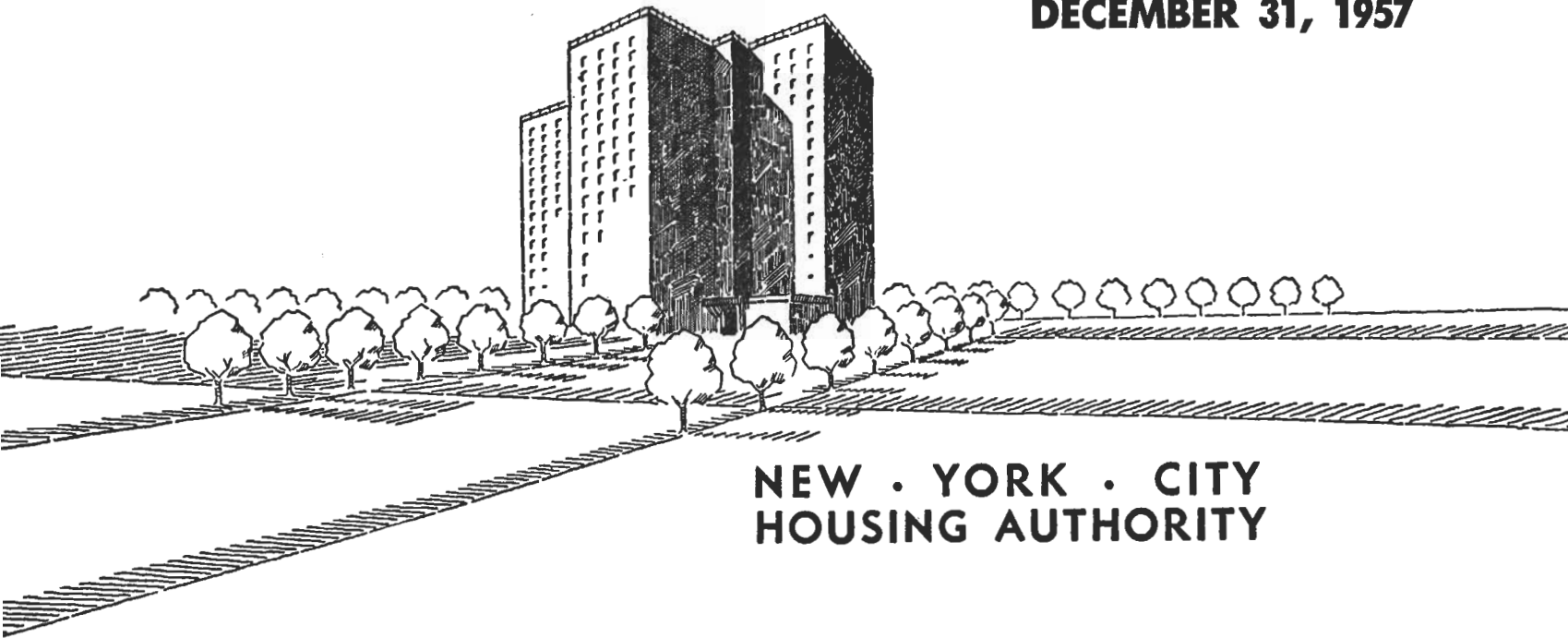


M. FLAMENBAUM

# PROJECT STATISTICS •

DECEMBER 31, 1957



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

---

**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, 1957 ARE INCLUDED HEREIN. SEE ALPHABETICAL LIST OF PROJECTS ON PAGES 19 AND 20.

PROJECTS IN FULL OPERATION

FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-1 WILLIAMS- BURG	NY 5-2 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 Sta.	\$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	\$11,937,600d 1,121	\$13,210,800d 1,020	\$7,612,500d 1,215	\$2,081,300d 1,161	\$5,304,700d 1,086	\$5,175,100 1,107	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$13.44	\$13.15	\$10.61	\$10.94	\$10.43	\$10.96	\$10.62	\$10.85	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. GOVERN'R ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F.D.R'SV'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 BREUKELLEN	NY 5-13 VAN DYKE	NY 5-14 GEORGE WASHINGTON	NY 5-15 THROGG'S NECK	NY 5-17 BREVOORT	NY 5-18 SOUTH JAMAICA II	LINE
1	400	1,190	360	1,526	1,595	1,603	1,515	1,185	896	600	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	7,053½ 4.66	5,436½ 4.59	4,153 4.64	2,819 4.70	2
3	1,623	4,641	1,459	5,630	6,968	5,908	5,670	4,313	3,395	2,285	3
4	46	13	30	13	30	22	14	29	13	16	4
5	2	6-13-14	2	14	3-7	3-14	12-14	3-7	7	3-7	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	906,988 20.8	1,818,143 41.7	751,896 17.3	582,821 13.4	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	822,228 18.9	1,818,143 41.7	687,188 15.8	582,821 13.4	7
8	154,304	103,446	139,293	105,458	360,423	161,168	124,916	228,989	121,363	116,506	8
9	3,388,939	9,657,260	2,715,000	13,027,419	14,297,000	13,652,083	12,638,161	11,440,850	7,735,916	5,268,542	9
10	20.8	20.2	25.8	15.5	12.4	16.6	13.8	12.6	16.1	19.9	10
11	95	396	118	360	90	264	273	103	194	171	11
12	\$260,300 .42 .35	\$1,954,225 4.12 3.82	\$420,039 .76 .78	\$5,374,297 8.94 7.90	\$783,948 .32 .27	\$5,409,904 6.54 5.56	\$5,852,167 7.28 6.45	\$713,003 .47 .39	\$2,110,798 2.81 2.87	\$1,589,058 2.84 2.73	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	\$13,307,181 1,797	\$12,218,246 1,732	\$11,312,777 1,897	\$7,878,353 1,897	\$5,692,517 2,019	13
14	\$388,316 210	\$2,526,373 451	\$424,310 274	\$3,113,716 438	\$3,168,447 424	\$2,651,915 358	\$5,629,587 798	\$3,554,220 654	\$1,860,849 448	\$1,259,570 447	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	\$21,365,000 2,886	\$23,700,000 3,360	\$15,580,000 2,866	\$11,850,000 2,853	\$8,541,145 3,030	15
16	\$10.88	\$11.03	\$11.46	\$10.69	\$11.11	\$10.46	\$10.33	\$10.83	\$10.46	\$10.41	16
17	\$4,000	\$4,000	\$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. BURGHER AVE. (RICHMOND)	W. 127TH ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MAN.)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	BAINBRIDGE ST. RALPH AVE. FULFON ST. PATCHEN AVE. (BROOKLYN)	SOUTH RD. 160TH ST. BRINK'HOFF AV. 158TH ST. (QUEENS)	18
19	12-20-41	1-17-49	6-30-43	9-30-54	10-31-52	5-31-55	9-30-57	11-30-53	8-31-55	10-31-54	19

