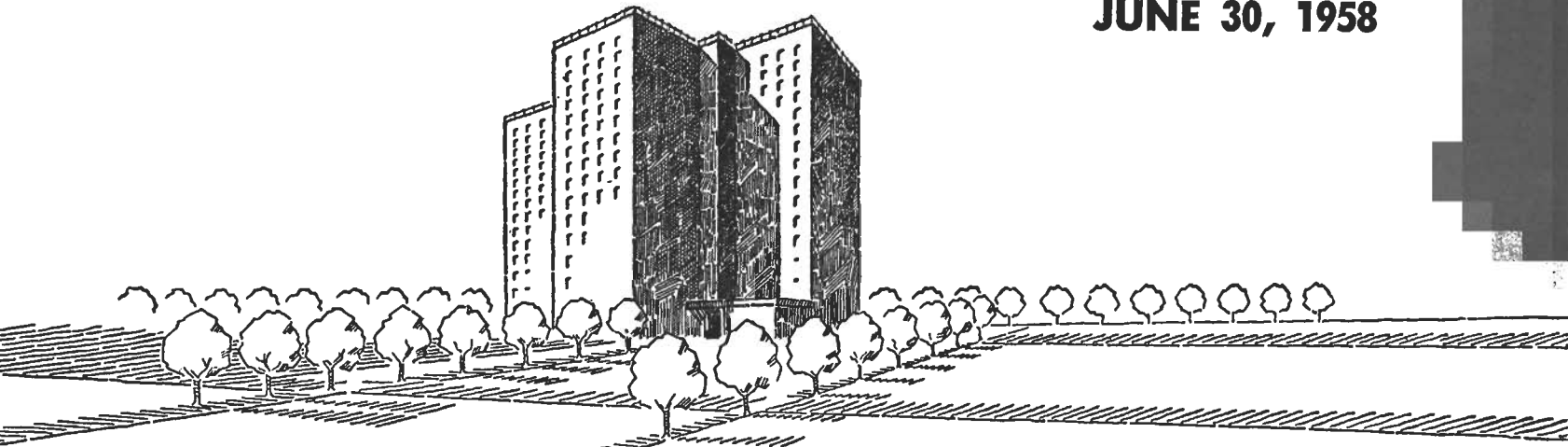


PROJECT STATISTICS •

JUNE 30, 1958



NEW • YORK • CITY
HOUSING AUTHORITY

NEW YORK CITY HOUSING AUTHORITY

299 BROADWAY

NEW YORK 7, N. Y.

•

WILLIAM REID

CHAIRMAN

FRANCIS V. MADIGAN

VICE-CHAIRMAN

IRA S. ROBBINS

MEMBER

GERALD J. CAREY
ACTING GENERAL MANAGER

HAROLD KLORFEIN
SECRETARY

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR TO JUNE 30, 1958 ARE INCLUDED HEREIN. SEE ALPHABETICAL LIST OF PROJECTS ON PAGES 19 AND 20.

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 VLADICK (FEDERAL)	NY 5-4 SOUTH JAMAICA	NY 5-5 EAST RIVER	NY 5-6 KINGS- BOROUGH	LINE
1	NUMBER OF APARTMENTS	1,630	577	2,545	3,149	1,531	448	1,170	1,166	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	5,765 3.54	1,972 3.42	10,649 4.18	12,949 4.11	6,265½ 4.09	1,792 4.00	4,883 4.17	4,675 4.01	2
3	POPULATION (Estimated)	5,744	1,964	8,989	10,409	4,838	1,508	3,986	3,732	3
4	RESIDENTIAL BUILDINGS	20	7	25	26	20	11	10	16	4
5	NUMBER OF STORIES	4	4-5	6	6	6	3-4	6-10-11	6	5
6	TOTAL AREA — Sq. Ft. Acres	1,016,895 23.3	322,075 7.4	1,438,267 33.0	2,154,941 49.5	566,414 13.0	392,989 9.0	512,822 11.8	695,544 16.0	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	927,103 21.3	313,137 7.2	1,438,267 33.0	1,510,368 34.7	519,124 11.9	392,989 9.0	466,607 10.7	665,526 15.3	7
8	ALL BUILDING AREA—Sq. Ft.	326,716	103,777	326,157	389,965	171,144	82,310	112,140	129,189	8
9	CUBAGE — Cu. Ft.	14,056,383	5,237,933	19,292,734	23,057,084	10,617,265	2,940,659	7,963,515	8,037,853	9
10	COVERAGE (Line 8+6) %	32.1	32.2	22.7	18.1	30.2	20.9	21.9	18.6	10
11	DENSITY (Persons per Acre)	246	265	272	210	372	167	338	233	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$3,745,379 4.25 3.68	\$1,038,940 3.40 3.23	\$1,650,416 1.45 1.15	\$1,969,000 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	\$13.29	\$13.23	\$10.47	\$10.71	\$10.43	\$10.93	\$10.46	\$10.55	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. SCHOLDS ST. (BROOKLYN)	MACOMBS PL. HARLEM E. DR. W. 151ST ST. W. 153RD ST. (MANHATTAN)	DWIGHT ST. CLINTON ST. WEST 9TH ST. LORRAINE ST. (BROOKLYN)	VERNON BLVD. 21ST ST. 40TH AVE. 41ST RD. (QUEENS)	HENRY ST. WATER ST. GOUVERN'R ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F. D. R' SEV'T DR. E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	18
19	COMPLETION DATE	4-10-38	10-1-37	11-20-39	3-15-40	11-25-40	8-1-40	5-20-41	10-31-41	19

