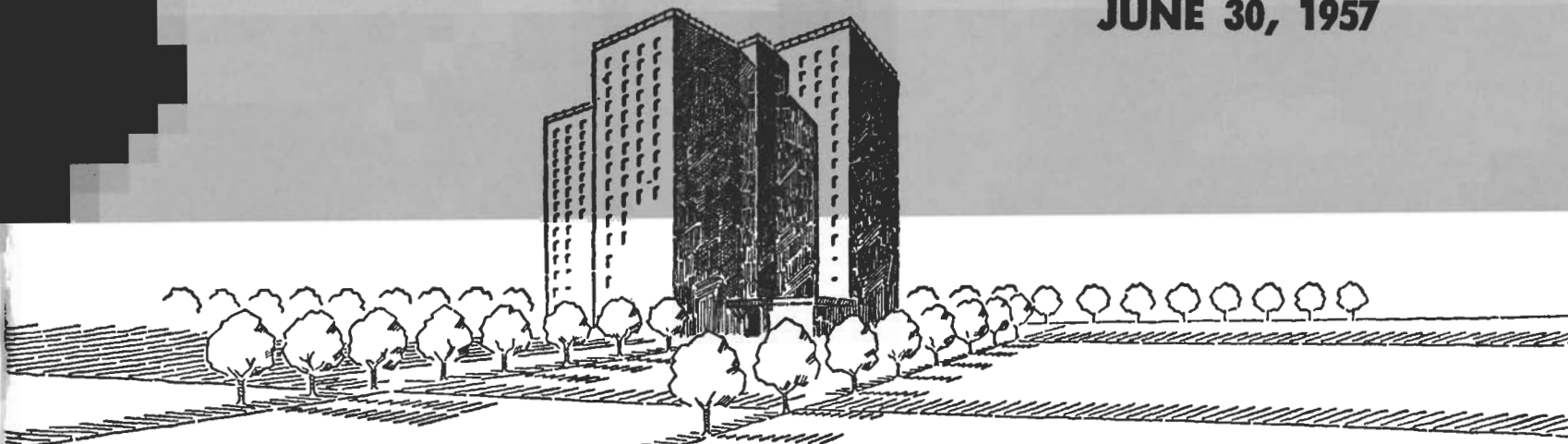


# PROJECT STATISTICS •

JUNE 30, 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*

---

**WARREN MOSCOW**  
*EXECUTIVE DIRECTOR*

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

**HAROLD KLORFEIN**  
*SECRETARY*

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR  
TO JUNE 30, 1957 ARE INCLUDED HEREIN.

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-41 WILLIAMS- BURG	NY 5-42 HARLEM RIVER	NY 5-1 RED HOOK	NY 5-2 QUEENS- BRIDGE	NY 5-3 VLADECK (FEDERAL)	NY 5-4 SOUTH JAMAICA	NY 5-5 EAST RIVER	NY 5-6 KINGS- BOROUGH	LINE
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	5,765 3.54	1,972 3.42	10,649	12,949 4.11	6,265½ 4.09	1,792 4.00	4,883 4.17	4,675 4.01	2
3	POPULATION (Estimated)	5,744	1,964	8,989	10,409	4,838	1,508	3,986	3,732	3
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16	4
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6	5
6	TOTAL AREA — Sq. Ft. Acres	1,016,895 23.3	322,075 7.4	1,438,267 33.0	2,154,941 49.5	566,414 13.0	392,989 9.0	512,822 11.8	695,544 16.0	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	927,103 21.3	313,137 7.2	1,438,267 33.0	1,510,368 34.7	519,124 11.9	392,989 9.0	466,607 10.7	665,526 15.3	7
8	ALL BUILDING AREA—Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189	8
9	CUBAGE — Cu. Ft.	14,056,383	5,237,933	19,292,734	23,057,084	10,617,265	2,940,659	7,963,515	8,037,853	9
10	COVERAGE (Line 8+6) %	32.1	32.2	22.7	18.1	30.2	20.9	21.9	18.6	10
11	DENSITY (Persons per Acre)	246	265	272	210	372	167	338	233	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$3,745,379 4.25 3.68	\$1,038,940 3.40 3.23	\$1,650,416 1.45 1.15	\$1,969,060 1.02 .91	\$2,006,025 4.05 3.54	\$328,696 1.11 .84	\$1,246,736 3.27 2.43	\$1,254,582 2.24 1.80	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,765,170 1,520	\$2,876,541 805	\$8,571,879 1,459	\$9,404,454 726	\$4,688,478 748	\$1,450,976 810	\$3,223,093 660	\$3,259,095 697	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$553,443 96	\$232,301 118	\$1,715,305 161	\$1,837,286 142	\$917,997 147	\$301,628 168	\$834,871 171	\$661,423 141	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$13,063,992 2,266	\$4,147,782 2,103	\$11,937,600 <sup>D</sup> 1,121	\$13,210,800 <sup>D</sup> 1,020	\$7,612,500 <sup>D</sup> 1,215	\$2,081,300 <sup>D</sup> 1,161	\$5,304,700 <sup>D</sup> 1,086	\$5,175,100 1,107	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$13.05	\$12.90	\$10.39	\$10.54	\$10.14	\$10.72	\$10.18	\$10.45	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. MAUYER ST. SCHOLES ST. (BROOKLYN)	MACOMBS PL. HARLEM R. DR. W. 151ST ST. W. 153RD ST. (MANHATTAN)	DWIGHT ST. CLINTON ST. WEST 9TH ST. LORRAINE ST. (BROOKLYN)	VERNON BLVD. 21ST ST. 40TH AVE. 41ST RD. (QUEENS)	HENRY ST. WATER ST. GOVERNOR ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F. D. R'SKV'T DR. E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	18
19	COMPLETION DATE	4-10-38	10-1-37	11-20-39	3-15-40	11-25-40	8-1-40	5-20-41	10-31-41	19

