$10,484,015 2,101	\$19,063,106 2,068	\$2,349,318 3,520	13
14	\$1,452,123 496	\$7,046,898 1,209	\$4,025,437 655	\$2,708,762 465	\$2,514,879 382	\$1,721,074 466	\$3,934,645 788	\$6,737,268 731	\$759,097 1,137	14
15	\$9,224,000 3,148	\$24,115,000 4,138	\$19,560,000 3,184	\$13,555,000 2,326	\$14,885,000 2,264	\$11,440,000 3,101	\$18,050,000 3,617	\$37,400,000 4,057	\$3,785,000 5,670	15
16	\$15.02	\$15.54	\$15.32	\$15.35	\$14.75	\$15.96	\$15.83	\$16.29	\$16.13	16
17	REDFERN AVE. HASOCK ST. BCH. CHANNEL DR. B. 12TH ST. (QUEENS)	E. 99TH ST. PARK AVE. MADISON AVE. E. 106TH ST. (MANHATTAN)	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	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. ROCKAWAY AVE. (BROOKLYN)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	W. 104TH ST. MANHATTAN AVE. W. 100TH ST. AMSTERDAM AVE. (MANHATTAN)	W. 102ND ST. W. 103RD ST. AMSTERDAM AVE. (MANHATTAN)	17
18	6-1-59(*)	1-31-58	12-31-56	12-31-54	5-31-55	12-31-55	4-30-58	5-31-58	6-30-65	18

## PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	PROJECT DATA	NYS-64-2 MARLBORO	NYS-65 (96) MILL BROOK	NYS-40 (66) ALBANY II	NYS-73 BUSHWICK	NYS-74 (76) MANHATTAN- VILLE	NYS-74 (76) CASTLE HILL	NYS-79 EDGEMERE
1	NUMBER OF APARTMENTS	1,765	1,255	400	1,220	1,272	2,025	1,395
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	8,059 4.57	5,688½ 4.53	1,837 4.59	5,653 4.63	5,986 4.71	9,761 4.82	6,661½ 4.78
3	POPULATION (Estimated)	6,480	4,740	1,630	4,850	4,960	7,840	5,480
4	RESIDENTIAL BUILDINGS	28	9	3	8	6	14	24
5	NUMBER OF STORIES	7-16	16	13-14	13-20	20	12-20	7-9
6	TOTAL AREA — Sq. Ft. Acres	1,518,505 34.9	539,327 12.4	214,594 4.9	697,736 16.0	535,031 12.3	1,801,346 41.4	1,408,080 32.3
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	1,471,805 33.8	495,067 11.4	214,594 4.9	639,260 14.7	535,031 12.3	1,757,585 40.4	1,408,080 32.3
8	ALL BUILDING AREA—Sq. Ft.	202,426	76,410	26,053	78,768	83,754	176,917	215,090
9	CUBAGE—Cu. Ft.	15,183,887	10,446,587	3,249,689	11,288,105	11,967,873	19,247,987	13,059,717
10	COVERAGE (Line 8÷6) %	13.3	14.2	12.1	11.3	15.7	9.8	15.3
11	DENSITY (Persons per Acre)	186	382	333	303	403	189	170
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$579,517 .46	\$4,996,506 9.80	\$511,563 2.86	\$3,804,680 7.02	\$5,486,273 12.94	\$747,489 .62	\$411,178 .34
13	CONSTRUCTION COST PER RENTAL ROOM	\$16,349,682 2,029	\$12,327,638 2,167	\$3,348,733 1,823	\$13,457,550 2,381	\$15,398,953 2,572	\$23,262,534 2,383	\$17,340,036 2,603
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,395,801 670	\$4,803,170 844	\$824,704 449	\$3,079,770 545	\$4,883,824 816	\$4,435,927 454	\$5,343,786 802
15	DEVELOPMENT COST PER RENTAL ROOM	\$22,325,000 2,770	\$22,127,314 3,890	\$4,685,000 2,550	\$20,342,000 3,598	\$25,769,050 4,304	\$28,445,950 2,914	\$23,095,000 3,467
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$17.24	\$16.09	\$15.97	\$17.08	\$18.55	\$18.86	\$18.68
17	LOCATION	STILLWELL AVE. 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)	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)	W. 133RD ST. BROADWAY AMSTERDAM AVE. W. 129TH ST. (MANHATTAN)	OLMSTEAD AVE. SEWARD AVE. HAVEMEYER AVE. LACOMBE AVE. CINCINNATUS AVE. (BRONX)	B. 58TH ST. ALAMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)
18	COMPLETION DATE	1-31-58	5-31-59	1-31-57	3-31-60	6-30-61	11-30-60	8-31-61

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	NYS-81 DREW- HAMILTON	NYS-84 BORGIA BUTLER	NYS-88 (89) STAPLETON	NYS-88 (89) WOODROW WILSON	NYS-92 BAYCHESTER	NYS-94 AUDUBON	NYS-95 GAYLORD WHITE	NYS-65 (96) MILL BROOK EXTENSION	NYS-100 INDEPENDENCE	
1	1,217	1,492	693	398	441	168	248	125	744	
2	5,365½ 4.41	7,284 4.88	3,358½ 4.85	2,225 5.59	1,866½ 4.23	833 4.96	743 3.00	611½ 4.89	3,348 4.50	
3	4,360	6,070	2,750	2,220	1,300	710	350	550	2,460	
4	5	6	6	3	11	1	1	1	6	
5	1-18-21	21	8	20	6	20	20	16	21	
6	312,188 7.2	558,096 12.8	781,287 17.9	133,188 3.0	360,248 8.3	27,477 .6	35,321 .8	22,500 .5	232,000 5.3	
7	292,159 6.7	558,096 12.8	654,030 15.0	133,188 3.0	360,248 8.3	27,477 .6	35,321 .8	22,500 .5	232,000 5.3	
8	74,433	88,255	76,976	22,499	66,835	9,043	23,400	8,660	44,685	
9	9,889,060	13,527,100	6,441,281	3,961,200	3,759,170	1,585,892	1,778,327	1,130,657	6,457,003	
10	23.8	15.8	9.9	16.9	18.6	32.9	66.2	38.5	19.3	
11	606	474	154	740	157	1,183	438	1,100	464	
12	\$4,392,191 14.09	\$4,931,452 11.01	\$1,223,041 2.40	\$1,033,544 7.76	\$612,500 1.35	\$188,500 7.91	\$331,568 9.39	\$45,000 2.00	\$1,722,671 7.43	
13	\$14,072,833 2,623	\$17,376,138 2,386	\$9,003,392 2,681	\$4,681,576 2,104	\$6,167,522 3,304	\$2,144,641 2,575	\$3,029,479 4,077	\$1,565,202 256	\$9,718,066 2,903	
14	\$6,684,976 1,246	\$7,342,410 1,008	\$2,051,567 611	\$1,481,880 666	\$1,329,978 713	\$481,859 578	\$938,953 1,264	\$337,484 552	\$3,209,263 959	
15	\$25,150,000 4,687	\$29,650,000 4,071	\$12,278,000 3,656	\$7,197,000 3,235	\$8,110,000 4,345	\$2,815,000 3,379	\$4,300,000 5,787	\$1,947,686 3,185	\$14,650,000 4,376	
16	\$18.30	\$17.41	\$18.49	\$16.37	\$18.47	\$18.36	\$17.38	\$17.39	\$21.32	
17	W. 141ST ST. W. 144TH ST. SEVENTH AVE. EIGHTH AVE. (MANHATTAN)	E. 169TH ST. E. 171ST ST. WEBSTER AVE. PARK AVE. (BRONX)	BROAD ST. TOMPKINS AVE. HILL ST. WARREN ST. GORDON ST. (RICHMOND)	F.D.R. DRIVE E. 105TH ST. FIRST AVE. E. 106TH ST. (MANHATTAN)	SCHIEFFELIN AVE. E. 225TH ST. E. 229TH ST. (BRONX)	W. 154TH ST. W. 155TH ST. AMSTERDAM AV. (MANHATTAN)	E. 104TH ST. 2ND AVE. (MANHATTAN)	CYPRESS AVE. E. 135TH ST. (BRONX)	CLYMER ST. WYTHE AVE. BEDFORD AVE. (BROOKLYN)	
18	9-30-65	12-31-64	5-31-62	6-30-61	10-31-63	4-30-62	9-30-64	1-31-62	10-31-65	

