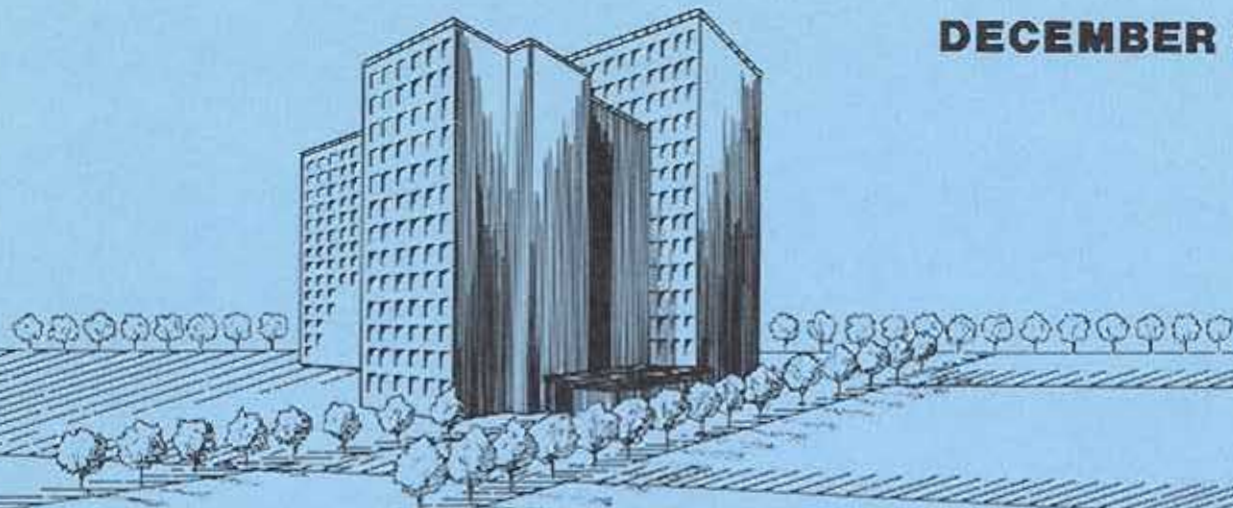


# PROJECT DATA •

DECEMBER 31, 1972



NEW • YORK • CITY  
HOUSING AUTHORITY

# NEW YORK CITY HOUSING AUTHORITY

250 BROADWAY

NEW YORK, N. Y. 10007

●  
SIMEON GOLAR  
CHAIRMAN

ARAMIS GOMEZ  
MEMBER

WALTERS. FRIED  
MEMBER

◆  
IRVING WISE  
GENERAL MANAGER  
(Appointed January 5, 1973)

ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR PRIOR TO DECEMBER 31, 1972 ARE INCLUDED HEREIN. SEE ALPHABETICAL LIST OF PROJECTS ON PAGES 42, 43 AND 44.



Contents

|   |                    |
|---|--------------------|
| <i>Projects in Full Operation</i> .....                                       | <i>Pages 2-27</i>  |
| <i>Projects Under Construction</i> .....                                      | <i>Pages 28-33</i> |
| <i>Cooperatives</i> .....   | <i>Page 34</i>     |
| <i>Projects in Pre-Construction Stage</i> .....                               | <i>Page 35</i>     |
| <i>Summary</i> .....  | <i>Page 36</i>     |
| <i>Projects in Planning Not Under Annual<br/>Contributions Contract</i> ..... | <i>Page 37</i>     |
| <i>Rehabilitation Program</i> .....   | <i>Page 38</i>     |
| <i>Income Limits</i> .....  | <i>Page 39</i>     |
| <i>Explanatory Notes</i> .....  | <i>Pages 40-41</i> |
| <i>Alphabetical Index of Projects</i> .....                                   | <i>Pages 42-44</i> |