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	NY 5-7 CLASON POINT	NY 5-8 JACOB RIIS (FEDERAL)	NY 5-9 EDWIN MARKHAM	NY 5-10 ST. NICHOLAS	NY 5-11 BREUKELEN	NY 5-13 VAN DYKE	NY 5-15 THROGG'S NECK	NY 5-17 BREVOORT	LINE
1	400	1,190	360	1,526	1,595	1,603	1,185	896	1
2	1,852 4.63	5,603 4.71	1,551 4.31	7,111 4.66	7,471½ 4.68	7,402½ 4.62	5,436½ 4.59	4,153 4.64	2
3	1,623	4,641	1,459	5,630	6,968	5,908	4,313	3,395	3
4	46	13	30	13	30	22	29	13	4
5	2	6-13-14	2	14	3-7	3-14	3-7	7	5
6	742,013 17.0	510,926 11.7	540,036 12.4	680,670 15.6	2,907,466 66.8	973,431 22.3	1,818,143 41.7	751,896 17.3	6
7	742,013 17.0	510,926 11.7	540,036 12.4	625,559 14.4	2,141,741 49.2	911,494 20.9	1,818,143 41.7	687,188 15.8	7
8	154,304	103,446	139,293	105,458	360,423	161,168	228,989	121,363	8
9	3,388,939	9,657,260	2,715,000	13,027,419	14,297,000	13,652,083	11,440,850	7,735,916	9
10	20.8	20.2	25.8	15.5	12.4	16.6	12.6	16.1	10
11	95	396	118	360	90	264	103	194	11
12	\$260,300 .42 .35	\$1,954,225 4.12 3.82	\$420,639 .76 .78	\$5,374,297 8.94 7.90	\$783,948 .32 .27	\$5,409,904 6.54 5.56	\$713,003 .47 .39	\$2,110,798 3.37 2.81	12
13	\$1,418,384 766	\$9,025,402 1,611	\$1,525,051 983	\$12,121,987 1,705	\$14,466,564 1,936	\$13,303,181 1,797	\$11,312,777 2,081	\$7,878,353 1,897	13
14	\$388,316 210	\$2,526,373 451	\$424,310 274	\$3,113,716 438	\$3,168,447 424	\$2,651,915 358	\$3,554,220 654	\$1,860,849 448	14
15	\$2,067,000 1,116	\$13,506,000 2,410	\$2,370,000 1,528	\$20,610,000 2,898	\$18,418,959 2,465	\$21,365,000 2,886	\$15,580,000 2,866	\$11,850,000 2,853	15
16	\$10.56	\$10.37	\$11.41	\$10.43	\$10.75	\$10.36	\$10.68	\$10.09	16
17	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	17
18	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	F. D. R'SKV'TDR. AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	RICHMOND TER. WAYNE ST. BROADWAY N. BURCHER AVE. (RICHMOND)	W. 127TH ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	BAINBRIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)	18
19	12-20-41	1-17-49	6-30-43	9-30-54	10-31-52	5-31-55	11-30-53	8-31-55	19

See Explanatory Notes on page 17.