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	PROJECT DATA	NYS-101 JONATHAN WILLIAMS	NYS-102 CHELSEA	NYS-102 CHELSEA ADDITION	NYS-107 STEPHEN WISE TOWERS	NYS-108 ARTHUR H. MURPHY	NYS-109 BERNARD HABER	NYS-1 (39) (133) BRONX RIVER ADDITION	TOTAL ST. 50 PRO
1	NUMBER OF APARTMENTS	577	425	96	399	281	380	226	52,
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,649½ 4.59	1,914½ 4.50	336 3.50	1,750½ 4.39	1,294½ 4.61	1,327 3.49	641 2.84	240, 4.
3	POPULATION ( <i>Estimated</i> )	2,050	1,380	140	1,240	1,010	610	300	197
4	RESIDENTIAL BUILDINGS	5	2	1	3	2	3	2	5
5	NUMBER OF STORIES	14-21	21	14	1-19	20	14	6-14	—
6	TOTAL AREA — <i>Sq. Ft.</i> <i>Acres</i>	242,859 5.6	83,900 1.9	44,921 1.0	100,247 2.3	114,593 2.6	134,432 3.1	62,500 1.4	30,38 69
7	NET PROJECT AREA— <i>Sq. Ft.</i> ( <i>Excluding Park</i> ) <i>Acres</i>	242,859 5.6	83,900 1.9	44,921 1.0	100,247 2.3	114,593 2.6	134,432 3.1	62,500 1.4	28,48 65
8	ALL BUILDING AREA— <i>Sq. Ft.</i>	39,895	18,557	14,475	34,702	20,188	23,903	12,286	4,80
9	CUBAGE— <i>Cu. Ft.</i>	5,239,694	3,689,065	1,021,739	3,685,586	2,548,312	2,547,605	1,529,115	441,7
10	COVERAGE ( <i>Line 8÷6</i> ) %	16.4	22.1	32.2	34.6	17.6	17.8	19.7	15
11	DENSITY ( <i>Persons per Acre</i> )	366	726	140	539	388	197	214	2
12	LAND COST ( <i>Including Park</i> ) <i>Per Sq. Ft. of Priv. Prop.</i>	\$2,373,780 11.68	\$1,873,743 22.32	See Note (H)	\$108,152 (D) 1.08	\$694,372 7.28	\$569,952 4.10	\$111,352 1.78	\$118,1 4.
13	CONSTRUCTION COST PER RENTAL ROOM	\$7,336,830 2,769	\$5,329,814 2,784	\$2,002,012 5,958	\$5,976,654 3,414	\$3,717,305 2,872	\$4,867,810 3,668	\$2,990,454 4,665	\$475,2 1,9
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,914,390 723	\$1,554,443 812	\$439,988 1,309	\$1,715,194 980	\$1,123,323 868	\$2,087,238 1,573	\$838,194 1,308	\$141,3 56
15	DEVELOPMENT COST PER RENTAL ROOM	\$11,625,000 4,388	\$8,758,000 4,575	\$2,442,000 7,268	\$7,800,000 4,456	\$5,535,000 4,276	\$7,525,000 5,671	\$3,940,000 6,147	\$734,7 3,0
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$18.24	\$18.78	\$18.93	\$16.88	\$18.40	\$19.45	\$17.94	\$16
17	LOCATION	ROEBLING ST. BROADWAY DIVISION AVE. MARCY AVE. (BROOKLYN)	W. 25TH ST. W. 26TH ST. 9TH AVE. (MANHATTAN)	CHELSEA PARK W. 26TH ST. TENTH AVE. (MANHATTAN)	W. 90TH ST. W. 91ST ST. COLUMBUS AVE. AMSTERDAM AVE. (MANHATTAN)	CROTONA AVE. CROTONA PK. NO. CROSS BRONX EXPRESSWAY (BRONX)	W. 25TH ST. W. 24TH ST. SURF AVE. RIEGELMANN BOARDWALK (BROOKLYN)	E. 172ND ST. E. 174TH ST. MANOR AVE. HARROD AVE. (BRONX)	—
18	COMPLETION DATE	4-30-64	5-31-64	4-30-68	1-31-65	3-31-64	6-30-65	2-28-66	—

# PROJECTS IN FULL OPERATION

PART I — CITY PROJECTS							PART III	
LINE	NYC LAVANBURG	NYC FIRST HOUSES	NYC-1 VLADCEK (CITY)	NYC-2 J. L. ELLIOTT	NYC-3 JACOB RIIS (CITY)	TOTAL OPER. CITY I 5 PROJECTS	NYC-8 PELHAM PARKWAY	NYC-9 GUN HILL
1	113	123	240	608	578	1,662	1,266	733
2	471 4.17	379 3.08	1,080 4.50	2,789 4.59	2,705 4.68	7,424 4.47	5,451 4.31	3,128½ 4.27
3	340	210	760	1,970	2,180	5,460	4,040	2,220
4	1	8	4	4	6	23	23	6
5	6	4-5	6	11-12	6-13-14	—	6	13-14
6	23,032 .5	53,532 1.2	96,933 2.2	204,530 4.7	258,562 5.9	636,589 14.5	1,034,160 23.8	345,256 7.9
7	23,032 .5	53,532 1.2	96,933 2.2	204,530 4.7	258,562 5.9	636,589 14.5	967,252 22.2	314,070 7.2
8	12,882	24,540	28,827	45,023	43,916	155,188	184,875	54,684
9	881,386	1,411,795	1,766,160	4,301,454	4,497,120	12,857,915	10,665,277	6,221,645
10	55.9	45.8	29.7	22.0	17.0	24.4	17.9	15.8
11	680	183	341	432	375	383	174	290
12	\$173,898 7.55	\$220,312 3.72	\$338,290 3.90	\$1,102,737 6.62	\$1,143,525 5.63	\$2,978,762 5.53	\$1,242,294 1.40	\$497,128 1.52
13	*\$584,047 1,240	*\$1,164,331 3,072	\$814,595 754	\$3,457,965 1,240	\$3,987,696 1,474	\$10,008,634 1,348	\$11,902,971 2,184	\$6,378,671 2,039
14	*Included above	*Included above	\$116,605 108	\$481,640 173	\$1,208,299 447	\$1,806,544 243	\$2,150,488 395	\$1,833,487 586
15	\$757,945 (I) 1,609	\$1,384,643 3,653	\$1,269,490 1,175	\$5,042,342 1,808	\$6,339,520 2,344	\$14,793,940 1,993	\$15,295,753 2,806	\$8,709,286 2,784
16	\$10.01	\$15.50	\$13.78	\$13.87	\$14.25	\$13.84	\$21.74	\$21.53
17	BARUCH PL. E. HOUSTON ST. MANGIN ST. (MANHATTAN)	EAST 2ND ST. EAST 3RD ST. AVENUE "A" 1ST AVENUE (MANHATTAN)	MADISON ST. CHERRY ST. JACKSON ST. (MANHATTAN)	W. 25TH ST. CHELSEA PARK NINTH AVE. TENTH AVE. (MANHATTAN)	F.D.R. DRIVE AVENUE "D" EAST 6TH ST. EAST 8TH ST. (MANHATTAN)	—	PELHAM PARKWAY WALLACE AVE. WILLIAMSBRIDGE RD. MACE AVE. (BRONX)	HOLLAND AVE. WHITE PL. RD. GUN HILL RD. MAGENTA ST. (BRONX)
18	12-28-27	5-31-36	10-25-40	7-15-47	1-31-49	—	6-30-50	11-30-50

(I) See page 33 for Explanatory Notes.