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-19	NY 5-20	NY 5-21	NY 5-22	NY 5-23	NY 5-25	NY 5-26	NY 5-27	LINE
		EDENWALD	MARINER'S HARBOR	LA GUARDIA	BRONXDALE	COOPER PARK	GRAVESEND	HIGH-BRIDGE	HAMMEL	
1	NUMBER OF APARTMENTS	2,039	607	1,094	1,497	700	634	700	712	1
2	NO. OF RENTAL ROOMS	9,692½	2,856½	5,112	7,005½	3,283	2,951	3,252	3,307	2
	AVERAGE NO. OF R/E PER APT.	4.75	4.71	4.67	4.68	4.69	4.65	4.65	4.64	
3	POPULATION (Estimated)	7,938	2,318	4,693	5,617	2,657	2,375	2,610	2,653	3
4	RESIDENTIAL BUILDINGS	40	22	9	28	11	15	6	14	4
5	NUMBER OF STORIES	3-14	3-6	12-15-16	7	7	7	13-14	6-7	5
6	TOTAL AREA — Sq. Ft.	2,129,275	947,622	469,752	1,403,694	528,967	540,725	550,018	616,678	6
	Acres	48.9	21.8	10.8	32.2	12.2	12.4	12.6	14.2	
7	NET HOUSING AREA — Sq. Ft.	2,023,005	816,256	420,320	1,340,519	496,296	540,725	550,018	572,678	7
	(Excluding Park) Acres	46.5	18.7	9.6	30.8	11.4	12.4	12.6	13.1	
8	ALL BUILDING AREA—Sq. Ft.	344,433	124,890	63,621	190,435	86,767	92,855	55,678	107,706	8
9	CURAGE — Cu. Ft.	17,847,449	5,691,790	8,909,854	12,323,225	5,878,957	5,113,073	5,837,785	5,991,153	9
10	COVERAGE (Line 8÷6) %	16.2	13.2	13.5	13.6	16.4	17.2	10.1	17.5	10
11	DENSITY (Persons per Acre)	162	106	435	174	219	191	207	187	11
12	LAND COST (Including Park)	\$1,070,853	\$126,960	\$4,389,201	\$955,607	\$653,396	\$504,933	\$433,186	\$2,045,677	12
	Per Sq. Ft. of Priv. Prop.	.43	.13	9.45	.74	1.42	1.09	.93	3.51	
	Per Sq. Ft. Including Sts.	.50	.13	9.34	.68	1.24	.93	.79	3.32	
13	CONSTRUCTION COST PER RENTAL ROOM	\$18,390,553 1,897	\$6,261,210 2,192	\$8,772,672 1,716	\$12,286,796 1,754	\$5,832,892 1,777	\$5,081,454 1,722	\$5,470,197 1,682	\$5,806,187 1,756	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,458,594 357	\$1,701,830 596	\$4,093,127 801	\$4,752,597 678	\$1,215,989 370	\$2,341,609 793	\$1,644,492 506	\$1,772,136 536	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$22,920,000 2,365	\$8,090,000 2,832	\$17,255,000 3,375	\$17,995,000 2,569	\$7,702,277 2,346	\$7,927,996 2,687	\$7,547,875 2,321	\$9,624,000 2,910	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$10.85	\$10.87	\$10.06	\$10.91	\$10.40	\$11.30	\$11.11	\$10.48	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	GRENADA PL. BAYCHESTER AVE. E. 225TH ST. LACONIA AVE. (BRONX)	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	RUTGERS ST. MADISON ST. M'NTG'M'RY ST. CHERRY ST. (MAN.)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASFETH AVE. (BROOKLYN)	NEPTUNE AVE. RAYVIEW AVE. WEST 33RD ST. (BROOKLYN)	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. R'WAY RCH. BLD. (QUEENS)	18
19	COMPLETION DATE	10-15-53	8-31-54	9-30-57	1-31-55	6-8-53	6-30-54	6-30-54	4-30-55	19