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | PROJECT DATA   | NY 5-1<br>RED<br>HDDK   | NY 5-2<br>QUEENS-<br>BRIDGE                                   | NY 5-3<br>VLADECK<br>(FEDERAL)   | NY 5-4<br>SOUTH<br>JAMAICA                                    | NY 5-5<br>EAST<br>RIVER   | NY 5-6<br>KINGS-<br>BOROUGH   | NY 5-7<br>CLASON POINT<br>GARDENS                                  | NY 5-8<br>JACOB RIIS<br>(FEDERAL)                                      | LINE |
|------|--|---|---|--|---|---|---|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 2,545   | 3,149   | 1,531  | 448   | 1,170   | 1,166   | 400  | 1,190  | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 10,649  | 12,949  | 6,265½   | 1,792   | 4,883   | 4,675   | 1,852  | 5,603  | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.18  | 4.11  | 4.09   | 4.00  | 4.17  | 4.01  | 4.63   | 4.71   |      |
| 3    | POPULATION (Estimated)                                   | 7,870   | 8,830   | 3,740  | 1,120   | 3,460   | 3,180   | 1,510  | 4,450  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 25  | 26  | 20   | 11  | 10  | 16  | 46   | 13   | 4    |
| 5    | NUMBER OF STORIES  | 6   | 6   | 6  | 3-4   | 6-10-11   | 6   | 2  | 6-13-14  | 5    |
| 6    | TOTAL AREA - Sq. Ft.                                     | 1,452,438   | 2,154,941   | 566,414  | 392,989   | 512,822   | 695,544   | 742,013  | 510,926  | 6    |
|      | Acres  | 33.3  | 49.5  | 13.0   | 9.0   | 11.8  | 16.0  | 17.0   | 11.7   |      |
| 7    | NET PROJECT AREA - Sq. Ft.                               | 1,452,438   | 1,510,368   | 519,124  | 392,989   | 466,607   | 665,526   | 742,013  | 510,926  | 7    |
|      | (Excluding Park) Acres                                   | 33.3  | 34.7  | 11.9   | 9.0   | 10.7  | 15.3  | 17.0   | 11.7   |      |
| 8    | ALL BUILDING COVERAGE - Sq. Ft.                          | 326,157   | 389,965   | 171,144  | 82,310  | 112,140   | 129,189   | 154,304  | 103,446  | 8    |
| 9    | CUBAGE - Cu. Ft.   | 19,292,734  | 23,057,084  | 10,617,265   | 2,940,659   | 7,963,515   | 8,037,853   | 3,388,939  | 9,657,260  | 9    |
| 10   | COVERAGE (Line 8-6) %                                    | 22.5  | 18.1  | 30.2   | 20.9  | 21.9  | 18.6  | 20.8   | 20.2   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 236   | 178   | 288  | 124   | 293   | 199   | 89   | 380  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$1,650,416<br>1.45   | \$1,969,060<br>1.02   | \$2,006,025<br>4.45  | \$328,696<br>1.11   | \$1,246,736<br>3.27   | \$1,254,582<br>2.24   | \$260,300<br>.42   | \$1,954,225<br>4.12  | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$8,737,209<br>820  | \$9,715,060<br>750  | \$5,070,542<br>809   | \$1,487,068<br>830  | \$3,223,093<br>660  | \$3,259,095<br>697  | \$1,418,384<br>766   | \$8,977,509<br>1,602   | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$1,715,305<br>161  | \$1,837,286<br>142  | \$917,997<br>147   | \$301,628<br>168  | \$834,871<br>171  | \$661,423<br>141  | \$388,316<br>210   | \$2,578,555<br>460   | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$12,102,930<br>1,137   | \$13,521,406<br>1,044   | \$7,994,564<br>1,276   | \$2,117,392<br>1,182  | \$5,304,700<br>1,086  | \$5,175,100<br>1,107  | \$2,067,000<br>1,116   | \$13,510,289<br>2,411  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$19.96   | \$18.79   | \$18.49  | \$19.55   | \$20.02   | \$18.34   | \$18.99  | \$19.70  | 16   |
| 17   | LOCATION   | DWIGHT ST.<br>CLINTON ST.<br>WEST 9TH ST.<br>LORRAINE ST.<br>(BROOKLYN) | VERNON BLVD.<br>21ST ST.<br>40TH AVE.<br>41ST RD.<br>(QUEENS) | HENRY ST.<br>WATER ST.<br>GOUVERNEUR ST.<br>JACKSON ST.<br>(MANHATTAN) | 158TH ST.<br>SOUTH RD.<br>160TH ST.<br>109TH AVE.<br>(QUEENS) | FIRST AVE.<br>F.D.R. DRIVE<br>E. 102ND ST.<br>E. 105TH ST.<br>(MANHATTAN) | RALPH AVE.<br>PACIFIC ST.<br>BERGEN ST.<br>ROCHESTER AVE.<br>(BROOKLYN) | STORY AVE.<br>SEWARD AVE.<br>NOBLE AVE.<br>METCALF AVE.<br>(BRONX) | F.D.R. DRIVE<br>AVENUE "D"<br>E. 8TH ST.<br>E. 13TH ST.<br>(MANHATTAN) | 17   |
| 18   | COMPLETION DATE  | 11-20-39  | 3-15-40   | 11-25-40   | 8-1-40  | 5-20-41   | 10-31-41  | 12-20-41   | 1-17-49  | 18   |

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | NY 5-9<br>EDWIN MARKHAM<br>GARDEENS                                     | NY 5-10<br>ST.<br>NICHOLAS   | NY 5-11<br>BREUKELLEN  | NY 5-12<br>BARUCH   | NY 5-13<br>VAN DYKE   | NY 5-14<br>GEORGE<br>WASHINGTON                                    | NY 5-15<br>THROGG'S<br>NECK  | NY 5-16<br>JEFFERSON  | NY 5-17<br>BREVOORT  | LINE |
|------|---|--|--|---|---|--|--|---|--|------|
| 1    | 360   | 1,526  | 1,595  | 2,194   | 1,603   | 1,515  | 1,185  | 1,493   | 896  | 1    |
| 2    | 1,551<br>4.31   | 7,111<br>4.66  | 7,471½<br>4.68   | 10,247<br>4.67  | 7,402½<br>4.62  | 7,053½<br>4.66   | 5,436½<br>4.59   | 6,978½<br>4.67  | 4,153<br>4.64  | 2    |
| 3    | 1,180   | 5,100  | 5,400  | 7,510   | 6,200   | 5,490  | 4,010  | 5,290   | 3,500  | 3    |
| 4    | 30  | 13   | 30   | 17  | 22  | 14   | 29   | 18  | 13   | 4    |
| 5    | 2   | 14   | 3-7  | 7-13-14   | 3-14  | 12-14  | 3-7  | 7-13-14   | 7  | 5    |
| 6    | 540,036<br>12.4   | 680,670<br>15.6  | 2,830,416<br>65.0  | 1,196,115<br>27.5   | 973,431<br>22.3   | 906,988<br>20.8  | 1,430,081<br>32.8  | 757,179<br>17.4   | 751,896<br>-17.3   | 6    |
| 7    | 540,036<br>12.4   | 625,559<br>14.4  | 2,141,741<br>49.2  | 1,101,503<br>25.3   | 911,494<br>20.9   | 822,228<br>18.9  | 1,430,081<br>32.8  | 757,179<br>17.4   | 687,188<br>15.8  | 7    |
| 8    | 139,293   | 105,458  | 360,423  | 160,098   | 161,168   | 124,916  | 228,989  | 149,778   | 121,363  | 8    |
| 9    | 2,715,000   | 13,112,212   | 14,297,000   | 17,784,205  | 13,652,083  | 12,618,161   | 11,440,850   | 13,032,612  | 7,735,916  | 9    |
| 10   | 25.8  | 15.5   | 12.7   | 13.4  | 16.6  | 13.8   | 16.0   | 19.8  | 16.1   | 10   |
| 11   | 95  | 327  | 83   | 273   | 278   | 264  | 122  | 304   | 202  | 11   |
| 12   | \$420,639<br>.76  | \$5,374,296<br>8.94  | \$783,948<br>.32   | \$8,987,198<br>8.58   | \$5,409,904<br>6.40   | \$5,852,167<br>7.28  | \$713,003<br>.47   | \$6,122,722<br>8.75   | \$2,110,797<br>3.37  | 12   |
| 13   | \$1,525,051<br>983  | \$12,103,275<br>1,702  | \$14,394,154<br>1,927  | \$18,683,346<br>1,823   | \$13,297,066<br>1,796   | \$12,138,826<br>1,721  | \$11,275,643<br>2,074  | \$14,451,148<br>2,071   | \$7,868,186<br>1,895   | 13   |
| 14   | \$424,310<br>274  | \$3,082,492<br>433   | \$3,232,171<br>433   | \$8,740,611<br>853  | \$2,644,760<br>357  | \$5,686,099<br>806   | \$3,552,923<br>654   | \$6,321,111<br>906  | \$1,852,904<br>446   | 14   |
| 15   | \$2,370,000<br>1,528  | \$20,560,063<br>2,891  | \$18,410,273<br>2,464  | \$36,411,155<br>3,553   | \$21,351,730<br>2,884   | \$23,677,092<br>3,357  | \$15,541,569<br>2,859  | \$26,894,981<br>3,854   | \$11,831,887<br>2,849  | 15   |
| 16   | \$20.47   | \$19.07  | \$19.00  | \$18.27   | \$20.19   | \$19.48  | \$19.54  | \$18.94   | \$19.71  | 16   |
| 17   | RICHMOND TER.<br>WAYNE ST.<br>BROADWAY<br>N. BURGHOR AVE.<br>(RICHMOND) | W. 127TH ST.<br>EIGHTH AVE.<br>SEVENTH AVE.<br>W. 131ST ST.<br>(MANHATTAN) | STANLEY AVE.<br>FLATLANDS AVE.<br>EAST 103RD ST.<br>LOUISIANA AVE.<br>(BROOKLYN) | E. HOUSTON ST.<br>F.D.R. DRIVE<br>DELANCEY ST.<br>COLUMBIA ST.<br>(MANHATTAN) | SUTTER AVE.<br>POWELL ST.<br>LIVONIA AVE.<br>STONE AVE.<br>(BROOKLYN) | E. 104TH ST.<br>2ND AVE.<br>E. 97TH ST.<br>3RD AVE.<br>(MANHATTAN) | RANDALL AVE.<br>CALHOUN AVE.<br>SAMPSON AVE.<br>BALCOM AVE.<br>(BRONX) | E. 112TH ST.<br>THIRD AVE.<br>E. 115TH ST.<br>FIRST AVE.<br>(MANHATTAN) | BAINBRIDGE ST.<br>RALPH AVE.<br>FULTON ST.<br>PATCHEN AVE.<br>(BROOKLYN) | 17   |
| 18   | 6-30-43   | 9-30-54  | 10-31-52   | 6-30-59   | 5-31-55   | 7-31-57  | 11-30-53   | 6-30-59   | 8-31-55  | 18   |