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	NY 5-20 MARINER'S HARBOR	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK	NY 5-25 GRAVESEND	NY 5-26 HIGH- BRIDGE	NY 5-27 HAMMEL	LINE
1	NUMBER OF APARTMENTS	600	2,039	607	1,497	700	634	700	712	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,819 4.70	9,692½ 4.75	2,856½ 4.71	7,005½ 4.68	3,283 4.69	2,951 4.65	3,252 4.65	3,307 4.64	2
3	POPULATION (Estimated)	2,285	7,938	2,318	5,617	2,657	2,375	2,610	2,653	3
4	RESIDENTIAL BUILDINGS	16	40	22	28	11	15	6	14	4
5	NUMBER OF STORIES	3-7	3-14	3-6	7	7	7	13-14	6-7	5
6	TOTAL AREA — Sq. Ft. Acres	582,821 13.4	2,129,275 48.9	947,622 21.8	1,403,694 32.2	528,967 12.2	540,725 12.4	550,018 12.6	616,678 14.2	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	582,821 13.4	2,023,005 46.3	816,256 18.7	1,340,519 30.8	496,296 11.4	540,725 12.4	550,018 12.6	572,678 13.1	7
8	ALL BUILDING AREA—Sq. Ft.	116,506	344,433	124,890	190,435	86,767	92,855	55,678	107,706	8
9	CUBAGE — Cu. Ft.	5,268,542	17,847,449	5,691,790	12,323,225	5,878,957	5,113,073	5,837,785	5,991,153	9
10	COVERAGE (Line 8÷6) %	19.9	16.2	13.2	13.6	16.4	17.2	10.1	17.5	10
11	DENSITY (Persons per Acre)	171	162	106	174	219	191	207	187	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$1,589,058 2.84 2.73	\$1,070,853 .43 .50	\$126,960 .13 .13	\$955,607 .74 .68	\$653,396 1.42 1.24	\$505,205 1.09 .93	\$433,186 .93 .79	\$2,045,677 3.51 3.32	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$5,692,517 2,019	\$18,390,553 1,897	\$6,261,210 2,192	\$12,286,796 1,754	\$5,832,892 1,777	\$5,081,454 1,722	\$5,529,426 1,700	\$5,806,187 1,756	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,259,570 447	\$3,458,594 357	\$1,701,830 596	\$4,752,597 678	\$1,215,989 370	\$2,341,610 793	\$1,647,388 507	\$1,772,136 536	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$8,541,145 3,030	\$22,920,000 2,365	\$8,090,000 2,832	\$17,995,000 2,569	\$7,702,277 2,346	\$7,928,269 2,687	\$7,610,000 2,340	\$9,624,000 2,910	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$10.08	\$10.59	\$10.62	\$10.61	\$10.17	\$10.63	\$11.02	\$10.27	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	SOUTH RD. 160TH ST. BRINX'HOFF AV. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AVE. E. 225TH ST. LACONIA AVE. (BRONX)	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	WATSON AVE. BRUCKNER BLVD. BOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)	NEPTUNE AVE. BAYVIEW AVE WEST 33RD ST. (BROOKLYN)	BEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. K'WAY BCH. BLD. (QUEENS)	18
19	COMPLETION DATE	10-31-54	10-15-53	8-31-54	1-31-55	6-8-53	6-30-54	6-30-54	4-30-55	19

See Explanatory Notes on page 17.