FEDERAL PROJECTS				PROJECTS IN FULL OPERATION							STATE PROJECTS	LINE
LINE	NY 5-29 RED HOOK II	NY 5-30 GENERAL GRANT	TOTAL OPER. (FEDERAL) 28 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	NYS-13 MARCY	LINE	
1	346	1,940	33,355	3,501	1,861	1,338	1,084	1,791	1,286	1,717	1	
2	1,627 4.70	9,138 4.71	147,628 4.43	13,526 3.86	8,625½ 4.63	6,279 4.69	5,128 4.73	8,519½ 4.76	6,075 4.72	8,275½ 4.82	2	
3	1,318	7,419	122,660	12,445	7,168	5,329	4,218	6,985	5,151	6,980	3	
4	3	9	518	35	16	27	13	15	14	27	4	
5	3-14	13-21	—	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	6	5	
6	245,292 5.6	655,681 15.1	25,602,041 587.8	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	748,573 17.2	551,740 12.7	1,241,000 28.5	6	
7	245,292 5.6	655,681 15.1	23,276,060 534.3	1,670,062 38.3	694,013 15.9	747,506 17.2	413,534 9.5	702,358 16.1	508,561 11.7	1,101,547 25.3	7	
8	35,301	101,477	4,460,427	361,661	133,117	188,564	100,358	167,841	106,738	240,198	8	
9	2,896,000	16,701,596	272,215,478	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	13,741,160	9	
10	14.4	15.5	17.4	20.1	18.6	22.6	22.5	22.4	19.3	19.4	10	
11	234	491	209	301	434	278	414	407	406	245	11	
12	\$367,585 1.84 1.50	\$7,167,334 13.62 10.93	\$55,422,905 2.42 2.16	\$5,679,235 3.81 3.15	\$3,793,441 6.37 5.29	\$2,379,456 3.28 2.85	\$2,512,388 7.36 5.63	\$3,480,086 5.73 4.65	\$2,580,364 5.40 4.68	\$2,936,577 2.88 2.37	12	
13	\$2,962,817 1,821	\$16,687,700 1,826	\$218,754,626 1,482	\$11,238,067 831	\$13,453,299 1,560	\$8,884,051 1,415	\$7,861,459 1,533	\$14,336,913 1,683	\$9,068,574 1,493	\$13,488,877 1,630	13	
14	\$1,210,598 744	\$5,271,966 577	\$59,094,495 400	\$2,903,365 215	\$4,807,849 557	\$1,299,493 207	\$1,746,153 341	\$2,798,732 329	\$2,566,062 422	\$2,499,205 302	14	
15	\$4,541,000 2,791	\$29,127,000 3,187	\$333,272,026 2,258	\$19,820,667 1,465	\$22,054,589½ 2,557	\$12,563,000 2,001	\$12,120,000½ 2,363	\$20,615,731½ 2,420	\$14,215,000 2,340	\$18,924,659 2,287	15	
16	\$10.79	\$10.60	\$10.86	\$10.67	\$9.67	\$9.59	\$9.74	\$9.63	\$9.63	\$9.41	16	
17	\$4,000	\$4,000	\$4,000	\$2,100	\$5,964	\$5,460	\$5,460	\$5,460	\$5,964	\$5,460	17	
18	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK (BROOKLYN)	W. 125TH ST. MRNGSIDE. AVE. W. 123RD ST. BROADWAY (MAN.)	—	PRINCE ST. CARLTON AVE. MYRTLE AVE. PARK AVE. (BROOKLYN)	F. D. ROOSEVELT DR. AVENUE "D" EAST 6TH ST. E. HOUSTON ST. (MANHATTAN)	SUTTER AVE. DUMONT AVE. STONE AVE. ROCKAWAY AVE. (BROOKLYN)	W. 61ST ST. W. 64TH ST. W. END AVE. AMSTERDAM AVE. (MANHATTAN)	MORRIS AVE. THIRD AVE. E. 145TH ST. E. 139TH ST. (BRONX)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE. (BROOKLYN)	18	
19	5-31-55	12-31-57	—	2-24-44	10-14-49	4-16-48	12-17-48	12-31-50	12-29-48	1-19-49	19	

See Explanatory Notes on page 17.

PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	PROJECT DATA	NYS-20 GOWANUS	NYS-21 J. W. JOHNSON	NYS-23 MELROSE	NYS-24 ASTORIA	NYS-25 GOV. SMITH	NYS-29 FARRAGUT	NYS-30 STEPHEN FOSTER	NYS-39 BRONX RIVER
1	NUMBER OF APARTMENTS	1,139	1,310	1,023	1,104	1,935	1,390	1,379	1,246
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	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	5,968 4.79
3	POPULATION (Estimated)	4,469	5,088	3,572	4,896	6,580	5,309	4,849	4,869
4	RESIDENTIAL BUILDINGS	16	10	8	22	12	10	10	9
5	NUMBER OF STORIES	4-6-9-10-13-14	6-10-14	14	6-7	15-16-17	13-14	13-14	14
6	TOTAL AREA — Sq. Ft. Acres	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	607,297 13.9
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	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	563,737 13.0
8	ALL BUILDING AREA—Sq. Ft.	105,659	97,804	68,826	173,434	126,462	100,476	98,822	84,235
9	CUBAGE — Cu. Ft.	9,028,680	10,582,024	8,736,312	10,826,579	15,937,490	11,639,930	11,745,000	10,772,413
10	COVERAGE (Line 8+6) %	19.3	18.9	12.7	12.3	13.3	13.9	16.5	13.9
11	DENSITY (Persons per Acre)	355	428	287	152	302	320	352	350
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$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	\$2,705,499 3.82 3.74	\$4,429,632 8.17 7.39	\$685,324 1.36 1.13
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,824,780 1,630	\$9,239,290 1,505	\$7,289,038 1,498	\$9,269,760 1,653	\$18,596,568 2,091	\$9,706,506 1,485	\$11,745,009 1,854	\$10,390,391 1,741
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,544,372 285	\$1,908,453 311	\$2,124,162 437	\$2,662,793 475	\$4,255,449 478	\$2,670,057 409	\$3,668,537 579	\$1,643,635 275
15	DEVELOPMENT COST PER RENTAL ROOM	\$11,695,000 2,160	\$14,315,000 2,331	\$12,212,394 2,511	\$13,948,170 2,488	\$29,078,431b 3,269	\$15,082,062 2,308	\$19,843,178b 3,132	\$12,719,350 2,131
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.90	\$9.81	\$9.57	\$9.46	\$9.88	\$9.61	\$9.68	\$10.19
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,964	\$5,964	\$5,964	\$5,964	\$5,460	\$5,964	\$5,964	\$5,460
18	BOUNDARIES	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST. (BROOKLYN)	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE. (MANHATTAN)	MORRIS AVE. E. 153RD ST. COURT AVE. E. 156TH ST. (BRONX)	27TH AVE. 8TH ST. HALLET'S COVE EAST RIVER (QUEENS)	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL. (MANHATTAN)	YORK ST. NAVY ST. NASSAU ST. BRIDGE ST. (BROOKLYN)	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	BRONX RIVER AVE. HARROD AVE. E. 174TH ST. (BRONX)
19	COMPLETION DATE	6-24-49	12-27-48	5-31-52	11-9-51	4-1-53	4-30-52	10-31-54	2-28-51