## PROJECTS IN FULL OPERATION

## PART III — CITY PROJECTS

LINE	PROJECT DATA	NYC-10 DYCKMAN	NYC-11 NOSTRAND	NYC-12 GLEN- WOOD	NYC-13 TODT HILL	NYC-14 SEDGWICK	NYC-15 MARBLE HILL	NYC-16 BOULEVARD
1	NUMBER OF APARTMENTS	1,167	1,148	1,188	502	786	1,682	1,441
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	5,050 4.33	4,972 4.33	5,214 4.39	2,174 4.33	3,320½ 4.22	7,043½ 4.19	6,071½ 4.21
3	POPULATION (Estimated)	3,780	3,740	3,970	1,670	2,310	5,140	4,060
4	RESIDENTIAL BUILDINGS	7	16	20	7	7	11	18
5	NUMBER OF STORIES	14	6	6	6	14-15	14-15	6-14
6	TOTAL AREA — Sq. Ft. Acres	613,884 14.1	1,036,600 23.8	975,095 22.4	581,056 13.3	319,008 7.3	724,809 16.6	1,127,600 25.9
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	570,318 13.1	1,036,600 23.8	915,230 21.0	532,084 12.2	319,008 7.3	652,495 15.0	1,127,600 25.9
8	ALL BUILDING AREA—Sq. Ft.	80,457	177,223	183,856	79,116	59,598	111,631	170,050
9	CUBAGE—Cu. Ft.	9,780,114	9,377,365	10,242,805	4,454,900	6,642,484	13,300,359	12,141,600
10	COVERAGE (Line 8÷6) %	13.1	17.1	18.9	13.6	18.7	15.4	15.1
11	DENSITY (Persons per Acre)	274	159	180	128	325	317	161
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$1,688,147 2.83	\$448,278 .50	\$237,027 .32	\$32,013 .05	\$617,165 1.93	\$2,104,030 2.75	\$358,000 .36
13	CONSTRUCTION COST PER RENTAL ROOM	\$9,289,102 1,839	\$10,768,769 2,166	\$10,513,941 2,016	\$5,332,735 2,453	\$6,433,254 1,937	\$12,013,574 1,706	\$11,207,000 1,846
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,225,666 639	\$2,600,747 523	\$2,156,165 414	\$1,144,407 526	\$1,347,422 406	\$3,764,451 534	\$2,079,000 343
15	DEVELOPMENT COST PER RENTAL ROOM	\$14,202,915 2,812	\$13,817,794 2,779	\$12,907,133 2,475	\$6,509,155 2,994	\$8,397,841 2,529	\$17,882,055 2,539	\$13,645,000 2,247
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$21.78	\$21.61	\$21.77	\$21.25	\$22.08	\$22.20	\$21.30
17	LOCATION	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AVE. (MANHATTAN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	EAST 56TH ST. FARRAGUT RD. RALPH AVE. 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 HENDRIX WORTHMAN (BROOKLYN)
18	COMPLETION DATE	4-25-51	12-14-50	7-14-50	6-1-50	3-23-51	3-3-52	3-22-50

# PROJECTS IN FULL OPERATION

PART III — CITY PROJECTS								PART IV — CITY PROJECTS	
LINE	NYC-17 PARKSIDE	NYC-18 ARVERNE	NYC-19 GEN. CHARLES W. BERRY	NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. CITY III 15 PROJECTS	NYC-23 LINDEN	NYC-24 BAY VIEW
1	879	418	506	2,166	448	2,071	16,401	1,586	1,610
2	3,712½ 4.22	1,771 4.24	2,129 4.21	9,140 4.22	1,901 4.24	8,847½ 4.27	69,926 4.26	7,311 4.61	7,314 4.54
3	2,700	1,300	1,600	6,740	1,290	6,740	51,300	5,670	5,820
4	14	7	8	31	4	35	214	19	23
5	6-7-14-15	6	6	6-7	14	3-7-8	—	8-14	8
6	485,455 11.1	354,220 8.1	604,913 13.9	1,667,814 38.3	151,467 3.5	2,264,336 52.0	12,285,723 282.0	1,324,947 30.4	1,481,844 34.0
7	453,178 10.4	310,500 7.1	511,178 11.8	1,537,135 35.3	151,467 3.5	2,108,832 48.4	11,506,997 264.2	1,324,947 30.4	1,438,244 33.0
8	96,415	66,101	77,152	346,053	35,222	369,627	2,092,061	173,020	207,305
9	7,454,500	3,931,321	4,520,277	18,107,100	3,879,000	19,315,843	140,034,084	14,333,039	14,262,296
10	19.9	18.7	12.8	20.8	23.3	16.3	17.0	13.1	14.0
11	249	165	118	178	371	131	185	191	172
12	\$555,286 1.39	\$68,212 .19	\$88,324 .12	\$1,172,517 .82	\$300,000 1.90	\$783,816 .30	\$10,192,293 .85	\$204,926 .18	\$155,414 .19
13	\$7,690,151 2,071	\$4,043,072 2,283	\$4,833,364 2,280	\$16,213,348 1,774	\$3,576,253 1,881	\$18,023,915 2,037	\$138,240,791 1,977	\$16,111,327 2,204	\$15,251,174 2,085
14	\$1,430,879 385	\$1,025,991 579	\$987,688 464	\$4,018,131 440	\$903,899 475	\$2,696,976 305	\$31,366,108 449	\$3,914,716 535	\$4,168,882 570
15	\$9,676,316 2,606	\$5,137,275 2,901	\$5,929,376 2,785	\$21,403,996 2,342	\$4,780,152 2,515	\$21,504,707 2,431	\$179,799,192 2,571	\$20,230,969 2,767	\$19,575,470 2,676
16	\$22.07	\$21.47	\$21.66	\$21.65	\$21.73	\$22.14	\$21.78	\$23.48	\$24.64
17	ADEE AVE. WHITE PLAINS RD. ARNOW AVE. BRONX PARK E. (BRONX)	ARVERNE BLVD. B. 56TH ST. B. CHANNEL DR. B. 54TH ST. (QUEENS)	RICHMOND RD. DONGAN HILLS AV. SEAVEN AVE. JEFFERSON ST. (RICHMOND)	12TH ST. 34TH AVE. 24TH ST. 36TH AVE. (QUEENS)	E. 98TH ST. THIRD AVE. E. 99TH ST. PARK AVE. (MANHATTAN)	71ST AVE. PARSONS BLVD. KISSENA BLVD. 65TH AVE. (QUEENS)	—	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE. (BROOKLYN)	SEAVIEW AVE. E. 102ND ST. ROCKAWAY PARKWAY (BROOKLYN)
18	6-12-51	2-28-51	10-30-50	7-31-51	3-16-51	6-30-52	—	6-30-58	5-31-56