FEDERAL PROJECTS			PROJECTS IN FULL OPERATION							LINE
LINE	NY 5-29 RED HOOK II	TOTAL OPER. (FEDERAL) (25 PROJECTS)	NYS-1 FORT GREENE	NYS-2 LILLIAN WALD	NYS-4 BROWNS- VILLE	NYS-5 AMSTERDAM	NYS-11 LESTER W. PATTERSON	NYS-12 ABRAHAM LINCOLN	NYS-13 MARCY	LINE
1	346	28,806	3,501	1,861	1,338	1,084	1,791	1,286	1,717	1
2	1,627 4.70	126,324½ 4.39	13,526 3.86	8,625½ 4.63	6,279 4.69	5,128 4.73	8,519½ 4.76	6,075 4.72	8,275½ 4.82	2
3	1,318	104,878	12,445	7,168	5,329	4,218	6,985	5,151	6,980	3
4	3	486	35	16	27	13	15	14	27	4
5	3-14	—	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	6	5
6	245,292 5.6	23,569,620 541.1	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	748,573 17.2	551,740 12.7	1,241,000 28.5	6
7	245,292 5.6	21,377,831 490.7	1,670,062 38.3	694,013 15.9	747,506 17.2	413,534 9.5	702,358 16.1	508,561 11.7	1,101,547 25.3	7
8	35,301	4,170,413	361,661	133,117	188,564	100,358	167,841	106,738	240,198	8
9	2,896,000	233,965,867	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	13,741,160	9
10	14.4	17.7	20.1	18.6	22.6	22.5	22.4	19.3	19.4	10
11	234	194	301	434	278	414	407	406	245	11
12	\$367,585 1.84 1.50	\$38,014,475 1.80 1.61	\$5,679,235 3.81 3.15	\$3,793,441 6.37 5.29	\$2,379,456 3.28 2.85	\$2,512,388 7.36 5.63	\$3,480,086 5.73 4.65	\$2,580,364 5.40 4.68	\$2,936,577 2.88 2.37	12
13	\$2,962,817 1,821	\$181,135,237 1,434	\$11,238,067 831	\$13,469,980 1,562	\$8,884,051 1,415	\$7,861,459 1,533	\$14,394,692 1,690	\$9,068,574 1,493	\$13,228,279 1,598	13
14	\$1,210,598 744	\$44,102,712 349	\$2,903,365 215	\$4,798,579 556	\$1,299,493 207	\$1,746,153 341	\$2,745,222 322	\$2,566,062 422	\$2,707,144 327	14
15	\$4,541,000 2,791	\$263,252,424 2,084	\$19,820,667 1,465	\$22,062,000a 2,558	\$12,563,000 2,001	\$12,120,000b 2,363	\$20,620,000b 2,420	\$14,215,000 2,340	\$18,872,000 2,280	15
16	\$10.51	—	\$10.59	\$9.32	\$9.18	\$9.27	\$9.24	\$9.08	\$9.17	16
17	\$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)	—	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. (BROWX)	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	—	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**

**FEDERAL PROJECTS**

LINE	PROJECT DATA	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	NY 5-20 MARINER'S HARBOR	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK	NY 5-25 GRAVESEND	NY 5-26 HIGH- BRIDGE	NY 5-27 HAMMEL	LINE
1	NUMBER OF APARTMENTS	600	2,039	607	1,497	700	634	700	712	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	2,819 4.70	9,692½ 4.75	2,856½ 4.71	7,005½ 4.68	3,283 4.69	2,951 4.65	3,252 4.65	3,307 4.64	2
3	POPULATION (Estimated)	2,285	7,938	2,318	5,617	2,657	2,375	2,610	2,653	3
4	RESIDENTIAL BUILDINGS	16	40	22	28	11	15	6	14	4
5	NUMBER OF STORIES	3-7	3-14	3-6	7	7	7	13-14	6-7	5
6	TOTAL AREA — Sq. Ft. Acres	582,821 13.4	2,129,275 48.9	947,622 21.8	1,403,694 32.2	528,967 12.2	540,725 12.4	550,018 12.6	616,678 14.2	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	582,821 13.4	2,023,005 46.5	816,256 18.7	1,340,519 30.8	496,296 11.4	540,725 12.4	550,018 12.6	572,678 13.1	7
8	ALL BUILDING AREA—Sq. Ft.	116,506	344,433	124,890	190,435	86,767	92,855	55,678	107,706	8
9	CUBAGE — Cu. Ft.	5,268,542	17,847,449	5,691,790	12,323,225	5,878,957	5,113,073	5,837,785	5,991,153	9
10	COVERAGE (Line 8÷6) %	19.9	16.2	13.2	13.6	16.4	17.2	10.1	17.5	10
11	DENSITY (Persons per Acre)	171	162	106	174	219	191	207	187	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$1,589,058 2.84 2.73	\$1,070,853 .43 .50	\$126,960 .13 .13	\$955,607 .74 .68	\$653,396 1.42 1.24	\$505,205 1.09 .93	\$433,186 .93 .79	\$2,045,677 3.51 3.32	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$5,692,517 2,019	\$18,390,553 1,897	\$6,261,210 2,192	\$12,286,796 1,754	\$5,832,892 1,777	\$5,081,454 1,722	\$5,529,426 1,700	\$5,806,187 1,756	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,259,570 447	\$3,458,594 357	\$1,701,830 596	\$4,752,597 678	\$1,215,989 370	\$2,341,610 793	\$1,647,388 507	\$1,772,136 536	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$8,541,145 3,030	\$22,920,000 2,365	\$8,090,000 2,832	\$17,995,000 2,569	\$7,702,277 2,346	\$7,928,269 2,687	\$7,610,000 2,340	\$9,624,000 2,910	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$10.08	\$10.59	\$10.62	\$10.61	\$10.17	\$10.63	\$11.02	\$10.27	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	SOUTH RD. 160TH ST. BRINX'HOFF AV. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AVE. E. 225TH ST. LACONIA AVE. (BRONX)	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (RICHMOND)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)	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)	18
19	COMPLETION DATE	10-31-54	10-15-53	8-31-54	1-31-55	6-8-53	6-30-54	6-30-54	4-30-55	19