See Explanatory Notes on page 17.

PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	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	NYS-66 ALBANY II	TOTAL OPER. (STATE) (23 PROJECTS)	LINE
1	829	400	456	1,350	1,259	1,444	815	400	30,057	1
2	3,798½ 4.58	1,848½ 4.62	2,122 4.65	6,143½ 4.55	5,826½ 4.63	6,576 4.55	3,689½ 4.53	1,837 4.59	138,027 4.59	2
3	3,128	1,502	1,707	4,965	4,864	5,370	2,927	1,533	113,904	3
4	6	5	7	15	13	15	10	3	318	4
5	14	10	6	9-10-14	7	7	13-7	13-14	—	5
6	388,389 8.9	269,800 6.2	826,755 19.6	854,753 19.6	1,145,237 26.3	1,264,130 29.0	664,735 15.3	214,594 4.9	17,859,484 410.0	6
7	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	214,594 4.9	16,492,172 378.6	7
8	58,455	43,237	73,647	125,002	164,048	223,364	87,500	26,053	2,955,501	8
9	7,082,630	3,668,503	4,217,803	11,465,400	10,481,330	12,338,237	6,943,700	3,249,689	246,412,168	9
10	15.1	16.0	8.9	14.6	14.3	17.7	13.2	12.1	16.5	10
11	351	243	90	253	185	185	192	311	278	11
12	\$400,000 1.12 1.03	\$1,246,388 5.11 4.62	\$676,250 .77 .82	\$4,269,926 5.12 5.00	\$910,713 .97 .80	\$897,540 .75 .71	\$2,267,677 4.70 3.41	\$511,563 2.86 2.38	\$57,896,389 3.73 3.24	12
13	\$7,358,972 1,937	\$3,806,183 2,059	\$5,003,191 2,358	\$11,626,412 1,892	\$10,786,667 1,851	\$11,922,000 1,813	\$7,240,742 1,963	\$3,374,732 1,837	\$224,511,481 1,627	13
14	\$1,107,757 292	\$848,240 459	\$1,118,559 527	\$3,638,111 592	\$1,481,521 254	\$1,608,743 245	\$1,633,299 443	\$772,983 421	\$51,307,530 372	14
15	\$8,866,729 2,334	\$5,900,811 3,192	\$6,798,000 3,204	\$19,534,449 3,180	\$13,178,901 2,262	\$14,428,283 2,194	\$11,141,718 3,020	\$4,659,278 2,536	\$333,715,400 2,418	15
16	\$10.05	\$9.73	\$10.36	\$10.44	\$10.18	\$10.24	\$11.76	\$11.63	\$9.97	16
17	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,643	17
18	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND R. R. (QUEENS)	REDFERN AVE. HASCOCK 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. PIPKIN AVE. B'KLYN AVE. (BROOKLYN)	BERGEN ST. TROY AVE. ALBANY HOUSES ALBANY AVE. (BROOKLYN)	—	18
19	10-2-50	4-30-52	5-1-53	12-31-56	12-31-54	5-31-55	12-31-55	1-31-57	—	19

See Explanatory Notes on page 17.