# PROJECTS IN FULL OPERATION

PART IV — CITY PROJECTS								
PART V						GRAND TOTAL		GRAND TOTAL OPERATING 160 PROJECTS
LINE	PROJECT DATA	NYC-25 CONEY ISLAND	NYC-26 ST. MARY'S PARK	NYC-33 JOHN F. HYLAN	TOTAL OPER. CITY IV 5 PROJECTS	NYC-37 GLENMORE PLAZA	GRAND TOTAL CITY I-III-IV-V 26 PROJECTS	
1	NUMBER OF APARTMENTS	534	1,007	209	4,946	440	23,449	147,231
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,442 4.57	4,533½ 4.50	930½ 4.45	22,531 4.56	1,786 (J) 4.06	101,667 4.34	665,771½ 4.52
3	POPULATION ( <i>Estimated</i> )	1,850	3,190	710	17,240	1,060	75,060	526,010
4	RESIDENTIAL BUILDINGS	5	6	1	54	4	295	1,738
5	NUMBER OF STORIES	14	21	19	—	10-18-24	—	—
6	TOTAL AREA — <i>Sq. Ft.</i> <i>Acres</i>	298,874 6.9	588,851 13.5	77,658 1.8	3,772,174 86.6	181,427 4.2	16,875,913 387.3	92,264,538 2,118.5
7	NET PROJECT AREA— <i>Sq. Ft.</i> ( <i>Excluding Park</i> ) <i>Acres</i>	239,429 5.5	545,801 12.5	77,658 1.8	3,626,079 83.2	181,427 4.2	15,951,092 366.1	86,579,592 1,987.8
8	ALL BUILDING AREA— <i>Sq. Ft.</i>	38,119	57,006	11,403	486,853	24,838	2,758,940	15,191,637
9	CUBAGE— <i>Cu. Ft.</i>	4,912,800	8,922,933	1,878,400	44,309,468	4,024,811	201,226,278	1,248,256,319
10	COVERAGE ( <i>Line 8÷6</i> ) %	12.8	9.7	14.7	12.9	13.7	16.3	16.5
11	DENSITY ( <i>Persons per Acre</i> )	274	238	394	202	252	194	248
12	LAND COST ( <i>Including Park</i> ) <i>Per Sq. Ft. of Priv. Prop.</i>	\$646,511 2.47	\$2,208,089 4.44	\$679,301 9.09	\$3,894,241 1.14	\$1,330,000 8.83	\$18,395,296 1.14	\$297,011,329 3.60
13	CONSTRUCTION COST PER RENTAL ROOM	\$5,090,856 2,088	\$10,308,695 2,274	\$2,599,099 2,793	\$49,361,151 2,191	\$7,197,789 4,030	\$204,808,365 2,015	\$1,321,827,081 1,985
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,991,167 815	\$3,835,039 846	\$667,208 717	\$14,577,012 647	\$2,072,211 1,160	\$49,821,875 490	\$393,305,967 591
15	DEVELOPMENT COST PER RENTAL ROOM	\$7,728,534 3,165	\$16,351,823 3,607	\$3,945,608 4,240	\$67,832,404 3,011	\$10,600,000 5,935	\$273,025,536 2,685	\$2,012,353,370 3,023
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$24.51	\$24.65	\$25.79	\$24.30	\$24.95	—	—
17	LOCATION	SURF AVE. W. 32ND ST. BOARDWALK W. 29TH ST. (BROOKLYN)	CAULDWELL AVE. E. 156TH ST. WESTCHESTER AV. TRINITY AV. (BRONX)	MOORE ST. HUMBOLDT ST. SIEGEL ST. BUSHWICK AV. (BROOKLYN)	—	PITKIN AVE. GLENMORE AVE. WATKINS ST. POWELL ST. (BROOKLYN)	—	—
18	COMPLETION DATE	1-31-57	4-30-59	6-30-60	—	4-30-68	—	—



# PROJECTS UNDER CONSTRUCTION

## FEDERAL PROJECTS

LINE	NY 5-60 BOSTON- SECOR*	NY 5-66 EUGENIO MARIA DE HOSTOS APARTMENTS	NY 5-69 JOHN HAYNES HOLMES TOWERS	NY 5-84 LIVONIA- POWELL	NY 5-85		NY 5-87 W. 32nd ST.- MERMAID AVE.	NY 5-88 GERALD J. CAREY GARDENS	NY 5-89 WILLIAM REID APARTMENTS	LINE
					84 E. FIRST ST.	109 ALLEN ST.				
1	538	223	537	407	231	149	600	768	230	1
2	2,489 1/2 4.63	979 1/2 4.39	2,107 1/2 3.92	1,422 3.49	751 3.23	614 4.12	2,581 4.30	3,174 4.13	748 3.23	2
3	2,030	740	1,330	610	350	430	1,860	2,120	350	3
4	4	1	2	2	1	1	5	3	1	4
5	13-14-17-18	22	25	10-25	20	17	14-15	15-17	20	5
6	762,300 17.5	32,690 .8	122,341 2.8	140,000 3.2	50,180 1.2	44,689 1.0	323,050 7.4	364,406 8.4	68,762 1.6	6
7	762,300 17.5	32,690 .8	122,341 2.8	100,000 2.3	50,180 1.2	44,689 1.0	323,050 7.4	364,406 8.4	68,762 1.6	7
8	36,181	10,319	19,872	24,456	6,910	13,167	36,810	58,078	13,285	8
9	4,849,474	1,794,597	3,893,920	2,792,393	1,316,233	1,293,680	5,005,316	6,234,149	1,397,832	9
10	4.7	31.5	16.2	17.5	13.8	29.3	11.4	15.9	19.3	10
11	116	925	475	191	292	430	231	232	219	11
12	\$1,036,000 (K) 1.94	\$400,000 12.24	\$1,890,000 20.33	\$755,000 5.09	\$867,000 17.28	\$604,000 13.52	\$1,752,365 5.86	\$1,923,000 5.27	\$217,000 3.15	12
13	\$6,871,363 2,760	\$2,832,156 2,891	\$6,185,395 2,935	\$5,019,890 3,530	\$5,217,056 (E) 3,822		\$7,736,167 2,997	\$9,664,996 3,045	\$2,732,733 3,633	13
14	\$3,112,637 1,250	\$807,844 825	\$2,409,605 1,143	\$1,895,110 1,333	\$2,011,944 (E) 1,474		\$3,616,468 1,401	\$3,892,004 1,226	\$923,267 1,237	14
15	\$11,020,000 4,427	\$4,040,000 4,125	\$10,485,000 4,975	\$7,670,000 5,394	\$8,700,000 (E) 6,374		\$13,105,000 5,077	\$15,480,000 4,877	\$3,875,000 5,180	15
16	\$17.50	\$17.49	\$18.04	NOT YET DETERMINED	NOT YET DETERMINED		\$17.51	NOT YET DETERMINED	NOT YET DETERMINED	16
17	IRT-DYRE AVE. LINE BOSTON RD. STEENWICK AVE. (BRONX)	AMSTERDAM AVE. W. 93RD ST. BROADWAY W. 94TH ST. (MANHATTAN)	FIRST AVE. ISAACS HOUSES F. D. R. DRIVE E. 92ND ST. (MANHATTAN)	BLAKE AVE. LIVONIA AVE. POWELL ST. JUNIOUS ST. (BROOKLYN)	E. FIRST ST. FIRST AVE. E. SECOND ST. AVE. "A" (MANHATTAN)	ALLEN ST. STANTON ST. ELDRIDGE ST. E. HOUSTON ST. (MANHATTAN)	W. 31ST ST. NEPTUNE AVE. W. 33RD ST. SURF AVE. (BROOKLYN)	W. 24TH ST. NEPTUNE AVE. W. 22ND ST. SURF AVE. (BROOKLYN)	TROY AVE. ALBANY AVE. E. NEW YORK AVE. MAPLE ST. (BROOKLYN)	17
18	—	—	—	—	—	—	—	—	—	18

\*Partially Occupied

(E) (K) See page 33 for Explanatory Notes.