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	LINE
1	NUMBER OF APARTMENTS	1,139	1,310	1,023	1,104	1,935	1,390	1,379	1,246	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF 1/2 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	2
3	POPULATION (Estimated)	4,469	5,088	3,572	4,896	6,580	5,309	4,849	4,869	3
4	RESIDENTIAL BUILDINGS	16	10	8	22	12	10	10	9	4
5	NUMBER OF STORIES	4-6-9-10-13-14	6-10-14	14	6-7	15-16-17	13-14	13-14	14	5
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	6
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	7
8	ALL BUILDING AREA—Sq. Ft.	105,659	97,804	68,826	173,434	126,462	100,476	98,822	84,235	8
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	9
10	COVERAGE (Line 8 ÷ 6) %	19.3	18.9	12.7	12.3	13.3	13.9	16.5	13.9	10
11	DENSITY (Persons per Acre)	355	428	287	152	302	320	352	350	11
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	\$2,705,500 3.82 3.74	\$4,429,632 8.17 7.39	\$685,324 1.36 1.13	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,824,780 1,630	\$9,239,290 1,505	\$7,159,828 1,472	\$9,336,349 1,665	\$18,614,250 2,093	\$9,763,392 1,494	\$11,745,350 1,854	\$10,390,391 1,741	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,544,372 285	\$1,908,453 311	\$2,340,978 481	\$2,738,034 488	\$4,229,336 476	\$2,806,108 429	\$3,675,018 580	\$1,619,285 271	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$11,695,000 2,160	\$14,315,000 2,331	\$12,300,000 2,529	\$14,090,000 2,513	\$29,070,000 <sup>b</sup> 3,268	\$15,275,000 2,337	\$19,850,000 <sup>b</sup> 3,133	\$12,695,000 2,127	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.26	\$9.29	\$9.14	\$9.11	\$9.49	\$9.22	\$9.42	\$9.31	16
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	17
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'N AVE. E. 156TH ST. (BRONX)	27TH AVE. 8TH ST. HALLAT'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)	18
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	19

See Explanatory Notes on page 17.



PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	NYS-40 ALBANY	NYS-62 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 19.0	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	\$676,952 .77 .82	\$4,269,927 5.12 5.00	\$910,713 .97 .80	\$897,540 .75 .71	\$2,267,678 4.70 3.41	\$511,563 2.86 2.38	\$57,897,094 3.73 3.24	12
13	\$7,364,213 1,939	\$3,771,268 2,040	\$5,004,825 1,857	\$11,617,094 1,891	\$10,816,922 1,857	\$12,019,627 1,828	\$7,292,953 1,869	\$3,432,601 1,627	\$224,538,235	13
14	\$1,087,787 286	\$959,344 519	\$1,096,223 517	\$3,672,979 598	\$1,472,365 253	\$1,610,833 245	\$1,659,369 450	\$765,836 417	\$51,952,338 376	14
15	\$8,852,000 2,330	\$5,977,000 3,233	\$6,778,000 3,194	\$19,560,000 3,184	\$13,200,000 2,266	\$14,528,000 2,209	\$11,220,000 3,041	\$4,710,000 2,564	\$334,387,667 2,423	15
16	\$9.29	\$9.41	\$9.56	\$10.15	\$9.95	\$9.90	\$11.60	\$11.54	—	16
17	\$5,460	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	—	17
18	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND E. R. (QUEENS)	REDFERN AVE. HASSECK ST. BEACH CHANNEL DRIVE B. 12TH ST. (QUEENS)	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	SEWARD AVE. ROSDALE AVE. LACOMBE AVE. E. RIVER AVE. SOUNDVIEW PK. (BRONX)	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)	E. NEW YORK AVE. STONE AVE. FITKIN AVE. R'KWY 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