PROJECTS IN FULL OPERATION

LINE	PROJECT DATA	PART I—CITY PROJECTS					PART II—CITY PROJECTS			LINE
		NYC LAVANBURG	NYC FIRST HOUSES	NYC-1 VLADECK (CITY)	NYC-2 J. L. ELLIOTT	NYC-3 JACOB RIIS (CITY)	TOTAL OPER. (CITY I) (5 PROJECTS)	NYC-5-1 EAST-CHESTER	NYC-5-2 SHEEPSHEAD BAY	
1	NUMBER OF APARTMENTS	113	123	240	608	578	1,662	874	1,056	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	471 4.17	379 3.08	1,080 4.50	2,789 4.59	2,705 4.68	7,424 4.47	4,239 4.85	4,896 4.64	2
3	POPULATION (Estimated)	340	414	964	2,338	2,224	6,280	3,445	3,984	3
4	RESIDENTIAL BUILDINGS	1	8	4	4	6	23	10	18	4
5	NUMBER OF STORIES	6	4-5	6	11-12	6-13-14	—	7-8	6	5
6	TOTAL AREA — Sq. Ft. Acres	23,032 .5	59,262 1.4	96,933 2.2	204,530 4.7	258,562 5.9	642,319 14.7	653,856 15.0	1,036,600 23.8	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	23,032 .5	52,797 1.3	96,933 2.2	204,530 4.7	258,562 5.9	635,854 14.6	607,396 13.9	953,637 21.9	7
8	ALL BUILDING AREA—Sq. Ft.	12,882	24,540	28,827	45,023	43,916	155,188	115,918	159,727	8
9	C U B A G E — Cu. Ft.	881,386	1,411,795	1,766,160	4,301,454	4,497,120	12,857,915	7,891,470	10,080,777	9
10	COVERAGE (Line 8÷6) %	55.9	41.4	29.7	22.0	17.0	24.2	17.7	15.4	10
11	DENSITY (Persons per Acre)	642	296	432	497	375	427	230	167	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$173,898 7.55 7.55	\$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	\$2,978,762 4.64	\$307,441 .56 .47	\$549,891 .60 .53	12
13	CONSTRUCTION COST PER RENTAL ROOM	*\$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	*\$8,067,466 1,903	*\$10,247,564 2,093	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	*Included above am't unavailable	*Included above am't unavailable	\$116,605 108	\$481,640 173	\$1,208,299 447	\$1,806,544 243	\$1,139,093 269	\$1,798,545 367	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$757,945E 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	\$9,514,000 2,244	\$12,596,000 2,573	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.88	\$11.16	\$9.98	\$10.41	\$10.78	\$10.48	\$16.01	\$16.24	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	NOT ESTABLISHED	\$3,800	\$3,800	\$4,000	\$4,000	\$3,900	\$5,400	\$5,400	17
18	BOUNDARIES	BARUCH PL. E. HOUSTON ST. MANGIN ST. (MAN.)	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)	18
19	COMPLETION DATE	12-28-27	5-31-36	10-25-40	7-15-47	1-31-49	—	6-1-50	8-8-50	19

**PROJECTS IN FULL OPERATION**

**PART II—CITY PROJECTS**

**PART III—CITY PROJECTS**

LINE	NYC-5-3 SOUTH BEACH	NYC-5-4 WOODSIDE	NYC-6 COLONIAL PARK	TOTAL OPER. (CITY II) (5 PROJECTS)	NYC-8 PELHAM PARKWAY	NYC-9 GUN HILL	NYC-10 DYCKMAN	NYC-11 NOSTRAND	LINE
1	422	1,357	984	4,693	1,266	733	1,167	1,148	1
2	1,923½ 4.56	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	2
3	1,552	5,091	3,807	17,879	4,386	2,514	4,082	4,018	3
4	8	20	8	64	23	6	7	16	4
5	6	6	14	—	6	13-14	14	6	5
6	708,283 16.3	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	6
7	638,737 14.7	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	7
8	68,084	186,009	71,671	601,409	184,875	54,684	80,457	177,223	8
9	3,921,651	10,715,226	7,911,809	40,520,933	10,665,277	6,221,645	9,780,114	9,377,365	9
10	9.6	19.1	15.1	15.6	17.9	15.8	13.1	17.1	10
11	95	228	349	202	185	318	290	169	11
12	\$58,614 .09 .08	\$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	12
13	\$4,470,724 2,324	\$10,924,730 1,785	\$7,824,219 1,749	\$41,534,703 1,918	\$12,065,928 2,214	\$6,378,671 1,839	\$9,289,102 2,166	\$10,768,769 2,166	13
14	\$847,662 441	\$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	14
15	\$5,377,000 2,795	\$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	15
16	\$16.02	\$17.07	\$16.39	\$16.44	\$17.66	\$17.82	\$17.71	\$17.45	16
17	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	17
18	KRAMER ST. LAMPPOST BLVD. REID AVE. PARKINSON AVE. (RICHMOND)	49TH ST. 51ST ST. 31ST AVE. NEWTOWN RD. (QUEENS)	HARLEM RIVER DR. POLO GROUNDS HARLEM RIVER DRIVEWAY (MANHATTAN)	—	PELHAM P'K'Y. WALLACE AVE. WLMBSRGE. RD. MACE AVE. (BRONX)	WHITE PL. RD. GUN HILL RD. HOLLAND AVE. MAGENTA ST. (BRONX)	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AV. (MANHATTAN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	18
19	3-20-50	12-30-49	9-30-51	—	6-30-50	11-30-50	4-25-51	12-14-50	19

See Explanatory Notes on page 17.