# PROJECTS UNDER CONSTRUCTION

LINE	PROJECT DATA	FEDERAL PROJECTS				STATE PROJECT	CITY PROJECT PART V	GRAND TOTAL UNDER CONSTRUCTION 14 PROJECTS
		NY5-90 1010 E. 178th ST.	NY5-92 FIRST AVE.- E. 101st ST.	NY5-93 LINDEN PL.- 35th AVE.	TOTAL CONST. FEDERAL 12 PROJECTS	NYS-139 344 E. 28th ST.	NYC-38 WILLIAM O'DWYER GARDENS	
1	NUMBER OF APARTMENTS	220	275	423	4,601	225	573	5,399
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	942 4.28	1,318½ 4.79	1,711 4.04	18,838 4.09	985½ 4.38	2,433½ (J) 4.25	22,257 4.12
3	POPULATION (Estimated)	690	1,120	1,100	12,730	740	1,460	14,930
4	RESIDENTIAL BUILDINGS	1	3	4	28	1	6	35
5	NUMBER OF STORIES	21	7-8-11	10	—	26	16	—
6	TOTAL AREA — Sq. Ft. Acres	75,372 1.7	112,946 2.6	167,134 3.8	2,263,870 52.0	44,644 1.0	276,010 6.3	2,584,525 59.3
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	75,372 1.7	99,827 2.3	167,134 3.8	2,210,751 50.8	44,644 1.0	276,010 6.3	2,531,405 58.1
8	ALL BUILDING AREA—Sq. Ft.	15,291	34,752	40,077	309,198	7,889	34,501	351,588
9	CUBAGE—Cu. Ft.	1,841,787	2,668,090	3,430,247	36,517,738	1,946,457	5,421,328	43,885,522
10	COVERAGE (Line 8÷6) %	20.3	30.8	24.0	13.7	17.7	12.5	13.6
11	DENSITY (Persons per Acre)	406	431	289	245	740	232	252
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$186,000 (D) 2.22	\$163,271 (D) 1.63	\$567,000 3.39	\$10,360,636 4.75	\$291,480 (D) 6.53	\$1,446,497 5.12	\$12,098,666 4.82
13	CONSTRUCTION COST PER RENTAL ROOM	\$3,496,600 3,712	\$4,546,580 3,448	\$6,097,746 3,564	\$60,400,682 3,206	\$3,464,019 3,915	\$9,527,300 3,915	\$73,392,033 3,297
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,112,400 1,181	\$1,605,149 1,217	\$1,895,254 1,108	\$23,283,682 1,236	\$1,029,501 1,045	\$3,626,203 1,490	\$27,939,333 1,255
15	DEVELOPMENT COST PER RENTAL ROOM	\$4,795,000 5,090	\$6,315,000 4,790	\$8,560,000 5,003	\$94,045,000 4,992	\$4,785,000 4,855	\$14,600,000 6,000	\$113,430,000 5,096
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	NOT YET DETERMINED	NOT YET DETERMINED	NOT YET DETERMINED	—	NOT YET DETERMINED	\$27.95	—
17	LOCATION	E. TREMONT AVE. BRYANT AVE. E. 178TH ST. BOSTON RD. (BRONX)	E. 101ST ST. FIRST AVE. E. 102ND ST. SECOND AVE. (MANHATTAN)	34TH AVE. 35TH AVE. LINDEN PL. LEAVITT ST. 137TH ST. (QUEENS)	—	E. 27TH ST. NEW ST. E. 28TH ST. FIRST AVE. (MANHATTAN)	W. 32ND ST. SURF AVE. W. 35TH ST. MERMAID AVE. (BROOKLYN)	—
18	COMPLETION DATE	—	—	—	—	—	—	—

## CITY PART IV PROJECTS DEVELOPED AS COOPERATIVES

LINE	PROJECTS SOLD (L)							PENDING SALE	TOTAL 8 PROJECTS
	NYC-27 FRANKLIN PLAZA (FRANKLIN)	NYC-30 WOODSTOCK TERRACE (VAN BUREN)	NYC-31 ROSEDALE GARDENS	NYC-32 CEDAR MANOR (BAISLEY GARDENS)	NYC-34 LUNA PARK	NYC-35 VILLAGE VIEW (ROOSEVELT)	NYC-36 GOUVERNEUR GARDENS (SIMKHOVITCH)	NYC-29 MASARYK TOWERS (COLUMBIA)*	
1	1,635	320	408	216	1,576	1,236	782	1,109	7,282
2	7,349½ 4.50	1,604 (J) 5.01	1,888 4.63	982½ 4.55	7,338 4.66	5,569 (J) 4.51	3,354 (J) 4.29	5,090½ (J) 4.59	33,175½ 4.56
3	6,130	1,250	1,620	830	6,350	3,880	2,440	3,810	26,310
4	14	2	4	3	5	7	6	4	45
5	20	18	15	8	20	16-21	21	21	—
6	596,202 13.7	130,000 2.5	333,809 7.7	237,908 5.5	1,241,082 28.5	361,675 8.3	289,677 6.6	381,888 8.8	3,572,241 81.6
7	571,210 13.1	130,000 2.5	333,809 7.7	237,908 5.5	1,163,551 26.7	349,738 8.1	289,677 6.6	361,865 8.3	3,437,758 78.5
8	131,350	17,475	27,568	28,311	142,507	74,570	45,158	69,358	536,297
9	15,440,744	2,988,195	3,586,268	2,080,205	15,589,794	10,874,597	7,072,530	10,743,208	68,375,541
10	22.0	13.4	8.3	11.9	11.5	20.6	15.6	18.2	15.0
11	447	500	210	151	223	467	370	433	322
12	\$5,390,676 10.42	\$801,721 7.08	\$208,038 .64	\$64,509 .39	\$1,455,600 1.42	\$3,346,841 15.30	\$2,908,518 10.77	\$4,108,244 12.57	\$20,284,147 6.06
13	\$20,145,421 2,741	\$4,115,613 2,566	\$4,763,784 2,523	\$3,083,179 3,138	\$19,755,116 2,692	\$13,865,680 2,490	\$10,024,994 2,989	\$15,153,190 2,977	\$90,906,977 2,740
14	\$5,102,497 694	\$957,555 597	\$1,412,009 748	\$1,032,813 1,051	\$4,348,649 593	\$4,029,494 724	\$2,991,627 .892	\$6,738,566 1,324	\$26,613,210 802
15	\$30,638,594 4,169	\$5,874,889 3,663	\$6,383,831 3,381	\$4,180,501 4,255	\$25,559,365 3,483	\$23,242,015 4,173	\$15,925,139 4,748	\$26,000,000 5,108	\$137,804,334 4,154
16	\$24.49 (M)	\$24.14 (M)	\$23.16 (M)	\$23.65 (M)	\$22.72 (M)	\$27.25 (M)	\$28.34 (M)	\$26.97 (M)	—
17	FIRST AVE. E. 106TH ST. THIRD AVE. E. 109TH ST. (MANHATTAN)	E. 161ST ST. TRINITY AVE. E. 163RD ST. (BRONX)	BRUCKNER BLVD. TAYLOR AV. STORY AV. ROSEDALE AV. (BRONX)	FOCH BLVD. 157TH ST. 116TH AVE. (QUEENS)	SURF AVE. STILLWELL AVE. NEPTUNE AVE. W. 8TH ST. (BROOKLYN)	1ST AVE. E. 2ND ST. E. 6TH ST. AVE. "A" (MANHATTAN)	MONTGOMERY ST. HENRY ST. F.D.R. DRIVE (MANHATTAN)	STANTON ST. COLUMBIA ST. DELANCY ST. (MANHATTAN)	—
18	11-30-62	2-28-63	2-28-62	2-28-62	1-31-62	12-31-64	11-30-64	7-31-67	—

\*Partially Occupied

(J) (L) (M) See page 33 for Explanatory Notes.