**PROJECTS IN FULL OPERATION  
FEDERAL PROJECTS**

| LINE | PROJECT DATA   | NY 5-18<br>SOUTH<br>JAMAICA II                                      | NY 5-19<br>EDENWALD   | NY 5-20<br>MARINER'S<br>HARBOR  | NY 5-21<br>LA GUARDIA   | NY 5-22<br>BRONXDALE  | NY 5-23<br>COOPER<br>PARK  | NY 5-24<br>SEN. ROBERT F.<br>WAGNER, SR.                                | NY 5-25<br>GRAVESEND  | LINE |
|------|--|---|---|---|---|---|--|---|---|------|
| 1    | NUMBER OF APARTMENTS                                     | 600   | 2,039   | 607   | 1,094   | 1,497   | 700  | 2,162   | 634   | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 2,819   | 9,692½  | 2,856½  | 5,112   | 7,005½  | 3,283  | 10,129  | 2,951   | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.70  | 4.75  | 4.71  | 4.67  | 4.68  | 4.69   | 4.69  | 4.65  |      |
| 3    | POPULATION (Estimated)                                   | 2,450   | 7,140   | 2,260   | 4,020   | 4,940   | 2,850  | 7,840   | 2,000   | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 16  | 40  | 22  | 9   | 28  | 11   | 22  | 15  | 4    |
| 5    | NUMBER OF STORIES  | 3-7   | 3-14  | 3-6   | 12-15-16  | 7   | 7  | 7-16  | 7   | 5    |
| 6    | TOTAL AREA—Sq. Ft.                                       | 579,217   | 2,129,275   | 947,622   | 464,887   | 1,340,519   | 528,967  | 1,172,233   | 540,725   | 6    |
|      | Acres  | 13.3  | 48.9  | 21.8  | 10.7  | 30.8  | 12.2   | 26.9  | 12.4  |      |
| 7    | NET PROJECT AREA—Sq. Ft.                                 | 579,217   | 2,023,005   | 816,256   | 415,455   | 1,340,519   | 496,296  | 1,083,783   | 540,725   | 7    |
|      | (Excluding Park) Acres                                   | 13.3  | 46.5  | 18.7  | 9.5   | 30.8  | 11.4   | 24.9  | 12.4  |      |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 116,506   | 344,433   | 124,890   | 63,621  | 190,435   | 86,767   | 150,639   | 92,855  | 8    |
| 9    | CUBAGE—Cu. Ft.   | 5,268,542   | 17,847,449  | 5,691,790   | 8,909,852   | 12,238,008  | 5,878,957  | 16,837,094  | 5,356,500   | 9    |
| 10   | COVERAGE (Line 8÷6)%                                     | 20.1  | 16.2  | 13.2  | 13.7  | 14.2  | 16.4   | 12.9  | 17.2  | 10   |
| 11   | DENSITY (Persons per Acre)                               | 184   | 146   | 104   | 376   | 160   | 234  | 291   | 161   | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$1,589,058<br>2.84   | \$1,070,853<br>.44  | \$126,960<br>.13  | \$4,389,201<br>9.45   | \$955,607<br>.77  | \$653,396<br>1.42  | \$7,947,776<br>7.92   | \$504,933<br>1.09   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$5,677,736<br>2,014  | \$18,373,294<br>1,896   | \$6,247,621<br>2,187  | \$8,755,943<br>1,713  | \$12,284,360<br>1,754   | \$5,832,892<br>1,777   | \$18,669,634<br>1,843   | \$5,081,454<br>1,722  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$1,274,351<br>452  | \$3,418,099<br>353  | \$1,698,274<br>595  | \$4,012,447<br>785  | \$4,723,582<br>674  | \$1,215,989<br>370   | \$6,177,013<br>610  | \$2,341,609<br>793  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$8,541,145<br>3,030  | \$22,862,246<br>2,359   | \$8,072,855<br>2,826  | \$17,157,591<br>3,356   | \$17,963,549<br>2,564   | \$7,702,277<br>2,346   | \$32,794,423<br>3,238   | \$7,927,996<br>2,687  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$19.55   | \$18.36   | \$19.51   | \$18.27   | \$17.01   | \$19.73  | \$19.60   | \$18.22   | 16   |
| 17   | LOCATION   | SOUTH RD.<br>160TH ST.<br>BRINKERHOFF AVE.<br>158TH ST.<br>(QUEENS) | GRENADA PL.<br>BAYCHESTER AVE.<br>E. 225TH ST.<br>LACONIA AVE.<br>(BRONX) | GRAND VIEW AVE.<br>ROXBURY ST.<br>LOCKMAN AVE.<br>CONTINENTAL PL.<br>(RICHMOND) | RUTGERS ST.<br>MADISON ST.<br>MONTGOMERY ST.<br>CHERRY ST.<br>(MANHATTAN) | WATSON AVE.<br>BRUCKNER BLVD.<br>SOUNDVIEW AVE.<br>LELAND AVE.<br>(BRONX) | FROST ST.<br>MORGAN AVE.<br>KINGSLAND AVE.<br>MASPETH AVE.<br>(BROOKLYN) | E. 120TH ST.<br>2ND AVE.<br>E. 124TH ST.<br>F.D.R. DRIVE<br>(MANHATTAN) | NEPTUNE AVE.<br>BAYVIEW AVE.<br>WEST 33RD ST.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | 10-31-54  | 10-15-53  | 8-31-54   | 7-31-57   | 1-31-55   | 6-8-53   | 5-31-58   | 6-30-54   | 18   |