**PROJECTS IN FULL OPERATION**

**PART III—CITY PROJECTS**

LINE	PROJECT DATA	NYC-12 GLEN- WOOD	NYC-13 TODT HILL	NYC-14 SEDGWICK	NYC-15 MARBLE HILL	NYC-16 BOULEVARD	NYC-17 PARKSIDE	NYC-18 ARVERNE	NYC-19 GEN. CHAS. W. BERRY	LINE
1	NUMBER OF APARTMENTS	1,188	502	786	1,682	1,441	879	418	506	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	5,214 4.39	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)	4,274	1,754	2,541	5,522	4,710	2,864	1,390	1,648	3
4	RESIDENTIAL BUILDINGS	20	7	7	11	18	14	7	8	4
5	NUMBER OF STORIES	6	6	14-15	14-15	6-14	6-7-14-15	6	6	5
6	TOTAL AREA — Sq. Ft. Acres	975,095 22.4	581,056 13.3	319,008 7.3	733,228 16.8	1,127,650 25.9	485,455 11.1	354,220 8.1	735,593 16.9	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	915,230 21.0	532,084 12.2	319,008 7.3	660,914 15.2	1,127,650 25.9	453,178 10.4	310,500 7.1	511,178 11.8	7
8	ALL BUILDING AREA—Sq. Ft.	183,856	79,116	59,598	111,631	170,051	96,415	66,101	77,152	8
9	CUBAGE — Cu. Ft.	10,242,805	4,454,900	6,642,484	13,300,359	12,141,094	7,454,500	3,931,321	4,520,277	9
10	COVERAGE (Line 8÷6) %	18.9	13.6	18.7	15.2	15.1	19.9	18.7	10.5	10
11	DENSITY (Persons per Acre)	191	132	347	328	182	258	172	98	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$237,027 .32 .24	\$32,013 .05 .06	\$617,165 1.93 1.93	\$2,104,030 2.75 2.87	\$358,056 .36 .32	\$555,286 1.39 1.14	\$68,212 .19 .19	\$88,324 .12 .12	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$10,513,941 2,016	\$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	\$2,156,165 414	\$1,188,376 547	\$1,347,422 406	\$3,851,998 547	\$2,079,711 343	\$1,430,879 385	\$1,025,991 579	\$992,041 466	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$12,907,133 2,475	\$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	\$17.18	\$17.34	\$17.88	\$18.18	\$17.48	\$17.63	\$17.59	\$17.38	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	17
18	BOUNDARIES	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. & 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. SEAWAY AVE. JEFFERSON ST. (RICHMOND)	18
19	COMPLETION DATE	7-14-50	6-1-50	3-23-51	3-3-52	3-22-51	6-12-51	2-28-51	10-30-50	19

**PROJECTS IN FULL OPERATION**

**PART III—CITY PROJECTS**

**PART IV—CITY PROJECTS**

LINE	PART III—CITY PROJECTS				PART IV—CITY PROJECTS			GRAND TOTAL (CITY I-II-III-IV) (27 PROJECTS)	GRAND TOTAL (OPERATING) (78 PROJECTS)	LINE
	NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	NYC-24 BAY VIEW	NYC-25 CONEY ISLAND	TOTAL OPER. (CITY IV) (2 PROJECTS)			
1	2,166	448	2,071	16,401	1,610	534	2,144	24,900	88,312	1
2	9,140 4.22	1,901 4.24	8,847½ 4.27	69,926 4.26	7,314 4.54	2,442 4.57	9,756 4.55	108,756½ 4.37	394,411½ 4.47	2
3	7,178	1,562	7,081	55,524	5,738	1,928	7,666	87,349	323,913	3
4	31	4	35	214	23	5	28	329	1,165	4
5	6-7	14	3-7-8	—	8	14	—	—	—	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	298,874 6.9	1,780,718 40.9	18,693,668 429.1	62,155,193 1,426.9	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	239,429 5.5	1,677,673 38.5	17,475,783 401.2	57,244,015 1,314.1	7
8	346,053	35,222	369,627	2,092,061	207,305	38,119	245,424	3,094,082	10,510,010	8
9	18,107,100	3,879,000	19,046,723	139,764,964	14,262,296	5,538,000	19,800,296	212,944,108	731,571,754	9
10	20.8	23.3	16.3	16.8	14.0	12.8	13.8	16.6	16.9	10
11	187	449	136	195	169	279	187	204	227	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	\$646,511 2.47 2.16	\$801,925 .44 .45	\$17,297,246 .97 .93	\$130,616,540 2.32 2.10	12
13	\$16,093,714 1,761	\$3,576,253 1,881	\$18,023,915 2,037	\$138,151,702 1,976	\$15,318,085 2,094	\$5,113,257 2,094	\$20,431,342 2,094	\$210,126,381 1,932	\$653,392,488 1,657	13
14	\$4,051,536 443	\$903,899 475	\$2,696,976 305	\$31,372,297 449	\$4,056,501 555	\$1,936,232 793	\$5,992,733 614	\$46,189,605 425	\$156,591,630 397	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	\$7,696,000 3,152	\$27,226,000 2,791	\$273,613,232 2,516	\$940,600,658 2,385	15
16	\$17.81	\$17.98	\$18.04	\$17.72	\$21.40	\$22.27	\$21.61	—	—	16
17	\$5,400	\$5,400	\$5,400	\$5,400	\$6,900	\$6,900	\$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)	SURF AVE. W. 32ND ST. BOARDWALK W. 29TH ST. (BROOKLYN)	—	—	—	18
19	7-31-51	3-16-51	6-30-52	—	5-31-56	1-31-57	—	—	—	19