PROJECTS IN FULL OPERATION

FEDERAL PROJECTS

LINE	NY 5-7 CLASON POINT	NY 5-8 JACOB RIIS (FEDERAL)	NY 5-9 EDWIN MARKHAM	NY 5-10 ST. NICHOLAS	NY 5-11 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	7,402¾ 4.62	7,053¾ 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	540,036	680,670 15.6	2,830,416 65.0	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	12.7	16.6	13.8	12.6	16.1	19.9	10
11	95	396	118	360	107	264	273	103	194	171	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 .28	\$5,409,904 6.54 5.56	\$5,852,167 7.28 6.45	\$713,003 .47 .39	\$2,110,798 3.37 2.81	\$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	\$13,303,181 1,797	\$12,218,246 1,732	\$11,312,777 2,081	\$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	\$10.58	\$10.68	\$11.27	\$10.59	\$10.73	\$10.44	\$10.17	\$10.92	\$10.35	\$10.22	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. BURGHUR 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. BALCON AVE. (BRONX)	BAINBRIDGE ST. RALPH AVE. FULTON 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 EDENWALD	NY 5-20 MARINER'S HARBOR	NY 5-21 LA GUARDIA	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK	NY 5-24 SEN. ROBERT F. WAGNER, SR.	NY 5-25 GRAVESEND	NY 5-26 HIGH- BRIDGE	LINE
1	NUMBER OF APARTMENTS	2,039	607	1,094	1,497	700	2,162	634	700	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	9,692½ 4.75	2,856½ 4.71	5,112 4.67	7,005½ 4.68	3,283 4.69	10,129 4.69	2,951 4.65	3,252 4.65	2
3	POPULATION (Estimated)	7,938	2,318	4,693	5,617	2,657	8,185	2,375	2,610	3
4	RESIDENTIAL BUILDINGS	40	22	9	28	11	22	15	6	4
5	NUMBER OF STORIES	3-14	3-6	12-15-16	7	7	7-16	7	13-14	5
6	TOTAL AREA — Sq. Ft. Acres	2,129,275 48.9	947,622 21.8	469,752 10.8	1,403,694 32.2	528,967 12.2	1,172,233 26.9	540,725 12.4	550,018 12.6	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	2,023,005 46.5	816,256 18.7	420,320 9.6	1,340,519 30.8	496,296 11.4	1,083,783 24.9	540,725 12.4	550,018 12.6	7
8	ALL BUILDING AREA—Sq. Ft.	344,433	124,890	63,621	190,435	86,767	150,639	92,855	55,678	8
9	CUBAGE — Cu. Ft.	17,847,449	5,691,790	8,909,854	12,323,225	5,878,957	16,837,094	5,113,073	5,837,785	9
10	COVERAGE (Line 8÷6) %	16.2	13.2	13.5	13.6	16.4	12.9	17.2	10.1	10
11	DENSITY (Persons per Acre)	162	106	435	174	219	304	191	207	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$1,070,853 .43 .50	\$126,960 .13 .13	\$4,389,201 9.45 9.34	\$955,007 .74 .68	\$653,396 1.42 1.24	\$7,948,420 7.10 6.78	\$504,933 1.09 .93	\$433,186 .93 .79	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$18,373,294 1,896	\$6,261,210 2,192	\$8,772,672 1,716	\$12,286,796 1,754	\$5,832,892 1,777	\$18,873,840 1,863	\$5,081,454 793	\$5,470,197 1,682	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,418,099 353	\$1,701,830 596	\$4,093,127 801	\$4,752,597 678	\$1,215,989 370	\$6,202,740 612	\$2,341,609 793	\$1,644,492 506	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$22,862,246 2,359	\$8,090,000 2,832	\$17,255,000 3,375	\$17,995,000 2,569	\$7,702,277 2,346	\$33,025,000 3,260	\$7,927,996 2,687	\$7,547,875 2,321	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$10.69	\$10.49	\$10.20	\$10.72	\$10.22	\$9.06	\$10.90	\$11.01	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	GREENADA 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'NY ST. CHERRY ST. (MAN.)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)	E. 120TH ST. 2ND AVE. E. 124TH ST. F. D.'S'EV'T DR. (MAN.)	NEPTUNE AVE. BAYVIEW AVE WEST 33RD ST. (BROOKLYN)	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE. (BRONX)	18
19	COMPLETION DATE	10-15-53	8-31-54	9-30-57	1-31-55	6-8-53	5-31-58	6-30-54	6-30-54	19

PROJECTS IN FULL OPERATION

FEDERAL PROJECTS					STATE PROJECTS						
LINE	NY 5-27 HAMMEL	NY 5-29 RED HOOK II	NY 5-30 GENERAL GRANT	TOTAL OPER. (FEDERAL) (29 PROJECTS)	NYS-1 FORT GREENE	NYS-2 LILLIAN WALD	NYS-4 BROWNS- VILLE	NYS-5 AMSTERDAM	NYS-11 LESTER W. PATTERSON	NYS-12 ABRAHAM LINCOLN	LINE
1	712	346	1,940	35,517	3,501	1,861	1,338	1,084	1,791	1,286	1
2	3,307 4.64	1,627 4.70	9,138 4.71	157,757 4.44	13,526 3.86	8,625½ 4.63	6,279 4.69	5,128 4.73	8,519½ 4.76	6,075 4.72	2
3	2,653	1,318	7,419	130,845	12,445	7,168	5,329	4,218	6,985	5,151	3
4	14	3	9	540	35	16	27	13	15	14	4
5	6-7	3-14	13-21	—	6-11-13	10-11-13-14	3-6	6-13	6-13	6-14	5
6	616,678 14.2	245,292 5.6	655,681 15.1	26,697,224 612.9	1,800,579 41.3	717,071 16.5	834,662 19.2	446,172 10.2	748,573 17.2	551,740 12.7	6
7	572,678 13.1	245,292 5.6	655,681 15.1	24,359,843 559.2	1,670,062 38.3	694,013 15.9	747,506 17.2	413,534 9.5	702,358 16.1	508,561 11.7	7
8	107,706	35,301	101,477	4,611,066	361,661	133,117	188,564	100,358	167,841	106,738	8
9	5,991,153	2,896,000	16,701,596	289,052,572	25,411,880	14,691,881	10,371,638	8,233,310	14,503,544	10,743,035	9
10	17.5	14.4	15.5	17.3	20.1	18.6	22.6	22.5	22.4	19.3	10
11	187	234	491	213	301	434	278	414	407	406	11
12	\$2,045,677 3.51 3.32	\$367,585 1.84 1.50	\$7,167,334 13.62 10.93	\$63,371,325 2.64 2.37	\$5,679,235 3.81 3.15	\$3,793,441 6.37 5.29	\$2,379,456 3.28 2.85	\$2,512,388 7.36 5.63	\$3,480,086 5.73 4.65	\$2,580,364 5.40 4.68	12
13	\$5,806,187 1,756	\$2,962,817 1,821	\$16,687,700 1,826	\$237,611,207 1,506	\$11,238,067 831	\$13,453,299 1,560	\$8,884,051 1,915	\$7,861,459 1,533	\$14,336,913 1,683	\$9,068,574 1,493	13
14	\$1,772,136 536	\$1,210,598 744	\$5,271,966 577	\$65,256,740 577	\$2,903,365 215	\$4,807,849 521	\$1,299,493 207	\$1,746,153 341	\$2,798,732 329	\$2,566,062 422	14
15	\$9,624,000 2,910	\$4,541,000 2,791	\$29,127,000 3,187	\$366,239,272 2,322	\$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	15
16	\$10.30	\$10.55	\$10.49	\$10.60	\$10.59	\$9.90	\$9.76	\$9.89	\$9.80	\$9.68	16
17	\$4,000	\$4,000	\$4,000	\$4,000	\$5,964	\$5,964	\$5,460	\$5,460	\$5,460	\$5,964	17
18	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. R'WAY BCH. BLD. (QUEENS)	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK (BROOKLYN)	W. 125TH ST. MRNGSIDE. AV. 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)	18
19	4-30-55	5-31-55	12-31-57	—	2-24-44	10-14-49	4-16-48	12-17-48	12-31-50	12-29-48	19

PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	PROJECT DATA	NYS-13	NYS-20	NYS-21	NYS-23	NYS-24	NYS-25	NYS-29	NYS-30	LINE
		MARCY	GOWANUS	J. W. JOHNSON	MELROSE	ASTORIA	GOV. SMITH	FARRAGUT	STEPHEN FOSTER	
1	NUMBER OF APARTMENTS	1,717	1,139	1,310	1,023	1,104	1,935	1,390	1,379	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	8,275½ 4.82	5,413½ 4.75	6,139 4.69	4,864½ 4.76	5,607 5.08	8,894½ 4.60	6,535 4.70	6,335½ 4.59	2
3	POPULATION (Estimated)	6,980	4,469	5,088	3,572	4,896	6,580	5,309	4,849	3
4	RESIDENTIAL BUILDINGS	27	16	10	8	22	12	10	10	4
5	NUMBER OF STORIES	6	4-6-9-10-13-14	6-10-14	14	6-7	15-16-17	13-14	13-14	5
6	TOTAL AREA — Sq. Ft. Acres	1,241,000 28.5	547,663 12.6	517,632 11.9	541,687 12.4	1,406,832 32.3	947,493 21.8	723,570 16.6	599,120 13.7	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	1,101,547 25.3	502,216 11.5	456,630 10.5	498,060 11.4	1,151,484 26.4	806,175 18.5	723,570 16.6	555,560 12.8	7
8	ALL BUILDING AREA—Sq. Ft.	240,198	105,659	97,804	68,826	173,434	126,462	100,476	98,822	8
9	CUBAGE — Cu. Ft.	13,741,160	9,028,680	10,582,024	8,736,312	10,826,579	15,937,490	11,639,930	11,745,000	9
10	COVERAGE (Line 8÷6) %	19.4	19.3	18.9	12.7	12.3	13.3	13.9	16.5	10
11	DENSITY (Persons per Acre)	245	355	428	287	152	302	320	352	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$2,936,577 2.88 2.37	\$1,325,848 2.65 2.42	\$3,167,257 6.97 6.12	\$2,799,194 5.42 5.17	\$2,015,617 1.70 1.43	\$6,226,414 8.60 6.57	\$2,705,499 3.82 3.74	\$4,429,632 8.17 7.39	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$13,488,877 1,630	\$8,824,780 1,505	\$9,239,290 1,630	\$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	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,499,205 302	\$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	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$18,924,659 2,287	\$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	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.53	\$9.84	\$9.87	\$9.78	\$9.63	\$10.06	\$9.77	\$9.72	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,460	\$5,964	\$5,964	\$5,964	\$5,964	\$5,460	\$5,964	\$5,964	17
18	BOUNDARIES	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE. (BROOKLYN)	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST. (BROOKLYN)	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE. (MANHATTAN)	MORRIS AVE. E. 153RD ST. COURT'A 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)	18
19	COMPLETION DATE	1-19-49	6-24-49	12-27-48	5-31-52	11-9-51	4-1-53	4-30-52	10-31-54	19