# PROJECTS IN PLANNING

PROJECT NO.	PROJECT NAME	NO. OF APTS.	ARCHITECT	LOCATION
FEDERAL PROJECTS				
NY 5-86	B. 41st ST.-BEACH CHANNEL DR.	798	MAX O. URBANH	B. 38th & B. 41st STS., NORTON AVE., BEACH CHANNEL DR. (QUEENS)
NY 5-91	PENNSYLVANIA-WORTMAN AVE. AREA	336	MORRIS LAPIDUS ASSOCIATES	PENNSYLVANIA, WORTMAN & STANLEY AVES., VERMONT ST. (BROOKLYN)
NY 5-95	2440 BOSTON ROAD	236	DAVIS, BRODY & ASSOCIATES	CRUGER, MACE, HOLLAND & WARING AVES., BOSTON RD. (BRONX)
NY 5-96A	818 HOME ST.	174	PAUL RUDOLPH	UNION & PROSPECT AVES., HOME & E. 167th STS. (BRONX)
NY 5-96B	3033 MIDDLETOWN ROAD	183	PAUL RUDOLPH	HOBART, ROBERTS & JARVIS AVES., MIDDLETOWN RD. (BRONX)
NY 5-97	MEEKER AVE.-NORTH HENRY ST. AREA	112	E. N. TURANO	NORTH HENRY, HERBERT & MONITOR STS., MEEKER AVE. (BROOKLYN)
NY 5-98	THROGGS NECK ADDITION	287	SLINGERLAND AND BOOSS	DEWEY, BALCOM & RANDALL AVES., THROGGS NECK HOUSES (BRONX)
NY 5-100	SEWARD PARK EXTENSION AREA	360	WM. F. PEDERSEN AND ASSOCIATES	BROOME, NORFOLK, GRAND & ESSEX STS. (MANHATTAN) (SEWARD PARK EXTENSION URBAN RENEWAL AREA)
NY 5-103	572 WARREN ST.	200	EDELBAUM & WEBSTER	BALTIC & WARREN STS., 3rd AVE. (BROOKLYN)
NY 5-106	BAILEY AVE.-W. 193rd ST. AREA	233	HORACE GINSBERN & ASSOCIATES AND MR. JOHN LOUIS WILSON	BAILEY & HEATH AVES., W. 193rd ST. (BRONX)
NY 5-107	157th AVE.-79th ST. AREA	588	GRUZEN & PARTNERS	77th & 80th STS., 156th AVE., SHORE PARKWAY (QUEENS)

# PROJECTS IN PLANNING

PROJECT NO.	PROJECT NAME	NO. OF APTS.	ARCHITECT	LOCATION
FEDERAL PROJECTS				
NY 5-108	108th ST.-62nd DR. AREA	848	ULRICH FRANZEN & ASSOCIATES	108th ST., 62nd DR., COLONIAL AVE., HORACE HARDING EXP. (QUEENS)
NY 5-110	FORT INDEPENDENCE ST.-HEATH AVE. AREA	342	POMERANCE & BREINES	FORT INDEPENDENCE ST., HEATH & BAILEY AVES. (BRONX)
NY 5-111	BARUCH HOUSES ADDITION	196	NOT YET DESIGNATED	COLUMBIA ST., BARUCH HOUSES (MANHATTAN)
TOTAL FEDERAL		<u>4,893</u>		
STATE PROJECTS				
NYS-144	EDWARD CORSI	152	KATZ-WAISMAN-WEBER-STRAUSS	E. 116th & E. 117th STS., FIRST & SECOND AVES. (MANHATTAN)
NYS-147	AMSTERDAM ADDITION	173	OPPENHEIMER, BRADY AND LEHRECKE	W. 64th & W. 65th STS., WEST END & AMSTERDAM AVES. (MAN.) (LINCOLN-AMSTERDAM URBAN RENEWAL AREA)
TOTAL STATE		<u>325</u>		
TOTAL IN PLANNING		<u><u>5,218</u></u>		

SUMMARY

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

\*Includes Rehabilitation Projects  
NY5-52K, 5-76, and 5-104  
as one project (see page 28)

PROJECT DATA	PROJECTS IN FULL OPERATION (a)	PROJECTS UNDER CONSTRUCTION	PROJECTS DEVELOPED AS COOPERATIVES	PROJECTS IN PLANNING	TOTAL (a)
NUMBER OF PROJECTS	160*	14	8	16	198
NUMBER OF APARTMENTS	147,231	5,399	7,282	5,218	165,130
NUMBER OF RENTAL ROOMS	665,771½	22,257	33,175½	22,096½	743,300½
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.52	4.12	4.56	4.23	4.50
POPULATION ( <i>Estimated</i> )	526,010	14,930	26,310	15,970	583,220
NUMBER OF RESIDENTIAL BUILDINGS	1,738	35	45	41	1,859
TOTAL AREA — <i>Sq. Ft.</i> <i>Acres</i>	92,264,538 2,118.5	2,584,524 59.3	3,572,241 81.6	3,166,926 72.7	101,588,229 2,332.1
ALL BUILDING AREA — <i>Sq. Ft.</i>	15,191,637	351,588	536,297	391,322	16,470,844
COVERAGE — %	16.5	13.6	15.0	12.4	16.2
DENSITY ( <i>Persons Per Acre</i> )	248	252	322	220	250

LEASING PROGRAM

(a) These figures do not include data on the leasing program. The Consolidated Annual Contributions Contract with the Housing Assistance Administration has been amended to provide for leasing by the Authority under Section 23 of the U. S. Housing Act of 1,000 apartments in privately owned and operated buildings. As of December 31, 1968 the Authority had in effect leases for 724 such apartments, all of which were occupied.

# REHABILITATION PROGRAM

LINE	PROJECT AREA	NY 5-52K	NY 5-76A & B	NY 5-76C	NY 5-76D	NY 5-76E	NY 5-76G	(SEE NOTE C)	NY 5-76I	NY 5-76J	NY 5-104 (F)	TOTAL REHAB. 3 PROJECTS
1	NUMBER OF APARTMENTS	236	72	40	40	13	42	15	69	45	18	590
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	849 3.60	269½ 3.74	150 3.75	159 3.98	39 3.00	168½ 4.01	57½ 3.83	272½ 3.95	167½ 3.72	114 6.33	2,246½ 3.81
3	POPULATION (Estimated)	530	145	95	105	13	115	35	165	95	140	1,438
4	RESIDENTIAL BUILDINGS	36	8	1	4	1	1	1	2	1	9	64
5	NUMBER OF STORIES	3-4	3-6	7	5	1	7	5	7	7	3	—
6	TOTAL AREA — Sq. Ft. Acres	67,637 1.55	18,327 .42	6,098 .14	10,071 .23	15,000 .34	7,569 .18	3,800 .09	13,171 .30	6,431 .15	16,284 .37	164,388 3.7
7	NET PROJECT AREA—Sq. Ft. (Excluding Park) Acres	67,637 1.55	18,327 .42	6,098 .14	10,071 .23	15,000 .34	7,569 .18	3,800 .09	13,171 .30	6,431 .15	16,284 .37	164,388 3.7
8	ALL BUILDING AREA—Sq. Ft.	41,422	11,600	4,726	7,367	9,320	6,732	3,034	10,800	5,382	9,331	109,714
9	CUBAGE—Cu. Ft.	2,308,080	734,130	367,247	543,628	87,217	422,477	166,000	1,031,654	460,000	392,500	6,512,933
10	COVERAGE (Line 8÷6) %	61.2	63.3	77.5	73.2	62.1	88.9	79.8	82.0	83.7	57.3	66.7
11	DENSITY (Persons per Acre)	331	345	679	457	38	639	389	550	633	350	381
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$448,000 (D) 6.62	\$346,167 18.89	\$166,926 27.37	\$125,000 (D) 12.41	\$25,000 1.67	\$263,317 34.79	\$65,000 17.11	\$361,569 27.45	\$258,179 40.14	Development Cost based on Appraisal	\$2,059,158 13.90
13	CONSTRUCTION COST PER RENTAL ROOM	\$2,695,784 3,175	\$652,833 2,422	\$332,751 2,218	\$392,362 2,468	\$112,052 2,873	\$427,777 2,539	\$151,195 2,629	\$777,965 2,855	\$487,172 2,909		\$6,029,891 2,684
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$906,216 1,067	\$267,500 992	\$131,823 879	\$121,138 762	\$41,248 1,058	\$155,906 925	\$38,805 675	\$264,666 971	\$200,649 1,198		\$2,127,951 947
15	DEVELOPMENT COST PER RENTAL ROOM	\$4,050,000 4,770	\$1,266,500 4,699	\$631,500 4,210	\$638,500 4,016	\$178,300 4,572	\$847,000 5,027	\$255,000 4,435	\$1,404,200 5,153	\$946,000 5,648		\$10,426,000 4,641
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$16.24	\$17.68	\$16.42	\$17.19	\$16.23	\$15.80	\$15.43	\$16.73	\$16.64	\$11.97	—
17	LOCATION	W. 89TH, 90TH 91ST & 93RD STs. COLUMBUS AVE. CENTRAL PARK WEST (MANHATTAN)	W. 103RD ST. BROADWAY W. 104TH ST. (MANHATTAN)	W. 101ST ST. BROADWAY (MANHATTAN)	COLUMBUS AVE. W. 94TH ST. CENTRAL PARK WEST (MANHATTAN)	22ND AVE. 125TH ST. (QUEENS)	7TH AVE. W. 112TH ST. 8TH AVE. (MANHATTAN)	WILLIS AVE. E. 141ST ST. BROOK AVE. (BRONX)	7TH AVE. W. 117TH ST. ST. NICHOLAS AVE. (MANHATTAN)	LENOX AVE. W. 119TH ST. (MANHATTAN)	ROGERS AVE. NOSTRAND AVE. (BROOKLYN)	—
18	COMPLETION DATE	6-30-68	4-30-63	7-31-62	9-30-62	3-31-62	4-30-63	12-31-62	1-31-64	6-30-64	2-29-68	—

(C) (D) (F) See page 33 for Explanatory Notes.