**PROJECTS IN FULL OPERATION**

PART I—CITY PROJECTS								PART II—CITY PROJECTS		
LINE	PROJECT DATA	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	LINE
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	CUBAGE — 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 5.53 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	\$9.83	\$10.87	\$9.70	\$10.39	\$10.70	—	\$15.97	\$16.19	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	NOT ESTABLISHED	\$3,800	\$3,800	\$4,000	\$4,000	—	\$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. ADEK AVE. YATES AVE. (BRONX)	AVENUE "Q" BATCHELDER ST AVENUE "L" 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

See Explanatory Notes on page 17.

**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 2,039	\$9,289,102 1,839	\$10,768,769 2,166	13	
14	\$847,662 441	\$1,143,951 187	\$2,088,780 324	\$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	\$17.00	\$16.25	—	\$17.50	\$17.79	\$17.54	\$17.34	16	
17	\$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. WILMSBRGE. RD. MACE AVE. (BRONX)	WHITE PL. RD. GUN HILL RD. HOLLAND AVE. MAGENTA ST. (BRONX)	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AV. (MANHATTAN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	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	7,043¾ 4.19	6,071¾ 4.21	3,712¾ 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	\$17.12	\$17.28	\$17.68	\$18.02	\$17.25	\$17.40	\$17.41	\$17.39	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 "M" (BROOKLYN)	MANOR RD. SCHMIDT'S LANE LAGUARDIA AVE. WESTWOOD AVE. (RICHMOND)	UNDERCLIFF AVE. W. 174TH ST. UNIVERSITY AVE. (BRONX)	EXTERIOR ST. W. 225TH ST. & BWAY. W. 230TH ST. (MAN. & BX.)	LINDEN BLVD. ASHFORD ST. WORTMAN AVE. HENDRIX ST. (BROOKLYN)	ADEX AVE. WHITE PLAINS RD. ARNOW AVE. BRONX PARK E. (BRONX)	ARVERNE BLVD. E. 56TH ST. E. CHAN. DR. E. 54TH ST. (QUEENS)	RICHMOND RD DONG HILLS AV SEAVER 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

See Explanatory Notes on page 17.

**PROJECTS IN FULL OPERATION**

PART III—CITY PROJECTS										PART IV—CITY PROJECTS				
LINE	NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	NYC-24 BAY VIEW	NYC-25 CONEY ISLAND	TOTAL OPER. (CITY IV) (2 PROJECTS)	GRAND TOTAL (CITY I-II-III-IV) (27 PROJECTS)	GRAND TOTAL (OPERATING) (75 PROJECTS)	LINE				
1	2,166	448	2,071	16,401	1,610	534	2,144	24,900	83,763	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	373,108 4.45	2				
3	7,178	1,562	7,081	55,524	5,738	1,928	7,666	87,349	306,131	3				
4	31	4	35	214	23	5	28	329	1,133	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	60,122,772 1,380.2	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	55,345,786 1,270.5	7				
8	346,053	35,222	369,627	2,092,061	207,305	38,119	245,424	3,094,082	10,219,996	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	693,322,143	9				
10	20.8	23.3	16.3	16.8	14.0	12.8	13.8	16.6	17.0	10				
11	187	449	136	195	169	279	187	204	222	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	\$113,208,815 2.08 1.88	12				
13	\$16,093,714 1,761	\$3,576,253 1,881	\$18,023,915 2,037	\$138,151,702 1,976	\$15,318,085 2,094	\$5,113,257 2,094	\$20,431,342 2,094	\$210,126,381 1,932	\$615,799,853 1,650	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	\$142,244,655 381	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	\$871,253,323 2,335	15				
16	\$17.50	\$17.76	\$17.46	—	\$21.39	\$22.27	—	—	—	16				
17	\$5,400	\$5,400	\$5,400	—	\$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				

See Explanatory Notes on page 17.