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | NY 5-26<br>HIGHBRIDGE<br>GARDENS                                | NY 5-27<br>HAMMEL  | NY 5-28<br>DANIEL<br>WEBSTER   | NY 5-29<br>RED<br>HOOK II  | NY 5-30<br>GENERAL<br>GRANT   | NY 5-31<br>WILLIAM<br>McKINLEY                             | NY 5-32<br>SAMUEL<br>GOMPERS                               | NY 5-33<br>HERBERT H.<br>LEHMAN  | NY 5-34<br>SAMUEL J.<br>TILDEN   | LINE |
|------|---|--|--|--|---|--|--|--|--|------|
| 1    | 700   | 712  | 606  | 346  | 1,940   | 619  | 474  | 622  | 998  | 1    |
| 2    | 3,252<br>4.65   | 3,307<br>4.64  | 2,831<br>4.67  | 1,627<br>4.70  | 9,138<br>4.71   | 2,946½<br>4.76   | 2,199<br>4.64  | 2,917<br>4.69  | 4,750<br>4.76  | 2    |
| 3    | 2,180   | 2,590  | 2,240  | 1,400  | 6,910   | 2,370  | 1,610  | 2,370  | 4,030  | 3    |
| 4    | 6   | 14   | 5  | 3  | 9   | 5  | 2  | 4  | 8  | 4    |
| 5    | 13-14   | 6-7  | 21   | 3-14   | 13-21   | 16   | 20   | 20   | 16   | 5    |
| 6    | 550,018<br>12.6   | 616,678<br>14.2  | 197,199<br>4.5   | 245,292<br>5.6   | 655,681<br>15.1   | 289,985<br>6.7   | 161,016<br>3.7   | 177,426<br>4.1   | 465,764<br>10.7  | 6    |
| 7    | 550,018<br>12.6   | 572,678<br>13.1  | 197,199<br>4.5   | 245,292<br>5.6   | 655,681<br>15.1   | 233,735<br>5.4   | 161,016<br>3.7   | 177,426<br>4.1   | 465,764<br>10.7  | 7    |
| 8    | 55,678  | 107,706  | 31,247   | 35,301   | 101,477   | 41,286   | 24,555   | 28,904   | 66,416   | 8    |
| 9    | 5,837,785   | 5,991,153  | 5,322,369  | 2,896,000  | 16,701,596  | 5,580,675  | 4,083,496  | 5,367,611  | 8,888,637  | 9    |
| 10   | 10.1  | 17.5   | 15.8   | 14.4   | 15.5  | 14.2   | 15.3   | 16.3   | 14.3   | 10   |
| 11   | 173   | 182  | 498  | 250  | 458   | 354  | 435  | 578  | 377  | 11   |
| 12   | \$433,186<br>.93  | \$2,045,677<br>3.51  | \$1,785,870<br>11.01   | \$367,800<br>1.84  | \$7,135,630<br>14.22  | \$1,575,352<br>6.60  | \$2,059,854<br>13.30                                       | \$2,115,173<br>13.10   | \$2,405,883<br>6.17  | 12   |
| 13   | \$5,470,197<br>1,682  | \$5,799,995<br>1,754   | \$7,648,686<br>2,702   | \$2,955,033<br>1,816   | \$16,562,702<br>1,813   | \$6,569,100<br>2,229                                       | \$5,517,166<br>2,509                                       | \$7,312,194<br>2,507   | \$10,292,767<br>2,167  | 13   |
| 14   | \$1,644,492<br>506  | \$1,773,229<br>536   | \$2,830,444<br>1,000   | \$1,194,336<br>734   | \$5,065,093<br>554  | \$2,273,958<br>772   | \$1,745,787<br>794   | \$2,122,003<br>727   | \$2,128,780<br>448   | 14   |
| 15   | \$7,547,875<br>2,321  | \$9,618,901<br>2,909   | \$12,265,000<br>4,332  | \$4,517,169<br>2,776   | \$28,783,425<br>3,150   | \$10,418,410 (A-4)<br>3,536                                | \$9,322,807<br>3,240                                       | \$11,549,370<br>3,959  | \$14,827,430<br>3,122  | 15   |
| 16   | \$18.37   | \$19.29  | \$19.00  | \$19.96  | \$19.32   | \$17.75  | \$17.39  | \$18.47  | \$18.58  | 16   |
| 17   | SEDGWICK AVE.<br>W. 167TH ST.<br>UNIVERSITY AVE.<br><br>(BRONX) | BEACH 86TH ST.<br>HAMMELS BLVD.<br>BEACH 81ST ST.<br>R'WAY BCH. BLD.<br>(QUEENS) | E. 169TH ST.<br>PARK AVE.<br>E. 168TH ST.<br>WEBSTER AVE.<br>(BRONX) | RICHARDS ST.<br>DWIGHT ST.<br>WOLCOTT ST.<br>RED HOOK PARK<br>(BROOKLYN) | W. 125TH ST.<br>MORNINGSIDE AVE.<br>W. 123RD ST.<br>BROADWAY<br>(MANHATTAN) | E. 161ST ST.<br>E. 163RD ST.<br>TINTON AVE.<br><br>(BRONX) | DELANCEY ST.<br>PITT ST.<br>STANTON ST.<br><br>(MANHATTAN) | MADISON AVE.<br>PARK AVE.<br>E. 106TH ST.<br>E. 110TH ST.<br>(MANHATTAN) | DUMONT AVE.<br>STONE AVE.<br>LIVONIA AVE.<br>ROCKAWAY AVE.<br>(BROOKLYN) | 17   |
| 18   | 6-30-54   | 4-30-55  | 9-30-65  | 5-31-55  | 9-30-57   | 7-31-62  | 4-30-64  | 11-30-63   | 6-30-61  | 18   |