PROJECTS IN FULL OPERATION

STATE PROJECTS

LINE	NYS-39 BRONX RIVER	NYS-40 ALBANY	NYS-52 JAMES A. BLAND	NYS-55 REDFERN	NYS-56 CARVER	NYS-57 FOREST	NYS-58-1 SOUND VIEW	NYS-58-2 CYPRESS HILLS	NYS-58-3 HOWARD	NYS-58-4 SUMNER	LINE
1	1,246	829	400	456	1,246	1,350	1,259	1,444	815	1,098	1
2	5,968 4.79	3,798½ 4.58	1,848½ 4.62	2,122 4.65	5,827 4.68	6,143½ 4.55	5,826½ 4.63	6,576 4.55	3,689½ 4.53	4,990½ 4.55	2
3	4,869	3,128	1,502	1,707	4,698	4,965	4,864	5,370	2,927	4,103	3
4	9	6	5	7	13	15	13	15	10	13	4
5	14	14	10	6	6-15	9-10-14	7	7	13-7	7-12	5
6	607,297 13.9	388,389 8.9	269,800 6.2	826,755 19.0	637,132 14.6	854,753 19.6	1,145,237 26.3	1,264,130 29.0	664,735 15.3	974,765 22.4	6
7	563,737 13.0	388,389 8.9	245,785 5.6	734,928 16.9	594,887 13.6	782,920 18.0	1,145,237 26.3	1,264,130 29.0	621,176 14.3	905,577 20.8	7
8	84,235	58,455	43,237	73,647	97,568	125,002	164,048	223,364	87,500	131,812	8
9	10,772,413	7,082,630	3,668,503	4,217,803	10,213,040	11,465,400	10,481,330	12,338,237	6,943,700	8,746,961	9
10	13.9	15.1	16.0	8.9	15.3	14.6	14.3	17.7	13.2	13.5	10
11	350	351	243	90	322	253	185	185	192	183	11
12	\$685,324 1.36 1.13	\$400,000 1.12 1.03	\$1,246,388 5.11 4.62	\$676,250 .77 .82	\$5,992,488 10.60 9.41	\$4,269,926 5.12 5.00	\$910,713 .97 .80	\$897,540 .75 .71	\$2,267,677 4.70 3.41	\$3,633,228 4.44 3.73	12
13	\$10,390,391 1,741	\$7,358,972 1,937	\$3,806,183 2,059	\$5,003,191 2,358	\$12,381,051 2,125	\$11,626,412 1,892	\$10,786,667 1,851	\$11,922,000 1,813	\$7,240,742 1,963	\$10,573,796 2,119	13
14	\$1,643,635 275	\$1,107,757 292	\$848,240 459	\$1,118,559 527	\$5,751,461 987	\$3,638,111 592	\$1,481,521 254	\$1,608,743 245	\$1,633,299 443	\$3,609,976 723	14
15	\$12,719,350 2,131	\$8,866,729 2,334	\$5,900,811 3,192	\$6,798,000 3,204	\$24,125,000 4,140	\$19,534,449 3,180	\$13,178,901 2,262	\$14,428,283 2,194	\$11,141,718 3,020	\$17,817,000 3,570	15
16	\$9.97	\$10.07	\$9.78	\$10.26	\$10.79	\$10.36	\$10.20	\$10.21	\$11.80	\$11.93	16
17	\$5,460	\$5,460	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	\$5,964	17
18	BRONX RIVER AVE. HARROD AVE. E. 174TH ST. (BRONX)	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL. (BROOKLYN)	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND E. R. (QUEENS)	REDFERN AVE. HASSOCK ST. BEACH CHANNEL DRIVE E. 12TH ST. (QUEENS)	E. 99TH ST. PARK AVE. E. 106TH ST. MADISON AVE. (MAN.)	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	SEWARD AVE. ROSEDALE AVE. LACOMBE AVE. BX. RIVER AVE. SOUNDVIEW PK. (BRONX)	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)	E. NEW YORK AVE. STONE AVE. PITKIN AVE. B'K'WY AVE. (BROOKLYN)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	18
19	2-28-51	10-2-50	4-30-52	5-1-53	1-31-58	12-31-56	12-31-54	5-31-55	12-31-55	4-30-58	19

PROJECTS IN FULL OPERATION

LINE	PROJECT DATA	STATE PROJECTS				PART I—CITY PROJECTS					LINE
		NYS-64-1 FREDERICK DOUGLASS	NYS-64-2 MARLBORO	NYS-66 ALBANY II	TOTAL OPER. (STATE) (27 PROJECTS)	NYC LAVANBURG	NYC FIRST HOUSES	NYC-1 VLADECK (CITY)	NYC-2 J. L. ELLIOTT	NYC-3 JACOB RIIS (CITY)	
1	NUMBER OF APARTMENTS	2,057	1,765	400	36,223	113	123	240	608	578	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	9,234½ 4.49	8,059 4.57	1,837 4.59	166,138 4.59	471 4.17	379 3.08	1,080 4.50	2,789 4.59	2,705 4.68	2
3	POPULATION (Estimated)	7,737	6,742	1,533	137,184	340	414	964	2,338	2,224	3
4	RESIDENTIAL BUILDINGS	17	28	3	389	1	8	4	4	6	4
5	NUMBER OF STORIES	5-9-12-17-18-20	7-16	13-14	—	6	4-5	6	11-12	6-13-14	5
6	TOTAL AREA — Sq. Ft. Acres	947,992 21.7	1,518,505 34.9	214,594 4.9	21,937,878 503.6	23,032 .5	59,262 1.4	96,933 2.2	204,530 4.7	258,562 5.9	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	863,251 19.8	1,471,805 33.8	214,594 4.9	20,327,692 466.6	23,032 .5	52,797 1.3	96,933 2.2	204,530 4.7	258,562 5.9	7
8	ALL BUILDING AREA—Sq. Ft.	138,552	202,426	26,053	3,525,859	12,882	24,540	28,827	45,023	43,916	8
9	CUBAGE — Cu. Ft.	17,567,741	15,262,331	3,249,689	298,202,241	881,386	1,411,795	1,766,160	4,301,454	4,497,120	9
10	COVERAGE (Line 8÷6) %	14.6	13.3	12.1	16.1	55.9	41.4	29.7	22.0	17.0	10
11	DENSITY (Persons per Acre)	357	193	311	272	642	296	432	497	375	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop. Per Sq. Ft. Including Sts.	\$11,599,627 13.47 12.24	\$579,517 .46 .38	\$511,563 2.86 2.38	\$79,701,249 4.19 3.63	\$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	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$19,647,458 2,128	\$18,503,969 2,296	\$3,374,732 1,837	\$285,617,755 1,719	* \$584,047 1,240	* \$1,164,331 3,072	\$814,595 754	\$3,457,965 1,240	\$3,987,696 1,474	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$6,184,915 670	\$2,946,514 366	\$772,983 421	\$69,800,396 420	*Included above am't unavailable	*Included above am't unavailable	\$116,605 108	\$481,640 173	\$1,208,299 447	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$37,432,000 4,053	\$22,030,000 2,734	\$4,659,278 2,536	\$435,119,400 2,619	\$757,945 1,609	\$1,384,643 3,653	\$1,269,490 1,175	\$5,042,342 1,808	\$6,339,520 2,344	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$9.28	\$14.34	\$11.63	\$10.29	\$9.96	\$11.06	\$9.78	\$10.11	\$10.71	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$5,964	\$5,990	\$5,964	\$5,834	NOT ESTABLISHED	\$3,800	\$3,800	\$4,000	\$4,000	17
18	BOUNDARIES	W. 104TH ST. MANHATTAN AV. W. 100TH ST. AMSTERDAM AV. (MAN.)	STILLWELL AV. AVE. "V" 86TH ST. AVE. "X" (BROOKLYN)	BERGEN ST. TROY AVE. ALBANY HOUSES ALBANY AVE. (BROOKLYN)	—	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)	18
19	COMPLETION DATE	5-31-58	1-31-58	1-31-57	—	12-28-27	5-31-36	10-25-40	7-15-47	1-31-49	19