## FEDERAL PROJECTS

## STATE PROJECTS

LINE	PROJECT DATA	NY 5-14	NY 5-16	NY 5-21	NY 5-24	NY 5-30	TOTAL CONST. (FEDERAL) (5 PROJECTS)	NYS-56	NYS-58-4	LINE
		GEORGE WASHINGTON	JEFFERSON	LA GUARDIA	SEN. ROBERT F. WAGNER, SR.	GENERAL GRANT		CARVER	SUMNER	
1	NUMBER OF APARTMENTS	1,515	1,493	1,094	2,162	1,940	8,204	1,246	1,099	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/E PER APT.	7,053 <sup>3</sup> / <sub>4</sub> 4.66	6,978 <sup>3</sup> / <sub>4</sub> 4.67	5,115 4.68	10,129 4.69	9,138 4.71	38,414 4.68	5,827 4.68	4,990 <sup>3</sup> / <sub>4</sub> 4.54	2
3	POPULATION (Estimated)	5,670	5,638	4,131	8,185	7,419	31,043	4,698	4,103	3
4	RESIDENTIAL BUILDINGS	14	18	9	22	9	72	13	13	4
5	NUMBER OF STORIES	12-14	7-13-14	12-15-16	7-16	13-21	—	6-15	7-12	5
6	TOTAL AREA—Sq. Ft. Acres	906,988 20.8	757,179 17.4	469,752 10.8	1,172,233 26.9	655,681 15.1	3,961,833 91.0	637,132 14.6	974,765 22.4	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	822,228 18.9	757,179 17.4	420,320 9.6	1,083,783 24.9	655,681 15.1	3,739,191 85.9	594,887 13.6	905,577 20.8	7
8	ALL BUILDING AREA—Sq. Ft.	124,916	149,778	63,621	150,639	101,477	590,431	97,568	131,812	8
9	CUBAGE—Cu. Ft.	12,638,161	13,032,612	8,909,854	16,837,094	16,701,596	68,119,317	10,213,040	8,746,961	9
10	COVERAGE (Line 8 ÷ 6) %	13.8	19.8	13.5	12.9	15.5	14.9	15.3	13.5	10
11	DENSITY (Persons per Acre)	273	324	383	304	491	341	322	183	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$5,852,167 7.28 6.45	\$6,122,722 8.57 8.09	\$4,389,201 9.45 9.34	\$7,948,420 7.10 6.78	\$7,167,334 13.62 10.93	\$31,479,844 8.68 7.95	\$5,992,488 10.60 9.41	\$3,633,228 4.44 3.73	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$12,218,246 1,732	\$14,745,093 2,113	\$8,837,025 1,728	\$18,873,840 1,863	\$16,687,700 1,826	\$71,361,904 2,208	\$12,867,069 2,208	\$10,573,796 2,119	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,629,587 798	\$6,714,185 962	\$4,045,774 791	\$6,202,740 612	\$5,271,966 577	\$27,864,252 725	\$5,510,443 946	\$3,609,976 723	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$23,700,000 3,360	\$27,582,000 3,952	\$17,272,000 3,377	\$33,025,000 3,260	\$29,127,000 3,187	\$130,706,000 3,403	\$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 FULLY OCCUPIED	NOT FULLY 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	\$4,000	—	\$5,964	\$5,964	17
18	BOUNDARIES	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MAN.)	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE. (MAN.)	RUTGERS ST. MADISON ST. M'NTG'M'BY ST. CHERRY ST. (MAN.)	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D.R.'SEV'T DR. (MAN.)	W. 125TH ST. MRNGSIDE AVE. W. 123RD ST. BROADWAY (MAN.)	—	E. 99TH ST. PARK AVE. E. 106TH ST. BROADWAY AVE. (MAN.)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	18
19	COMPLETION DATE	c-1	c-3	c-1	c	c-1	—	c	c	19