(A-4) See page 41 for Explanatory Notes.

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

| LINE | PROJECT DATA   | NY 5-35<br>LOUIS HEATON<br>PINK  | NY 5-36<br>JAMES<br>MONROE   | NY 5-37 & 79<br>GOUVERNEUR<br>MORRIS                               | NY 5-38<br>BAISLEY<br>PARK                                     | NY 5-39<br>RICHMOND<br>TERRACE                             | NY 5-40<br>WEST<br>BRIGHTON I  | NY 5-40<br>WEST<br>BRIGHTON II                         | NY 5-41<br>WILLIAMS-<br>BURG   | LINE |
|------|--|--|--|--|--|--|--|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 1,500  | 1,102  | 1,887  | 386  | 489  | 490  | 144  | 1,630  | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 7,102<br>4.73  | 5,306<br>4.82  | 9,012½<br>4.78   | 1,804<br>4.67  | 2,313½<br>4.73   | 2,353<br>4.80  | 468<br>3.25  | 5,765<br>3.54  | 2    |
| 3    | POPULATION (Estimated)                                   | 5,150  | 4,190  | 7,490  | 1,430  | 1,790  | 1,920  | 180  | 4,030  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 22   | 12   | 17   | 5  | 6  | 8  | 8  | 20   | 4    |
| 5    | NUMBER OF STORIES  | 8  | 8-14-15  | 16-20  | 8  | 8  | 8  | 1  | 4  | 5    |
| 6    | TOTAL AREA—Sq. Ft.<br>Acres                              | 1,354,844<br>31.1  | 805,341<br>18.5  | 775,674<br>17.8  | 325,713<br>7.5   | 464,184<br>10.7  | 367,961<br>8.4   | 181,770<br>4.2   | 1,016,895<br>23.3  | 6    |
| 7    | NET PROJECT AREA—Sq. Ft.<br>(Excluding Park) Acres       | 1,311,306<br>30.1  | 805,341<br>18.5  | 730,535<br>16.8  | 325,713<br>7.5   | 440,715<br>10.1  | 367,961<br>8.4   | 181,770<br>4.2   | 927,103<br>21.3  | 7    |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 193,511  | 118,402  | 118,469  | 54,504   | 57,285   | 65,839   | 67,228   | 326,716  | 8    |
| 9    | CUBAGE—Cu. Ft.   | 13,316,063   | 10,177,348   | 17,142,807   | 3,529,560  | 4,498,022  | 4,850,947  | 758,927  | 14,056,383   | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 14.3   | 14.7   | 15.3   | 16.7   | 12.3   | 17.9   | 36.7   | 32.1   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 166  | 226  | 421  | 191  | 167  | 229  | 43   | 173  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$924,523<br>.77   | \$644,349<br>.96   | \$6,638,396<br>8.13  | \$148,608<br>.48   | \$1,371,785<br>2.94  | \$1,697,804 (B)<br>3.63  |  | \$3,745,379<br>4.25  | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$16,015,383<br>2,255  | \$11,616,171<br>2,189  | \$22,014,508<br>2,443  | \$4,171,509<br>2,312   | \$6,085,654<br>2,630                                       | \$6,383,275<br>2,713   | \$1,604,729<br>3,429                                   | \$8,765,170<br>1,520   | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$3,194,141<br>450   | \$4,189,139<br>790   | \$7,501,074<br>832   | \$1,536,187<br>852   | \$2,112,561<br>913   | \$2,209,615<br>939   | \$834,577<br>1,783                                     | \$553,443<br>96  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$20,134,047<br>2,835  | \$16,449,659<br>3,100  | \$36,153,978<br>4,012  | \$5,856,304<br>3,246   | \$9,570,000<br>4,137                                       | \$9,905,000 (B)<br>4,210   | \$2,825,000 (B)<br>6,036                               | \$13,063,992<br>2,266  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$18.68  | \$17.74  | \$19.52  | \$18.43  | \$18.18  | \$18.48  | \$14.66  | \$21.14  | 16   |
| 17   | LOCATION   | CRESCENT ST.<br>LINDEN BLVD.<br>ELBERTS LANE<br>STANLEY AVE.<br>(BROOKLYN) | SOUNDVIEW AVE.<br>STORY AVE.<br>TAYLOR AVE.<br>LAFAYETTE AVE.<br>(BRONX) | PARK AVE.<br>E. 171ST ST.<br>THIRD AVE.<br>E. 169TH ST.<br>(BRONX) | L.I.R.R.<br>FOCH BLVD.<br>116TH AVE.<br>N.Y. BLVD.<br>(QUEENS) | JERSEY ST.<br>RICHMOND TER.<br>CRESCENT AVE.<br>(RICHMOND) | CASTLETON AVE.<br>HENDERSON AVE.<br>ALASKA ST.<br>BROADWAY<br>(RICHMOND) | CASTLETON AVE.<br>ALASKA ST.<br>BROADWAY<br>(RICHMOND) | LEONARD ST.<br>BUSHWICK AVE.<br>MAUJER ST.<br>SCHOLLES ST.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | 9-30-59  | 9-30-61  | 8-31-65  | 4-30-61  | 4-30-64  | 12-31-62   | 12-31-65   | 4-10-38  | 18   |

(B) See page 41 for Explanatory Notes.



# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | NY 5-42<br>HARLEM<br>RIVER  | NY 5-43<br>ANDREW<br>JACKSON  | NY 5-44<br>MOTT<br>HAVEN (C)   | NY 5-45<br>DE WITT<br>CLINTON   | NY 5-46<br>TOMPKINS  | NY 5-47<br>LAFAYETTE   | NY 5-48<br>MORRISANIA                                       | NY 5-49<br>JOHN<br>ADAMS                                      | NY 5-50<br>JOHN P.<br>MITCHEL  | LINE |
|------|---|---|--|---|--|--|---|---|--|------|
| 1    | 577   | 868   | 993  | 749   | 1,046  | 882  | 206   | 925   | 1,732  | 1    |
| 2    | 1,972<br>3.42   | 4,137<br>4.77   | 4,638½<br>4.67   | 3,527<br>4.71   | 5,222<br>4.99  | 4,385<br>4.97  | 962<br>4.67   | 4,309½<br>4.66  | 7,590<br>4.38  | 2    |
| 3    | 1,200   | 3,290   | 3,630  | 2,820   | 4,720  | 3,910  | 770   | 3,360   | 5,470  | 3    |
| 4    | 7   | 7   | 8  | 6   | 8  | 7  | 2   | 7   | 10   | 4    |
| 5    | 4-5   | 16  | 20-22  | 1-9-18  | 8-16   | 13-15-20   | 13-16   | 15-21   | 17-19-20   | 5    |
| 6    | 322,075<br>7.4  | 343,403<br>7.9  | 417,367<br>9.6   | 243,770<br>5.6  | 521,950<br>12.0  | 334,323<br>7.7   | 60,890<br>1.4   | 408,888<br>9.4  | 699,494<br>16.1  | 6    |
| 7    | 313,137<br>7.2  | 343,403<br>7.9  | 386,817<br>8.9   | 232,673<br>5.3  | 521,950<br>12.0  | 304,776<br>7.0   | 60,890<br>1.4   | 383,068<br>8.8  | 653,938<br>15.0  | 7    |
| 8    | 103,777   | 59,552  | 78,477   | 51,879  | 94,386   | 58,504   | 13,024  | 56,283  | 97,114   | 8    |
| 9    | 5,237,933   | 7,682,714   | 9,236,613  | 6,740,935   | 9,894,217  | 8,369,220  | 1,769,693   | 8,181,502   | 14,044,919   | 9    |
| 10   | 32.2  | 17.3  | 18.8   | 21.3  | 18.1   | 17.5   | 21.4  | 13.8  | 13.9   | 10   |
| 11   | 162   | 416   | 378  | 504   | 393  | 508  | 550   | 357   | 340  | 11   |
| 12   | \$1,038,940<br>3.66   | \$2,377,103<br>6.99   | \$3,549,375<br>8.77  | \$2,578,914<br>11.25  | \$2,600,386<br>5.98  | \$2,364,686<br>7.71  | \$647,574<br>10.31  | \$3,629,002<br>9.53   | \$6,629,148<br>12.11   | 12   |
| 13   | \$2,876,541<br>1.459  | \$10,242,020<br>2.476   | \$13,008,868<br>2.805  | \$9,843,210<br>2.791  | \$12,791,878<br>2.450  | \$10,168,628<br>2,319  | \$2,453,799<br>2,551  | \$10,097,759<br>2,343   | \$19,599,871<br>2,582  | 13   |
| 14   | \$232,301<br>118  | \$2,231,180<br>539  | \$4,111,757<br>886   | \$4,382,876<br>1,243  | \$3,057,736<br>586   | \$2,156,452<br>492   | \$641,338<br>975  | \$4,203,239<br>4,161  | \$6,810,981<br>4,353   | 14   |
| 15   | \$4,147,782<br>2.103  | \$14,850,303<br>3,590   | \$20,670,000<br>4,456  | \$16,805,000<br>4,765   | \$18,450,000<br>3,533  | \$14,689,766<br>3,350  | \$3,742,711<br>3,891  | \$17,930,000<br>4,161   | \$33,040,000<br>4,353  | 15   |
| 16   | \$21.06   | \$16.42   | \$17.70  | \$18.38   | \$17.72  | \$19.86  | \$20.21   | \$18.71   | \$17.30  | 16   |
| 17   | MACOMBS PL.<br>HARLEM R. DR.<br>W. 151ST ST.<br>W. 153RD ST.<br><br>(MANHATTAN) | PARK AVE.<br>COURTLANDT AVE.<br>E. 158TH ST.<br>E. 156TH ST.<br><br>(BRONX) | E. 140TH ST.<br>E. 144TH ST.<br>ALEXANDER AVE.<br>WILLIS AVE.<br><br>(BRONX) | PARK & LEX. AVES.<br>E. 104TH TO<br>E. 106TH STS.<br>E. 108TH TO<br>110TH STS.<br><br>(MANHATTAN) | PARK AVE.<br>THROOP AVE.<br>MYRTLE AVE.<br>TOMPKINS AVE.<br><br>(BROOKLYN) | LAFAYETTE AVE.<br>CLASSON AVE.<br>DEKALB AVE.<br>FRANKLIN AVE.<br><br>(BROOKLYN) | E. 169TH ST.<br>WASHINGTON AVE.<br>PARK AVE.<br><br>(BRONX) | WESTCHESTER AVE.<br>UNION AVE.<br>E. 152ND ST.<br><br>(BRONX) | LINCOLN AVE.<br>E. 138TH ST.<br>WILLIS AVE.<br>E. 135TH ST.<br><br>(BRONX) | 17   |
| 18   | 10-1-37   | 7-31-63   | 3-31-65  | 10-31-65  | 7-31-64  | 7-31-62  | 5-31-63   | 8-31-64   | 2-28-66  | 18   |