PROJECTS IN FULL OPERATION

		PART II—CITY PROJECTS						PART III—CITY PROJECTS			
LINE	TOTAL OPER. (CITY I) (5 PROJECTS)	NYC-5-1 EAST- CHESTER	NYC-5-2 SHEEPSHEAD BAY	NYC-5-3 SOUTH BEACH	NYC-5-4 WOODSIDE	NYC-5 COLONIAL PARK	TOTAL OPER. (CITY II) (5 PROJECTS)	NYC-8 PELHAM PARKWAY	NYC-9 GUN HILL	NYC-10 DYCKMAN	LINE
1	1,662	874	1,056	422	1,357	984	4,693	1,266	733	1,167	1
2	7,424 4.47	4,239 4.85	4,896 4.64	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	2
3	6,280	3,445	3,984	1,552	5,091	3,807	17,879	4,386	2,514	4,082	3
4	23	10	18	8	20	8	64	23	6	7	4
5	—	7-8	6	6	6	14	—	6	13-14	14	5
6	642,319 14.7	653,856 15.0	1,036,600 23.8	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	6
7	635,854 14.6	607,396 13.9	953,637 21.9	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	7
8	155,188	115,918	159,727	68,084	186,009	71,671	601,409	184,875	54,684	80,457	8
9	12,857,915	7,891,470	10,080,777	3,921,651	10,715,226	7,911,809	40,520,933	10,665,277	6,221,645	9,780,114	9
10	24.2	17.7	15.4	9.6	19.1	15.1	15.6	17.9	15.8	13.1	10
11	427	230	167	95	228	349	202	185	318	290	11
12	\$2,978,762 5.53 4.64	\$307,441 .56 .47	\$549,891 .60 .53	\$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	12
13	\$10,008,634 1,348	\$8,067,466 1,903	\$10,247,564 2,093	\$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	13
14	\$1,806,544 243	\$1,139,093 269	\$1,798,545 367	\$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	14
15	\$14,793,940 1,993	\$9,514,000 2,244	\$12,596,000 2,573	\$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	15
16	\$10.32	\$16.21	\$16.41	\$16.39	\$17.29	\$16.41	\$16.62	\$17.74	\$18.04	\$17.85	16
17	\$3,900	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	17
18	—	BURKE AVE. BOUCK AVE. ADEK AVE. YATES AVE. (BRONX)	AVENUE "V" BATCHELDER ST. AVENUE "X" NOSTRAND AVE. (BROOKLYN)	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. WILMSBERG 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)	18
19	—	6-1-50	8-8-50	3-20-50	12-30-49	9-30-51	—	6-30-50	11-30-50	4-25-51	19

See Explanatory Notes on page 17.

PROJECTS IN FULL OPERATION

PART III—CITY PROJECTS

LINE	PROJECT DATA	NYC-11 NOSTRAND	NYC-12 GLEN- WOOD	NYC-13 TODT HILL	NYC-14 SEDGWICK	NYC-15 MARBLE HILL	NYC-16 BOULEVARD	NYC-17 PARKSIDE	NYC-18 ARVERNE	NYC-19 GEN. CHAS. W. BERRY	LINE
1	NUMBER OF APARTMENTS	1,148	1,188	502	786	1,682	1,441	879	418	506	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	4,972 4.33	5,214 4.39	2,174 4.33	3,320½ 4.22	7,043½ 4.19	6,071½ 4.21	3,712½ 4.22	1,771 4.24	2,129 4.21	2
3	POPULATION (Estimated)	4,018	4,274	1,754	2,541	5,522	4,710	2,864	1,390	1,648	3
4	RESIDENTIAL BUILDINGS	16	20	7	7	11	18	14	7	8	4
5	NUMBER OF STORIES	6	6	6	14-15	14-15	6-14	6-7-14-15	6	6	5
6	TOTAL AREA — Sq. Ft. Acres	1,036,600 23.8	975,095 22.4	581,056 13.3	319,008 7.3	733,228 16.8	1,127,650 25.9	485,455 11.1	354,220 8.1	735,593 16.9	6
7	NET HOUSING AREA — Sq. Ft. (Excluding Park) Acres	1,036,600 23.8	915,230 21.0	532,084 12.2	319,008 7.3	660,914 15.2	1,127,650 25.9	453,178 10.4	310,500 7.1	511,178 11.8	7
8	ALL BUILDING AREA—Sq. Ft.	177,223	183,856	79,116	59,598	111,631	170,051	96,415	66,101	77,152	8
9	CUBAGE — Cu. Ft.	9,377,365	10,242,805	4,454,900	6,642,484	13,300,359	12,141,094	7,454,500	3,931,321	4,520,277	9
10	COVERAGE (Line 8÷6) %	17.1	18.9	13.6	18.7	15.2	15.1	19.9	18.7	10.5	10
11	DENSITY (Persons per Acre)	169	191	132	347	328	182	258	172	98	11
12	LAND COST (Including Park) Per Sq. Ft. of Prv. Prop. Per Sq. Ft. Including Sts.	\$448,278 .50 .43	\$237,027 .32 .24	\$32,013 .05 .06	\$617,165 1.93 1.93	\$2,104,030 2.75 2.87	\$358,056 .36 .32	\$555,286 1.39 1.14	\$68,212 .19 .19	\$88,324 .12 .12	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$10,768,769 2,166	\$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	\$2,600,747 523	\$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	\$13,817,794 2,779	\$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	\$17.65	\$17.40	\$17.59	\$18.03	\$18.30	\$17.58	\$17.63	\$17.72	\$17.67	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	\$5,400	17
18	BOUNDARIES	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	EAST 56TH ST. FARRAGUT RD. RALPH AVE. AVENUE "H" (BROOKLYN)	MANOR RD. SCHMIDT'S LANE LAGUARDIA AVE. WESTWOOD AVE. (RICHMOND)	UNDERCLIFF AVE. W. 174TH ST. UNIVERSITY AVE. (BRONX)	EXTERIOR ST. W. 225TH ST. & BWAY. W. 230TH ST. (MAN. & BX.)	LINDEN BLVD. ASHFORD ST. WORTHMAN 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. SEAVER AVE. JEFFERSON ST. (RICHMOND)	18
19	COMPLETION DATE	12-14-50	7-14-50	6-1-50	3-23-51	3-3-52	3-22-51	6-12-51	2-28-51	10-30-50	19