## PUBLIC HOUSING IN URBAN RENEWAL AREAS

PROJECT	URBAN RENEWAL AREAS	PUBLIC HOUSING PROGRAM	STATUS	NUMBER OF APARTMENTS	RENTAL ROOMS		RESIDENTIAL BUILDINGS	NUMBER OF STORIES	AV. MONTHLY RENT PER FAMILY
					NUMBER	AVER. PER APT.			
<u>REHABILITATION</u> NY 5-52K	WEST SIDE	FEDERAL	FULLY OCCUPIED	236	849	3.60	36	3-4	\$
NY 5-76D	WEST SIDE	FEDERAL	FULLY OCCUPIED	40	159	3.98	4	5	\$
<u>NEW CONSTRUCTION</u> NY 5-56A	WEST SIDE	FEDERAL	FULLY OCCUPIED	70	309½	4.42	1	9	\$
NY 5-56B	WEST SIDE	FEDERAL	FULLY OCCUPIED	168	735	4.38	1	22	\$
NY 5-56C	WEST SIDE	FEDERAL	FULLY OCCUPIED	158	690	4.37	1	18	\$
NY 5-90 1010 E. 178th St.	BRONX PARK SOUTH	FEDERAL	UNDER CONSTRUCTION	220	950½	4.32	1	21	NO DETE
NY 5-92 First Ave.-E. 101st St.	METRO NORTH	FEDERAL	UNDER CONSTRUCTION	275	1,318½	4.79	3	7-8-11	NO DETE
NY 5-100 Seward Park Ext.	SEWARD PARK EXT.	FEDERAL	IN PLANNING	360	1,644	4.57	2	24	NO DETE
NYS-107 Wise Towers	WEST SIDE	STATE	FULLY OCCUPIED	399	1,750½	4.39	3	1-19	\$
NYS-139 344 E. 28th St.	BELLEVUE SOUTH	STATE	UNDER CONSTRUCTION	225	979½	4.35	1	26	NO DETE
NYS-147 Amsterdam Add.	LINCOLN- AMSTERDAM	STATE	IN PLANNING	173	752½	4.35	1	26	NO DETE
TOTAL				2,324	10,138	4.36	54		



**MAXIMUM INCOME LIMITS FOR ADMISSION TO PROJECTS  
WHICH ARE IN OPERATION**

LINE	FAMILY SIZE	FEDERAL PROJECTS*	STATE PROJECTS		CITY PROJECTS			LINE
			COMPLETED BEFORE 9/1/59	COMPLETED AFTER 9/1/59	PART I	PART III	PARTS IV and V	
1	1 PERSON	\$3,888	\$4,032	\$4,104	\$3,800	\$5,040	\$5,688	1
2	2 PERSONS	5,256	4,968	5,544	3,800	6,192	6,516	2
3	3 PERSONS	5,760	5,400	6,480	4,200	7,272	8,316	3
4	4 PERSONS	5,760	5,400	6,480	4,200	7,272	8,316	4
5	5 PERSONS	7,476	6,300	8,064	5,100	8,208	9,036	5
6	6 PERSONS	7,476	6,300	8,064	5,100	8,208	9,036	6
7	7 PERSONS OR MORE	7,896	6,720	8,064	5,500	8,208	9,036	7

\*Displaced families admitted at higher limits.

NOTE: Income limits shown above represent net family income after exemptions for minor children and for secondary wage earners. The exemptions vary from program to program. There are no minimum income limitations for admission.

## EXPLANATORY NOTES

LINE 1—NUMBER OF APARTMENTS	} Figures used are as built and do not reflect any alterations made since buildings were turned over to management occupancy.
LINE 2— {NUMBER OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT	
LINE 6—TOTAL AREA	} Line 6 includes, and Line 7 excludes, land acquired and developed as part of the project for a park or playground to be operated and maintained by the Dept. of Parks. At State and City Projects such park or playground is ceded to the City of New York. At Federal Projects it is leased to the City.
LINE 7—NET PROJECT AREA	
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 Overhead, Carrying Charges, Architectural and Engineering Expense, Inspection Costs, Relocation Costs, Demolition, Other Land Acquisition Costs, Topsoil and Planting, Street and Yard Improvements, Sewers and Utilities, Abnormal Foundations, Park Development, Equipment—Playground and Community Facilities; Equipment—Management and Maintenance, Additions and Betterments, Preoccupancy Charges and Credits, and percentage of Contingencies if required.
LINE 15—DEVELOPMENT COST—	Totals of Lines 12, 13 and 14.
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 and Lavanburg Homes. Specific rents vary in accordance with the incomes of tenant families.
LINE 18—COMPLETION DATE—	Date of 95% to 100% availability or occupancy of dwelling units—*Redfern Houses 456 d/u's were completed on 5/1/59 and 148 d/u's were completed on 6/1/59.

## EXPLANATORY NOTES

NOTE A (PAGES 2, 3, 4, 5)

Development Cost includes cost of modernization authorized by Annual Contributions Contract amendment.

NOTE B (PAGE 7)

Land for West Brighton I and West Brighton II acquired as a single site. Cost of land has been allocated to each section and included in respective development costs, on a dwelling unit ratio.

NOTE C (PAGES 7, 29)

434 E. 141st St. (Formerly NY5-52H) was rehabilitated and financed as part of NY5-44 Mott Haven Houses.

NOTE D (PAGES 8, 9, 18, 24, 29)

NY5-52K, NY5-56, NYS-107, NY5-90, NY5-92, NYS-139 and NY5-76D are in the Urban Renewal Area. Land Cost shown on Line 12 is the re-use price determined by the Housing and Home Finance Agency.

NOTE E (PAGES 9, 23)

A single set of construction Bids was taken for the three Sites of NY5-56 and for the two Sites of NY5-85 without cost breakdown for each Site.

NOTE F (PAGES 11, 29)

Rehabilitation of Project NY5-104 was financed by a grant from Department of Housing and Urban Development. Upon completion buildings were incorporated into Federal Program.

NOTE G (PAGE 12)

Project NY5-114 was formerly City Program Part II which was converted to Federal Program as of 8/29/68. Development Cost (line 15) includes principal amount of city-guaranteed bonds outstanding at conversion date plus \$11,247,000 estimated cost of rehabilitation.

NOTE H (PAGE 18)

Chelsea Addition being built on land of Elliott Houses.

NOTE I (PAGE 19)

Donated to City of New York by Lavanburg Foundations and accepted by the Board of Estimate on September 27, 1956. Now being operated by the New York City Housing Authority under lease agreement with the City of New York.

NOTE J (PAGES 22, 24, 25)

Number of Rental Rooms include balconies and half-baths as half rooms.

NOTE K (PAGE 23)

Land cost for NY5-60 is as shown in the Development Cost Budget. Condemnation award under appeal.

NOTE L (PAGE 25)

Part IV Projects sold to cooperatives: Luna Park October 10, 1962; Baisley Gardens December 20, 1962; Rosedale Gardens January 21, 1964; Benjamin Franklin March 8, 1965; Martin Van Buren June 2, 1965; Franklin D. Roosevelt May 28, 1965; and Mary K. Simkhovitch June 8, 1967.