(C) See page 41 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | PROJECT DATA   | NY 5-51   | NY 5-52K   | NY 5-53   | NY 5-54  | NY 5-55                                 | NY 5-56   |   |  | LINE |
|------|--|---|--|---|--|---|---|---|--|------|
|      |  | HARLEM<br>RIVER II  | REHAB. W. SIDE<br>URBAN RENEWAL  | ROBERT<br>FULTON  | ELEANOR<br>ROOSEVELT I   | VAN OYKE II                             | SITE<br>A   | SITE<br>B   | SITE<br>C  |      |
| 1    | NUMBER OF APARTMENTS                                     | 116   | 236  | 944   | 763  | 112                                     | 70  | 168   | 158  | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 515   | 849  | 4,260   | 3,581½   | 418                                     | 309½  | 735   | 690  | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.44  | 3.60   | 4.51  | 4.69   | 3.73                                    | 4.42  | 4.38  | 4.37   |      |
| 3    | POPULATION (Estimated)                                   | 340   | 420  | 3,060   | 2,950  | 160                                     | 210   | 490   | 450  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 1   | 36   | 11  | 6  | 1                                       | 1   | 1   | 1  | 4    |
| 5    | NUMBER OF STORIES  | 15  | 3-4  | 7-25  | 14-15-18   | 14                                      | 9   | 22  | 18   | 5    |
| 6    | TOTAL AREA—Sq. Ft.                                       | 28,815  | 67,637   | 272,989   | 340,000  | 40,574                                  | 22,763  | 25,176  | 25,131   | 6    |
|      | Acres  | .7  | 1.6  | 6.3   | 7.8  | .9                                      | .5  | .6  | .6   |      |
| 7    | NET PROJECT AREA—Sq. Ft.                                 | 28,815  | 67,637   | 272,989   | 340,000  | 40,574                                  | 22,763  | 25,176  | 25,131   | 7    |
|      | (Excluding Park) Acres                                   | .7  | 1.6  | 6.3   | 7.8  | .9                                      | .5  | .6  | .6   |      |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 7,281   | 41,422   | 70,645  | 52,168   | 9,017                                   | 6,811   | 13,176  | 7,891  | 8    |
| 9    | CUBAGE—Cu. Ft.   | 981,227   | 2,308,080  | 8,097,991   | 6,754,320  | 845,622                                 | 613,400   | 1,575,535   | 1,363,220  | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 25.3  | 61.2   | 25.9  | 15.3   | 22.2                                    | 29.9  | 52.3  | 31.4   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 486   | 263  | 486   | 378  | 178                                     | 420   | 817   | 750  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$671.684<br>23.20  | \$448,000 (D)<br>6.62  | \$4,295,619<br>15.74                                    | \$2,377,648<br>6.99  | \$50,000<br>1.11                        | \$13,287 (D)<br>.58   | \$115,650 (D)<br>4.59   | \$80,824 (D)<br>3.22   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$1,398,624<br>2,716  | \$2,806,378<br>3,306   | \$12,256,573<br>2,877                                   | \$9,521,520<br>2,659   | \$1,607,539<br>3,846                    |   | \$5,522,685 (E)<br>3,184  |  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$569,692<br>1,106  | \$985,622<br>1,161   | \$4,212,808<br>989                                      | \$2,118,259<br>591   | \$660,778<br>1,581                      |   | \$1,517,554 (E)<br>875  |  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$2,640,000<br>5,126  | \$4,240,000<br>4,994   | \$20,765,000<br>4,874                                   | \$14,017,427<br>3,914  | \$2,318,317<br>5,546                    |   | \$7,250,000 (E)<br>4,180  |  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$18.03   | \$18.40  | \$18.64   | \$18.07  | \$15.69                                 | \$18.25   | \$17.56   | \$18.31  | 16   |
| 17   | LOCATION   | EIGHTH AVE.<br>W. 152ND ST.<br>MACOMBS PL.<br>W. 151ST ST.<br>(MANHATTAN) | URBAN RENEWAL<br>W. 89TH, 90TH.<br>91ST & 93RD STS.<br>COLUMBUS AVE.<br>CENTRAL PARK WEST<br>(MANHATTAN) | W. 16TH ST.<br>W. 19TH ST.<br>NINTH AVE.<br>(MANHATTAN) | KOSCIUSKO ST.<br>PULASKI ST.<br>SUMNER AVE.<br>STUYVESANT AVE.<br>(BROOKLYN) | DUMONT AVE.<br>POWELL ST.<br>(BROOKLYN) | URBAN RENEWAL<br>120 W. 94TH ST.<br>AMSTERDAM AVE.<br>(MANHATTAN) | URBAN RENEWAL<br>74 W. 92ND ST.<br>COLUMBUS AVE.<br>(MANHATTAN) | URBAN RENEWAL<br>589 AMSTERDAM AV.<br>W. 88 & 89 STS.<br>(MANHATTAN) | 17   |
| 18   | COMPLETION DATE  | 10-31-65  | 6-30-68  | 3-31-65   | 9-30-64  | 4-30-64                                 | -   | 9-30-65   | -  | 18   |