PROJECTS IN FULL OPERATION

PROJECTS IN FULL OPERATION											
PART III—CITY PROJECTS					PART IV—CITY PROJECTS						
LINE	NYC-20 RAVENS- WOOD	NYC-21 LEXINGTON	NYC-22 POMONOK	TOTAL OPER. (CITY III) (15 PROJECTS)	NYC-23 LINDEN	NYC-24 BAY VIEW	NYC-25 CONEY ISLAND	TOTAL OPER. (CITY IV) (3 PROJECTS)	GRAND TOTAL (CITY I-II-III-IV) (28 PROJECTS)	GRAND TOTAL (OPERATING) (84 PROJECTS)	EN L I
1	2,166	448	2,071	16,401	1,586	1,610	534	3,730	26,486	98,226	1
2	9,140 4.22	1,901 4.24	8,847½ 4.27	69,926 4.26	7,311 4.61	7,314 4.54	2,442 4.57	17,067 4.58	116,067½ 4.38	439,962½ 4.48	2
3	7,178	1,562	7,081	55,524	5,812	5,738	1,928	13,478	93,161	361,190	3
4	31	4	35	214	19	23	5	47	348	1,277	4
5	6-7	14	3-7-8	—	8-14	8	14	—	—	—	5
6	1,667,814 38.3	151,467 3.5	2,264,336 52.0	12,424,822 285.2	1,324,947 30.4	1,481,844 34.0	298,874 6.9	3,105,665 71.3	20,018,615 459.5	68,653,717 1,576.0	6
7	1,537,135 35.3	151,467 3.5	2,108,832 48.4	11,515,416 264.4	1,324,947 30.4	1,438,244 33.0	239,429 5.5	3,002,620 68.9	18,800,730 431.6	63,488,265 1,457.4	7
8	346,053	35,222	369,627	2,092,061	173,020	207,305	38,119	418,444	3,267,102	11,404,027	8
9	18,107,100	3,879,000	19,046,723	139,764,964	14,187,667	14,262,296	5,538,000	33,987,963	227,131,775	814,386,588	9
10	20.8	23.3	16.3	16.8	13.1	14.0	12.8	13.5	16.3	16.6	10
11	187	449	136	195	191	169	279	189	203	229	11
12	\$1,172,517 .82 .70	\$300,000 1.90 1.98	\$783,816 .30 .35	\$10,192,293 .85 .82	\$204,927 .18 .15	\$155,414 .10 .11	\$646,511 2.47 2.16	\$1,006,852 .34 .32	\$17,502,173 1.950 .87	\$160,574,747 2.59 2.34	12
13	\$16,093,714 1,761	\$3,576,253 1,881	\$18,023,915 2,037	\$138,151,702 1,976	\$16,150,276 2,209	\$15,318,085 2,094	\$5,113,257 2,094	\$36,581,618 2,143	\$226,276,657 1,950	\$749,505,619 1,704	13
14	\$4,051,536 443	\$903,899 475	\$2,696,976 305	\$31,372,297 449	\$3,944,797 540	\$4,056,501 555	\$1,936,232 793	\$9,937,530 582	\$50,134,402 432	\$185,191,538 421	14
15	\$21,317,767 2,332	\$4,780,152 2,515	\$21,504,707 2,431	\$179,716,292 2,570	\$20,300,000 2,777	\$19,530,000 2,670	\$7,696,000 3,152	\$47,526,000 2,785	\$293,913,232 2,532	\$1,095,271,904 2,489	15
16	\$17.77	\$18.06	\$17.87	\$17.80	\$20.77	\$21.39	\$22.27	\$21.31	—	—	16
17	\$5.400	\$5.400	\$5.400	\$5.400	\$6.900	\$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)	—	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE. (BROOKLYN)	SEAVIEW AVE. E. 102ND ST. ROCKAWAY PARKWAY (BROOKLYN)	SURF AVE. W. 32ND ST. BOARDWALK W. 29TH ST. (BROOKLYN)	—	—	—	18
19	7-31-51	3-16-51	6-30-52	—	6-30-58	5-31-56	1-31-57	—	—	—	19