NOTE M (PAGE 25)

Rent shown is the Co-op rent including charge for gas and electricity.

# ALPHABETICAL INDEX OF PROJECTS

PROJECT NAME	PAGE NO.	PROJECT NAME	PAGE NO.	PROJECT NAME	PAGE
<b>A</b>		Bronx River Houses Addition	18	Eastchester Gardens	1
John Adams Houses	7	Brownsville Houses	13	East Houston Street Area	2
Albany Houses	14	Bushwick Houses	16	East River Houses	1
Albany Houses II	16	Borgia Butler Houses	17	East Tremont Avenue-Boston Road Area	1
Amsterdam Houses	13			Edenwald Houses	1
Amsterdam Houses Addition Area	27	<b>C</b>		Edgemere Houses	1
589 Amsterdam Avenue	9, 30	Gerald J. Carey Gardens	23	John Lovejoy Elliott Houses	1
830 Amsterdam Avenue	9	Carleton Manor	10	<b>F</b>	
Arverne Houses	21	Carver Houses	15	Farragut Houses	1
Astoria Houses	14	Castle Hill Houses	16	First Avenue-East 101st Street Area	2
Audubon Apartments	17	Cedar Manor (Baisley Gardens)	23	First Houses	1
		Chelsea Houses	18	Forest Houses	1
<b>B</b>		Chelsea Houses Addition	18	Fort Independence Street-Heath Avenue Area	2
Bailey Avenue-West 193rd Street Area	26	Clason Point Gardens	3	Benjamin Franklin Houses (Franklin Plaza)	2
Baisley Gardens (Cedar Manor)	25	DeWitt Clinton Houses	7	Robert Fulton Houses	1
Baisley Park Houses	6	Colonial Park Houses	12	<b>G</b>	
Baruch Houses	3	Columbia Houses (Masaryk Towers)	25	Glenmore Plaza	2
Baruch Houses Addition	27	Coney Island Houses	22	Glenwood Houses	2
Baychester Houses	17	Cooper Park Houses	4	Samuel Gompers Houses	1
Bay View Houses	21	Edward Corsi	27	Gowanus Houses	1
Beach 41st Street-Beach Channel Drive Area	26	Cypress Hills Houses	15	Gouverneur Gardens (Mary K. Simkhovitch Houses)	2
General Charles W. Berry Houses	21	<b>D</b>		Ulysses S. Grant Houses	1
Mary McLeod Bethune Houses	10	Eugenio Maria de Hostos Apartments	23	Gravesend Houses	1
James A. Bland Houses	14	Frederick Douglass Houses	15	Gun Hill Houses	1
2440 Boston Road	26	Frederick Douglass Houses Addition	15	<b>H</b>	
Boston-Secor Houses	23	Cornelius J. Drew Houses-Alexander Hamilton Houses	17	Bernard Haber Houses	1
Boulevard Houses	20	Dyckman Houses	20	Hammel Houses	1
Breukelen Houses	3	<b>E</b>		Harlem River Houses	1
Brevoort Houses	4	94 East First Street-189 Allen Street	23	Harlem River Houses II	1
Bronxdale Houses	4	344 East 28th Street	24	Highbridge Gardens	1
Bronx River Houses	14	1010 East 178th Street	24	John Haynes Holmes Towers	2

# ALPHABETICAL INDEX OF PROJECTS

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818 Home Street	26	<b>M</b>		<b>P</b>	
Howard Houses	15	Manhattanville Houses	16	Parkside Houses	21
Langston Hughes Apartments	11	Marble Hill Houses	20	Part II Program	12
John F. Hylan Houses	22	Marcy Houses	13	Lester W. Patterson Houses	13
<b>I</b>		Mariners Harbor Houses	4	Pelham Parkway Houses	19
Independence Towers	17	Edwin Markham Gardens	3	Pennsylvania Avenue-Wortman Avenue Area	26
Stanley M. Isaacs Houses	9	Marlboro Houses	16	Louis Heaton Pink Houses	6
<b>J</b>		Masaryk Towers (Columbia Houses)	25	Polo Grounds Towers	9
Andrew Jackson Houses	7	William McKinley Houses	5	Pomonok Houses	21
Jefferson Houses	4	Meeker Avenue-North Henry Street Area	26		
James Weldon Johnson Houses	13	Melrose Houses	14	<b>Q</b>	
		3033 Middletown Road	26	Queensbridge Houses	2
<b>K</b>		Mill Brook Houses	16		
Martin Luther King, Jr. Towers	14	Mill Brook Houses Extension	17	<b>R</b>	
Kingsborough Houses	2	John Purroy Mitchel Houses	8	Ravenswood Houses	21
Kingsborough Houses Extension	10	James Monroe Houses	6	Redfern Houses	15
		E. Roberts Moore Houses	11	Red Hook Houses	2
<b>L</b>		Gouverneur Morris Houses	6	Red Hook Houses II	5
Lafayette Gardens	7	Morrisania Houses	7	Rehabilitation, Federal	8, 11, 29, 30
Fiorello H. LaGuardia Houses	4	Mott Haven Houses	7, 29	William Reid Apartments	23
LaGuardia Houses Addition	9	Arthur H. Murphy Houses	18	Richmond Terrace Houses	6
Lavanburg Homes	19			Jacob Riis Houses (City)	19
Leasing Program	28			Jacob Riis Houses (Federal)	3
Herbert H. Lehman Village	6	<b>N</b>		Eleanor Roosevelt Houses Section I	8
Lexington Houses	21	Nostrand Houses	20	Eleanor Roosevelt Houses Section II	11
Abraham Lincoln Houses	13			Franklin D. Roosevelt Houses (Village View)	25
Linden Houses	21	<b>O</b>		Rosedale Houses (Rosedale Gardens)	25
Linden Place-35th Avenue Area	24	Ocean Hill Apartments	10	Rutgers Houses	16
Livonia Avenue-Powell Street Area	23	William O'Dwyer Gardens	24	<b>S</b>	
Seth Low Houses	11	108th Street-62nd Drive Area	27	St. Mary's Park Houses	22
Luna Park Houses	25	157th Avenue-79th Street Area	26	St. Nicholas Houses	3

# ALPHABETICAL INDEX OF PROJECTS

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33-35 Saratoga Avenue	10	Senator Robert F. Wagner, Sr. Houses	5		
Sedgwick Houses	20	Lillian Wald Houses	13		
Seward Park Extension Area	26	572 Warren Street	26		
Sheepshead Bay Houses	12	George Washington Houses	3		
Mary K. Simkhovitch Houses (Gouverneur Gardens)	25	Daniel Webster Houses	5		
Gov. Alfred E. Smith Houses	14	West 32nd Street-Mermaid Avenue Area	23		
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South Beach Houses	12	120 West 94th Street	9, 30		
South Jamaica Houses	2	West Brighton Plaza	7		
South Jamaica Houses II	4	Gaylord White House	17		
Stapleton Houses	17	Walt Whitman Houses-Raymond V. Ingersoll Houses	13		
Nathan Straus Houses	9	Jonathan Williams Plaza	18		
Sumner Houses	15	Williamsburg Houses	2		
		Woodrow Wilson Houses	17		
<b>T</b>		Stephen Wise Towers	18, 30		
Senator Robert A. Taft Houses	9	Woodside Houses	12		
Throggs Neck Houses	3	Woodstock Terrace (Martin Van Buren Houses)	25		
Throggs Neck Houses Addition	26	Wyckoff Gardens	11		
Samuel J. Tilden Houses	6				
Todt Hill Houses	20				
Tompkins Houses	7				
<b>V</b>					
Martin Van Buren Houses (Woodstock Terrace)	25				
Van Dyke Houses	3				
Van Dyke Houses II	8				
303 Vernon Avenue	10				
Village View (Franklin D. Roosevelt Houses)	25				
Vladeck Houses (City)	19				
Vladeck Houses (Federal)	2				