		FEDERAL PROJECTS					STATE PROJECTS			
LINE	PROJECT DATA	NY 5-12	NY 5-16	NY 5-24	NY 5-35	TOTAL CONST. (FEDERAL) (4 PROJECTS)	NYS-55	NYS-56	NYS-58-4	LINE
		BARUCH	JEFFERSON	SEN. ROBERT F. WAGNER, SR.	LOUIS HEATON PINK		REDFERN ADDITION	CARVER	SUMNER	
1	NUMBER OF APARTMENTS	2,194	1,493	2,162	1,500	7,349	148	1,246	1,099	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	10,247 4.67	6,978½ 4.67	10,129 4.69	7,102 4.73	34,456½ 4.69	808 5.46	5,827 4.68	4,990½ 4.54	2
3	POPULATION (Estimated)	8,627	5,638	8,185	5,857	28,307	640	4,698	4,103	3
4	RESIDENTIAL BUILDINGS	17	18	22	22	79	2	13	13	4
5	NUMBER OF STORIES	7-13-14	7-13-14	7-16	8	—	7	6-15	7-12	5
6	TOTAL AREA—Sq. Ft. Acres	1,196,115 27.5	757,179 17.4	1,172,233 26.9	1,354,844 31.1	4,480,371 102.9	INCLUDED IN REDFERN ORIG.	637,132 14.6	974,765 22.4	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	1,101,503 25.3	757,179 17.4	1,083,783 24.9	1,311,306 30.1	4,253,771 97.7	INCLUDED IN REDFERN ORIG.	594,887 13.6	905,577 20.8	7
8	ALL BUILDING AREA—Sq. Ft.	160,098	149,778	150,639	193,511	654,026	21,814	97,568	131,812	8
9	CUBAGE—Cu. Ft.	17,832,000	13,032,612	16,837,094	13,316,063	61,017,769	1,384,635	10,213,040	8,746,961	9
10	COVERAGE (Line 8 ÷ 6) %	13.4	19.8	12.9	14.3	14.6	15.9	15.3	13.5	10
11	DENSITY (Persons per Acre)	314	324	304	188	275	200	322	183	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$8,987,198 8.58 7.51	\$6,122,722 8.57 8.09	\$7,948,420 7.10 6.78	\$921,000 .77 .68	\$23,979,340 5.88 5.35	INCLUDED IN REDFERN ORIG.	\$5,992,488 10.60 9.41	\$3,633,228 4.44 3.73	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$18,917,203 1,846	\$14,745,093 2,113	\$18,873,840 1,863	\$16,531,121 2,328	\$69,067,257 2,004	\$2,172,606 2,689	\$12,867,069 2,208	\$10,573,796 2,119	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$9,893,599 966	\$6,714,185 962	\$6,202,740 612	\$3,967,879 559	\$26,778,403 777	\$299,394 371	\$5,510,443 946	\$3,609,976 723	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$37,798,000 3,689	\$27,582,000 3,952	\$33,025,000 3,260	\$21,420,000 3,016	\$119,825,000 3,478	\$2,472,000 3,059	\$24,370,000 <sup>b</sup> 4,182	\$17,817,000 3,570	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	—	NOT OCCUPIED	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$4,000	\$4,000	\$4,000	\$4,000	—	NOT ESTABLISHED	\$5,964	\$5,964	17
18	BOUNDARIES	E. HOUSTON ST. F. D. R'SEV'T DR. DELANCY ST. COLUMBIA ST. (MAN.)	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE. (MAN.)	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D. R'SEV'T DR. (MAN.)	CRESCENT ST. LINDEN BLVD. ELDRITS LANE STANLEY AVE. (BRONX)	—	REDFERN AVE. HASSOCK ST.  (QUEENS)	E. 99TH ST. PARK AVE. E. 106TH ST. MADISON AVE. (MAN.)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	18
19	COMPLETION DATE	c-2	c-2	c	—	—	—	c-1	c	19

## CONSTRUCTION AND/OR IN PARTIAL OPERATION

STATE PROJECTS						PART IV—CITY PROJECTS				
LINE	NYS-64-1 FREDERICK DOUGLASS	NYS-64-2 MARLBORO	NYS-65 MILL BROOK	NYS-76 CASTLE HILL	TOTAL CONST. (STATE) (7 PROJECTS)	NYC-23 LINDEN	NYC-26 ST. MARY'S PARK	TOTAL CONST. (CITY) (2 PROJECTS)	GRAND TOTAL (CONST.) (13 PROJECTS)	LINE
1	1,998	1,765	1,255	2,025	9,536	1,586	1,007	2,593	19,478	1
2	9,033 4.52	8,059 4.57	5,688½ 4.53	9,761 4.82	44,167 4.63	7,311 4.61	4,533½ 4.50	11,844½ 4.57	90,468 4.64	2
3	7,617	6,742	4,687	8,810	37,297	5,812	3,530	9,342	74,946	3
4	15	28	9	14	94	19	6	25	198	4
5	9-12-17-18-20	7-16	16	12-20	—	8-14	21	—	—	5
6	947,992 21.8	1,518,505 34.9	539,327 12.4	1,801,346 41.3	6,419,067 147.4	1,324,947 30.4	588,851 13.5	1,913,798 43.9	12,813,236 294.2	6
7	863,251 19.8	1,471,805 33.8	495,067 11.4	1,757,585 40.3	6,088,172 139.7	1,324,947 30.4	545,801 12.5	1,870,748 42.9	12,212,691 280.3	7
8	129,876	202,426	76,410	176,917	836,823	173,020	57,006	230,026	1,720,875	8
9	16,984,651	15,262,331	10,460,210	19,252,530	82,304,358	14,187,667	8,922,933	23,110,600	166,432,727	9
10	13.7	13.3	14.2	9.8	13.0	13.1	9.7	12.0	13.4	10
11	349	193	379	213	253	191	261	213	255	11
12	\$11,594,223 13.46 12.23	\$579,517 .46 .38	\$4,996,506 9.80 9.26	\$901,851 .55 .50	\$27,697,813 4.91 4.31	\$204,927 .18 .15	\$2,208,089 4.44 3.75	\$2,413,016 1.46 1.26	\$54,090,169 4.76 4.22	12
13	\$19,470,987 2,156	\$18,517,831 2,298	\$13,599,048 2,391	\$23,578,947 2,416	\$100,780,284 2,282	\$16,178,685 2,213	\$10,518,130 2,319	\$26,690,815 2,253	\$196,538,356 2,172	13
14	\$6,380,790 706	\$2,982,652 370	\$4,314,446 758	\$3,574,202 366	\$26,671,903 604	\$3,566,388 488	\$3,999,781 882	\$7,566,169 639	\$61,016,475 674	14
15	\$37,446,000 4,145	\$22,080,000 2,740	\$22,910,000 4,027	\$28,055,000 2,874	\$155,150,000 3,513	\$19,950,000 2,729	\$16,720,000 3,688	\$36,670,000 3,096	\$311,645,000 3,445	15
16	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	—	NOT FULLY OCCUPIED	NOT OCCUPIED	—	—	16
17	\$5,964	\$5,990	\$5,964	NOT ESTABLISHED	—	\$6,900	\$6,900	—	—	17
18	W. 104TH ST. MANHATTAN AV. W. 100TH ST. AMSTERDAM AV. (MAN.)	STILLWELL AV. AVE. "y" 86TH ST. AVE. "x" (BROOKLYN)	E. 135TH ST. BROOK AVE. E. 137TH ST. CYPRESS AVE. (BRONX)	OLMSTEAD AV. SEWARD AV. HAVEMAYER AV. LACOMBE AV. CINCINNATUS AV. (BRONX)	—	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE. (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 5-28	MARY K. SIMKHOVITCH	990	PRIV-PHA	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	475	"	PITT ST. RIVINGTON ST. SHERIFF ST. DELANCEY ST. (MANHATTAN)
NY 5-33	JAMES MADISON	545	"	MADISON AVE. E. 110TH ST. PARK AVE. E. 106TH ST. (MANHATTAN)
NY 5-34	SAMUEL J. TILDEN	998	"	ROCKAWAY AVE. DUMONT AVE. STONE AVE. LIVONIA 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	420	"	JERSEY ST., RICHMOND TER., CLEVELAND ST., CRESCENT AVE. (RICHMOND)
NY 5-40	WEST BRIGHTON	486	"	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. TO E. 106TH ST., E. 108TH ST. TO E. 110TH ST., LEX. AVE. (MAN.)
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	<u>13,845</u>		