FEDERAL PROJECTS							STATE PROJECTS			
LINE	PROJECT DATA	NY 5-12 BARUCH	NY 5-16 JEFFERSON	NY 5-35 LOUIS HEATON PINK	NY 5-36 JAMES MONROE	TOTAL CONST. (FEDERAL) (4 PROJECTS)	NYS-55 REDFERN ADDITION	NYS-65 MILL BROOK	NYS-73 BUSHWICK	LINE
1	NUMBER OF APARTMENTS	2,194	1,493	1,500	1,102	6,289	148	1,255	1,220	1
2	NO. OF RENTAL ROOMS AVERAGE NO. OF R/R PER APT.	10,247 4.67	6,978½ 4.67	7,102 4.73	5,306 4.82	29,633½ 4.71	808 5.46	5,688½ 4.53	5,653 4.63	2
3	POPULATION (Estimated)	8,627	5,638	5,857	4,420	24,542	640	4,687	4,684	3
4	RESIDENTIAL BUILDINGS	17	18	22	12	69	2	9	8	4
5	NUMBER OF STORIES	7-13-14	7-13-14	8	8-14-15	—	7	16	13-20	5
6	TOTAL AREA—Sq. Ft. Acres	1,196,115 27.5	757,179 17.4	1,354,844 31.1	799,669 18.3	4,107,807 94.3	INCLUDED IN REDFERN ORIG.	539,327 12.4	697,736 16.0	6
7	NET HOUSING AREA—Sq. Ft. (Excluding Park) Acres	1,101,503 25.3	757,179 17.4	1,311,306 30.1	799,699 18.3	3,969,657 91.1	INCLUDED IN REDFERN ORIG.	495,067 11.4	639,260 14.7	7
8	ALL BUILDING AREA—Sq. Ft.	160,098	149,778	193,511	118,402	621,789	21,814	76,410	78,768	8
9	CUBAGE—Cw. Ft.	17,832,000	13,032,612	13,316,063	10,177,348	54,358,023	1,384,635	10,460,210	10,909,766	9
10	COVERAGE (Line 8 ÷ 6) %	13.4	19.8	14.3	14.8	15.1	15.9	14.2	11.3	10
11	DENSITY (Persons per Acre)	314	324	188	240	260	200	379	293	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	\$921,000 .77 .68	\$721,800 1.08 .90	\$16,752,720 4.61 4.08	INCLUDED IN REDFERN ORIG.	\$4,996,506 9.80 9.26	\$3,804,680 7.02 5.45	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$18,917,203 1,846	\$14,745,093 2,113	\$16,531,121 2,328	\$11,585,280 2,183	\$61,778,697 2,085	\$2,164,078 2,678	\$13,599,048 2,391	\$14,125,187 2,499	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$9,893,599 966	\$6,714,185 962	\$3,967,879 559	\$3,446,920 650	\$24,022,583 811	\$317,922 393	\$4,314,446 758	\$3,145,133 556	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$37,798,000 3,689	\$27,582,000 3,952	\$21,420,000 3,016	\$15,754,000 2,969	\$102,554,000 3,461	\$2,482,000 3,072	\$22,910,000 4,027	\$21,075,000 3,728	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	NOT FULLY OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	NOT OCCUPIED	—	NOT OCCUPIED	NOT FULLY OCCUPIED	NOT OCCUPIED	16
17	(ADMIS'N INCOME LIMIT VARIES BY FAMILY SIZE) MAX.	\$4,000	\$4,000	\$4,000	\$4,000	—	NOT ESTABLISHED	\$5,964	NOT ESTABLISHED	17
18	BOUNDARIES	E. HOUSTON ST. F. D. R'SEV'T DR. DELANCEY ST. COLUMBIA ST. (MAN.)	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE. (MAN.)	CRESCENT ST. LINDEN BLVD. ELBERTS LANE STANLEY AVE. (BROOKLYN)	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)	—	REDFERN AVE. HASSOCK ST. (QUEENS)	E. 135TH ST. BROOK AVE. E. 137TH ST. CYPRESS AVE. (BRONX)	HUMBOLT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)	18
19	COMPLETION DATE	c-2	c-2	—	—	—	—	c	—	19

CONSTRUCTION AND/OR IN PARTIAL OPERATION

STATE PROJECTS			PART IV—CITY PROJECTS					GRAND TOTAL (CONST.) (13 PROJECTS)	BNI	
LINE	NYS-74 MANHATTAN- VILLE	NYS-76 CASTLE HILL	TOTAL CONST. (STATE) (5 PROJECTS)	NYC-26 ST. MARY'S PARK	NYC-31 ROSEDALE	NYC-33 JOHN F. HYLAN	NYC-34 LUNA PARK			TOTAL CONST. (CITY) (4 PROJECTS)
1	1,272	2,025	5,920	1,007	408	205	1,576	3,196	15,405	1
2	5,986 4.71	9,761 4.82	27,896½ 4.71	4,533½ 4.50	1,888 4.63	915½ 4.47	7,338 4.66	14,675 4.59	72,205 4.69	2
3	4,981	8,810	23,802	3,530	1,512	712	5,895	11,649	59,993	3
4	6	14	39	6	4	1	5	16	124	4
5	20	12-20	—	21	15	19	20	—	—	5
6	535,031 12.3	1,801,346 41.3	3,573,440 82.0	588,851 13.5	339,481 7.8	77,658 1.8	1,241,082 28.5	2,247,072 51.6	9,928,319 227.9	6
7	535,031 12.3	1,757,585 40.3	3,426,943 78.7	545,801 12.5	339,481 7.8	77,658 1.8	1,163,551 26.7	2,126,491 48.8	9,523,091 218.6	7
8	83,754	176,917	437,663	57,006	27,568	11,403	142,507	238,484	1,297,936	8
9	12,004,481	19,252,530	54,011,622	8,922,933	3,586,268	1,923,894	15,589,794	30,022,889	138,392,534	9
10	15.7	9.8	12.2	9.7	8.1	14.7	11.5	10.6	13.1	10
11	405	213	290	261	194	396	207	226	263	11
12	\$5,473,475 12.91 10.23	\$901,851 .55 .50	\$15,176,512 4.88 4.25	\$2,208,089 4.44 3.75	\$210,760 .64 .62	\$679,301 9.09 8.75	\$1,752,442 1.42 1.41	\$4,850,592 2.27 2.16	\$36,779,824 4.14 3.70	12
13	\$16,045,374 2,680	\$23,578,947 2,416	\$69,512,634 2,492	\$10,266,132 2,648	\$5,000,000 2,648	\$2,590,730 2,830	\$19,254,410 2,624	\$37,111,272 2,529	\$168,402,603 2,332	13
14	\$3,871,151 647	\$3,574,202 366	\$15,222,854 546	\$3,875,779 855	\$1,739,240 921	\$849,969 928	\$5,093,148 694	\$11,558,136 788	\$50,803,573 704	14
15	\$25,390,000 4,242	\$28,055,000 2,874	\$99,912,000 3,582	\$16,350,000 3,606	\$6,950,000 3,681	\$4,120,000 4,500	\$26,100,000 3,557	\$53,520,000 3,647	\$255,986,000 3,543	15
16	NOT OCCUPIED	NOT OCCUPIED	—	NOT OCCUPIED	NOT OCCUPIED	NOT OCCUPIED	NOT OCCUPIED	—	—	16
17	NOT ESTABLISHED	NOT ESTABLISHED	—	\$6,900	NOT ESTABLISHED	NOT ESTABLISHED	NOT ESTABLISHED	—	—	17
18	BROADWAY W. 133RD ST. AMSTERDAM AV. W. 129TH ST. (MAN.)	OLMSTEAD AV. SEWARD AV. HAVEMEYER AV. LACOMBE AV. CINCINNATUS AV. (BRONX)	—	CAULDWELL AV. E. 156TH ST. WESTCHESTER AV. TRINITY AV. (BRONX)	BRUCKNER BLVD. TAYLOR AV. STORY AV. ROSEDALE AV. (BRONX)	MOORE ST. HUMBOLT ST. SIEGEL ST. BUSHWICK AV. (BROOKLYN)	SURF AV. STILLWELL AV. NEPTUNE AV. W. 8TH ST. (BROOKLYN)	—	—	18
19	—	—	—	—	—	—	—	—	—	19

See Explanatory Notes on page 17.