## FEDERAL PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES OF CAPITAL FUNDS	BOUNDARIES
NY 5-12	**BARUCH	2,194	PRIV-PHA	E. HOUSTON ST. F. D. ROOSEVELT DR. DELANCEY ST. COLUMBIA ST. (MANHATTAN)
NY 5-28	MARY K. SIMKHOVITCH	989	"	MONTGOMERY ST., HENRY ST., F. D. ROOSEVELT DR. (MANHATTAN)
NY 5-31	FOREST SOUTH	621	"	E. 163RD ST. TINTON AVE. E. 161ST ST. (BRONX)
NY 5-32	SAMUEL GOMPERS	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 5-35	LOUIS HEATON PINK	1,498	"	CRESCENT ST. LINDEN BLVD. ELDERTS LANE STANLEY AVE. (BROOKLYN)
NY 5-36	JAMES MONROE	1,102	"	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)
NY 5-37	GOUVERNEUR MORRIS	1,622	"	PARK AVE. E. 171ST ST. 3RD AVE. E. 169TH ST. (BRONX)
NY 5-38	BAISLEY PARK	386	"	L.I.R.R. NEW YORK BLVD. 157TH ST. (QUEENS)
NY 5-39	RICHMOND TERRACE	420	"	JERSEY ST., RICHMOND TER., CLEVELAND ST., CRESCENT AVE. (RICH.)
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., E. 108TH ST., LEXINGTON AVE. (MANHATTAN)
NY 5-46	LINDSAY PARK	900	"	McKIBBIN ST., LORIMER ST., MONTROSE AVE., MANHATTAN AVE. (BROOKLYN)
NY 5-47	LAFAYETTE	875	"	LAFAYETTE AVE., CLASSON AVE., DeKALB AVE., FRANKLIN AVE. (BROOKLYN)
NY 5-49	JOHN ADAMS	925	"	WESTCHESTER AVE., UNION AVE., E. 152ND ST. (BRONX)
NY 5-50	FRANKLIN D. ROOSEVELT	1,200	"	FIRST AVE., E. 2ND ST., TO E. 6TH ST., AVE. "A" (MANHATTAN)
TOTAL FEDERAL		<u>17,536</u>		

\* Major bids taken on 1st section only.

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

## PARTIALLY UNDER CONSTRUCTION

## STATE PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES OF CAPITAL FUNDS	BOUNDARIES
NYS-55	ADDITION TO REDFERN	150	STATE	REDFERN AVE. HASSECK ST. (QUEENS)
NYS-73	BUSHWICK	1,220	"	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)
NYS-74	MANHATTANVILLE	1,272	"	BROADWAY W. 133RD ST. AMSTERDAM AVE. W. 129TH ST. (MANHATTAN)
NYS-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	1,300	"	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>8,532</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 AVE., COLUMBIA ST., DELANCEY ST., PITT ST. (MAN.)
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 t  
column until bids tak  
on major contracts  
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	75	13	88	37
NUMBER OF APARTMENTS	83,763	20,190	103,953	32,698
NUMBER OF RENTAL ROOMS	373,108	93,637	466,745	—
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.45	4.64	4.49	—
POPULATION ( <i>Estimated</i> )	306,131	77,054	383,185	—
NUMBER OF RESIDENTIAL BUILDINGS	1,133	189	1,322	—
TOTAL AREA — <i>Sq. Ft.</i>	60,122,772	12,294,698	72,417,470	—
— <i>Acres</i>	1,380.2	282.3	1,662.5	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	10,219,996	1,635,466	11,855,462	—
COVERAGE — %	17.0	13.3	16.4	—
DENSITY ( <i>Persons Per Acre</i> )	222	273	230	—

## EXPLANATORY NOTES

LINE 1—NUMBER OF APARTMENTS  
LINE 2— $\left\{ \begin{array}{l} \text{NUMBER OF RENTAL ROOMS} \\ \text{AVERAGE NUMBER OF RENTAL} \\ \text{ROOMS PER APT.} \end{array} \right\}$  Figures used are as built.  
Unit figures do not reflect any alterations made since buildings were turned over to management for occupancy.

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

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

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

LINE 16—AVERAGE MONTHLY RENT PER RENTAL ROOM— The rents shown are the average monthly rents currently received, and include gas and electricity for all projects except First houses. Specific rents vary in accordance with the incomes of tenant families.

LINE 19—COMPLETION DATE— Date of 95% to 100% occupancy.

## GENERAL NOTES

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

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

Total for Lillian Wald, \$744,269; Amsterdam, \$221,592; Patterson, \$588,041; Smith, \$574,767; Foster, \$569,104; 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 two sections; both sections under construction.

NOTE C3—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