## PARTIALLY UNDER CONSTRUCTION

## STATE PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES OF CAPITAL FUNDS	BOUNDARIES
NYS-73	BUSHWICK	1,220	STATE	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-79	EDGEMERE	1,415	"	B. 59TH ST. ALMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)
NYS-80	RUTGERS	625	"	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	1,500	"	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)
NYS-92	GUN HILL ROAD	450	"	GUN HILL ROAD, BRONXWOOD AVE., BARNES AVE., TILDEN ST. (BRONX)
TOTAL STATE		<u>8,582</u>		

## CITY PROJECTS

NYC-27	BENJAMIN FRANKLIN	1,632	CITY	3RD AVE. E. 109TH ST. 1ST AVE. E. 106TH ST. (MANHATTAN)
NYC-28	SEN. ROBT A. TAFT	1,470	"	5TH AVE. E. 115TH ST. PARK AVE. E. 112TH ST. (MANHATTAN)
NYC-29	COLUMBIA	799	"	STANTON ST., COLUMBIA ST., DELANCEY ST., PITT ST. (MANHATTAN)
NYC-30	MARTIN VAN BUREN	320	"	E. 163RD ST. E. 161ST ST. TRINITY AVE. (BRONX)
NYC-31	ROSEDALE	408	"	BRUCKNER BLVD. TAYLOR AVE. STORY AVE. ROSEDALE AVE. (BRONX)
NYC-32	BAISLEY GARDENS	216	"	157TH ST. N. Y. BLVD. FOCH BLVD. L.I.R.R. (QUEENS)
NYC-33	JOHN F. HYLAN	205	"	MOORE ST. HUMBOLDT ST. SIEGEL ST. BUSHWICK AVE. (BROOKLYN)
NYC-34	LUNA PARK	1,580	"	SURF AVE. STILLWELL AVE. NEPTUNE AVE. W. 8TH ST. (BROOKLYN)
TOTAL CITY		<u>6,630</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	78	13	91	34
NUMBER OF APARTMENTS	88,312	19,478	107,790	29,057
NUMBER OF RENTAL ROOMS	394,411½	90,468	484,879½	—
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.47	4.64	4.50	—
POPULATION ( <i>Estimated</i> )	323,913	74,946	398,859	—
NUMBER OF RESIDENTIAL BUILDINGS	1,165	198	1,363	—
TOTAL AREA — <i>Sq. Ft.</i>	62,155,193	12,813,236	74,968,429	—
— <i>Acres</i>	1,426.9	294.2	1,721.1	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	10,510,010	1,720,875	12,230,885	—
COVERAGE — %	16.9	13.4	16.3	—
DENSITY ( <i>Persons Per Acre</i> )	227	255	232	—

## EXPLANATORY NOTES

- LINE 1—NUMBER OF APARTMENTS  
LINE 2—{ NUMBER OF RENTAL ROOMS }  
          { AVERAGE NUMBER OF RENTAL }  
          { ROOMS PER APT.            }
- 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, \$744,538; Amsterdam, \$221,592; Patterson, \$576,980; Smith, \$574,767; Foster, \$567,186; Carver, \$482,390.

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 three sections; 1st and 2nd sections occupied, third section under construction.

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

NOTE E— Donated to City of New York by Lavanburg Foundation 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

PREPARED BY CONTROL DEPARTMENT  
IN COOPERATION WITH DEVELOPMENT AND MANAGEMENT DEPARTMENTS

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BREVOORT	3	STEPHEN FOSTER	6	ABRAHAM LINCOLN	5
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