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	619	"	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 5-37	GOUVERNEUR MORRIS	1,881	"	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	557	"	CASTLETON AVE., ALASKA ST., HENDERSON AVE., CAMPBELL ST. (RICHMOND)
NY 5-43	ANDREW JACKSON	868	"	PARK AVE., E. 158TH ST., COURTLANDT AVE., E. 156TH ST. (BRONX)
NY 5-44	MOTT HAVEN	985	"	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	PARK-TOMPKINS	1,180	"	PARK AVE., THROOP AVE., MYRTLE AVE., TOMPKINS AVE. (BROOKLYN)
NY 5-47	LAFAYETTE	875	"	LAFAYETTE AVE., CLASSON AVE., DEKALB AVE., FRANKLIN AVE. (BROOKLYN)
NY 5-48A	G. MORRIS HOUSES SO.	200	"	E. 169TH ST., WASHINGTON AVE., PARK AVE. (BRONX)
NY 5-48B	ST. MARY'S PARK EAST	470	"	E. 149TH ST., JACKSON AVE., TRINITY AVE. (BRONX)
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>14,324</u>		

* MAJOR BIDS TAKEN ON 1ST SECTION ONLY

PARTIALLY UNDER CONSTRUCTION

STATE PROJECTS

PROJECT NO.	PROJECT	NO. OF APTS.	SOURCES OF CAPITAL FUNDS	BOUNDARIES
NYS-79	EDGEMERE	1,415	"	B. 59TH ST. ALMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)
NYS-80	RUTGERS	718	"	CHERRY ST., PIKE ST., MADISON ST., RUTGERS ST. (MANHATTAN)
NYS-81	ALEXANDER HAMILTON	1,200	"	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	398	"	E. 105TH ST., 1ST AVE., E. 106TH ST., F. D. ROOSEVELT DR. (MANHATTAN)
NYS-92	EDENWALD EXT.	500	"	SCHIEFFELIN AVE., E. 225TH ST., E. 229TH ST. (BRONX)
NYS-94	W. 155TH ST.- AMSTERDAM AVE.	165	"	W. 155TH ST., W. 154TH ST., AMSTERDAM AVE. (MANHATTAN)
NYS-95	WASHINGTON NO.	250	"	E. 104TH ST., 2ND AVE. (MANHATTAN)
NYS-100	WILLIAMSBURG AREA	750	"	NOT FINALLY DETERMINED
NYS-101	WILLIAMSBURG AREA	500	"	NOT FINALLY DETERMINED
	TOTAL STATE	<u>8,096</u>		

CITY PROJECTS

NYC-27	BENJAMIN FRANKLIN	1,635	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	1,109	"	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-32	BAISLEY GARDENS	216	"	157TH ST. N. Y. BLVD. FOCH BLVD. L.I.R.R. (QUEENS)
	TOTAL CITY	<u>4,750</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	84	13	97	34
NUMBER OF APARTMENTS	98,226	15,405	113,631	27,170
NUMBER OF RENTAL ROOMS	439,962½	72,205	512,165½	—
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.48	4.69	4.51	—
POPULATION (<i>Estimated</i>)	361,190	59,993	421,183	—
NUMBER OF RESIDENTIAL BUILDINGS	1,277	124	1,401	—
TOTAL AREA — <i>Sq. Ft.</i>	68,653,717	9,928,319	78,582,036	—
— <i>Acres</i>	1,576.0	227.9	1,803.9	—
ALL BUILDING AREA — <i>Sq. Ft.</i>	11,404,027	1,297,936	12,701,963	—
COVERAGE — %	16.6	13.1	16.2	—
DENSITY (<i>Persons Per Acre</i>)	229	263	233	—

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.

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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ALBANY II	8				
AMSTERDAM	5	E		J	
ARVERNE	10	EASTCHESTER	9	ANDREW JACKSON	14
ASTORIA	6	EAST RIVER	2	JEFFERSON	12
		EDENWALD	4	JAMES WELDON JOHNSON	6
B		EDENWALD EXT.	15		
BAISLEY GARDENS	15	EDGEMERE	15	K	
BAISLEY PARK	14	JOHN LOVEJOY ELLIOTT	8	KINGSBOROUGH	2
BARUCH	12				
BAY VIEW	11	F		L	
GEN. CHAS. W. BERRY	10	FARRAGUT	6	LAFAYETTE	14
JAMES A. BLAND	7	FIRST HOUSES	8	LA GUARDIA	4
BOULEVARD	10	FOREST	7	LAVANBURG	8
BREUKELN	3	FOREST SOUTH	14	LEXINGTON	11
BREVOORT	3	FORT GREENE	5	ABRAHAM LINCOLN	5
BRONXDALE	4	STEPHEN FOSTER	6	LINDEN	11
BRONX RIVER	7	BENJAMIN FRANKLIN	15	LUNA PARK	13
BROWNSVILLE	5				
BUSHWICK	12	G		M	
BORGIA BUTLER	15	GLENWOOD	10	JAMES MADISON	14
		SAMUEL GOMPERS	14	MANHATTANVILLE	13
C		GOWANUS	6	MARBLE HILL	10
CARVER	7	GEN. GRANT	5	MARCY	6
CASTLE HILL	13	GRAVESEND	4	MARINER'S HARBOR	4
CLASON POINT	3	GUN HILL	9	EDWIN MARKHAM	3
DEWITT CLINTON	14			MARLBORO	8
COLONIAL PARK	9	H		MELROSE	6
COLUMBIA	15	ALEXANDER HAMILTON	15	MILL BROOK	12
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FRANKLIN D. ROOSEVELT	14	LILLIAN WALD	5
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S		WEST BRIGHTON	14
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