(D)(E) See page 41 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | NY 5-57<br>STANLEY M.<br>ISAACS                              | NY 5-59<br>830<br>AMSTERDAM AVE.                                  | NY 5-60<br>BOSTON-<br>SECOR                                       | NY 5-61<br>LA GUARDIA<br>ADDITION                     | NY 5-62<br>POLO GROUNDS<br>TOWERS                               | NY 5-63<br>NATHAN<br>STRAUS  | NY 5-64<br>SEN. ROBERT<br>A. TAFT  | NY 5-65<br>131<br>ST. NICHOLAS AVE.                                  | NY 5-66<br>EUGENIO MARIA DE<br>HOSTOS APTS.                                 | LINE |
|------|--|---|---|---|---|--|--|--|---|------|
| 1    | 636  | 159   | 538   | 150   | 1,614   | 267  | 1,470  | 99   | 223   | 1    |
| 2    | 2,645½<br>4.16   | 727½<br>4.57  | 2,489½<br>4.63  | 509½<br>3.40  | 7,707<br>4.78   | 1,164½<br>4.36   | 6,611<br>4.50  | 400½<br>4.05   | 979½<br>4.39  | 2    |
| 3    | 1,600  | 510   | 1,920   | 180   | 6,240   | 780  | 5,150  | 230  | 690   | 3    |
| 4    | 3  | 1   | 4   | 1   | 4   | 2  | 9  | 1  | 1   | 4    |
| 5    | 24   | 21  | 13-14-17-18   | 16  | 30  | 19-20  | 19   | 17   | 22  | 5    |
| 6    | 152,173<br>3.5   | 28,690<br>.7  | 762,300<br>17.5   | 26,052<br>.6  | 659,780<br>15.2   | 46,018<br>1.1  | 555,987<br>12.7  | 29,359<br>.7   | 32,690<br>.8  | 6    |
| 7    | 152,173<br>3.5   | 28,690<br>.7  | 762,300<br>17.5   | 26,052<br>.6  | 659,780<br>15.2   | 46,018<br>1.1  | 555,987<br>12.7  | 29,359<br>.7   | 32,690<br>.8  | 7    |
| 8    | 32,645   | 7,750   | 36,181  | 5,618   | 83,689  | 12,476   | 105,527  | 5,759  | 10,319  | 8    |
| 9    | 4,857,894  | 1,375,740   | 4,849,474   | 914,382   | 14,904,498  | 2,133,126  | 13,161,342   | 771,591  | 1,794,597   | 9    |
| 10   | 21.5   | 27.0  | 4.7   | 21.6  | 12.7  | 27.1   | 19.0   | 19.6   | 31.5  | 10   |
| 11   | 457  | 729   | 110   | 300   | 411   | 709  | 406  | 329  | 863   | 11   |
| 12   | \$2,145,102<br>16.53   | \$714,819<br>24.92  | \$1,500,173<br>1.92   | \$310,001<br>22.12                                    | \$4,535,387<br>6.93   | \$985,578<br>21.42   | \$5,109,002<br>10.44   | \$168,000<br>5.72  | \$400,000<br>12.24  | 12   |
| 13   | \$7,985,705<br>3,019   | \$2,185,637<br>3,004  | \$6,768,078<br>2,719  | \$1,830,867<br>3,593                                  | \$18,831,446<br>2,443   | \$3,470,515<br>2,980   | \$16,846,088<br>2,548  | \$1,204,674<br>3,008   | \$2,787,859<br>2,846  | 13   |
| 14   | \$3,144,193<br>1,189   | \$749,544<br>1,030  | \$3,551,749<br>1,427  | \$749,132<br>1,470                                    | \$9,088,167<br>1,179  | \$988,907<br>849   | \$6,911,939<br>1,046   | \$517,326<br>1,292   | \$867,141<br>885  | 14   |
| 15   | \$13,275,000<br>5,018  | \$3,650,000<br>5,017  | \$11,820,000<br>4,748   | \$2,890,000<br>5,672                                  | \$32,455,000 (A-3)<br>4,211                                     | \$5,445,000<br>4,676   | \$28,867,029 (A-3)<br>4,367  | \$1,890,000<br>4,719   | \$4,055,000<br>4,140  | 15   |
| 16   | \$16.99  | \$18.61   | \$18.29   | \$15.65   | \$18.00   | \$17.47  | \$19.09  | \$16.15  | \$19.30   | 16   |
| 17   | E. 93RD ST.<br>FIRST AVE.<br>F.D.R. DRIVE<br><br>(MANHATTAN) | W. 101ST ST.<br>AMSTERDAM AVE.<br>W. 100TH ST.<br><br>(MANHATTAN) | IRT-DYRE AVE. LINE<br>BOSTON RD.<br>STEENWICK AVE.<br><br>(BRONX) | CHERRY ST.<br>LA GUARDIA<br>HOUSES<br><br>(MANHATTAN) | 8TH AVE.<br>W. 155TH ST.<br>HARLEM RIVER DR.<br><br>(MANHATTAN) | THIRD AVE.<br>E. 28TH ST.<br>SECOND AVE.<br>E. 27TH ST.<br><br>(MANHATTAN) | E. 112TH ST.<br>E. 115TH ST.<br>PARK AVE.<br>5TH AVE.<br><br>(MANHATTAN) | ST. NICHOLAS AVE.<br>W. 116TH ST.<br>W. 117TH ST.<br><br>(MANHATTAN) | AMSTERDAM AVE.<br>W. 93RD ST.<br>BROADWAY<br>W. 94TH ST.<br><br>(MANHATTAN) | 17   |
| 18   | 7-31-65  | 8-31-65   | 4-30-69   | 9-30-65   | 6-30-68   | 1-31-65  | 12-31-62   | 3-31-65  | 2-28-69   | 18   |

(A-3) See page 41 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | PROJECT DATA   | NY 5-67<br>33-35<br>SARATOGA AVE.                        | NY 5-68<br>303<br>VERNON AVE.                           | NY 5-69<br>JOHN HAYNES<br>HOLMES TOWERS                                   | NY 5-70<br>MARY MC LEOD<br>BETHUNE                                 | NY 5-71<br>KINGSBOROUGH<br>EXTENSION               | NY 5-72<br>OCEAN HILL<br>APARTMENTS                   | NY 5-73<br>CARLETON<br>MANOR                   | NY 5-74<br>WYCKOFF<br>GARDENS  | LINE |
|------|--|--|---|---|--|--|---|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 125  | 234   | 537   | 210  | 184  | 238   | 174  | 529  | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 563  | 1,101   | 2,107½  | 756  | 644  | 1,077   | 750  | 2,441½   | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.50   | 4.71  | 3.92  | 3.60   | 3.50   | 4.53  | 4.31   | 4.60   |      |
| 3    | POPULATION (Estimated)                                   | 420  | 890   | 1,190   | 300  | 230  | 820   | 520  | 1,910  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 1  | 1   | 2   | 1  | 1  | 3   | 1  | 3  | 4    |
| 5    | NUMBER OF STORIES  | 16   | 24  | 25  | 22   | 25   | 14  | 11   | 21   | 5    |
| 6    | TOTAL AREA - Sq. Ft.                                     | 54,935   | 110,000   | 122,341   | 63,546   | 63,254   | 112,916   | 145,011  | 253,000  | 6    |
|      | Acres  | 1.3  | 2.5   | 2.8   | 1.5  | 1.5  | 2.6   | 3.3  | 5.8  |      |
| 7    | NET PROJECT AREA - Sq. Ft.                               | 54,935   | 110,000   | 122,341   | 63,546   | 63,254   | 112,916   | 145,011  | 253,000  | 7    |
|      | (Excluding Park) Acres                                   | 1.3  | 2.5   | 2.8   | 1.5  | 1.5  | 2.6   | 3.3  | 5.8  |      |
| 8    | ALL BUILDING COVERAGE - Sq. Ft.                          | 6,911  | 11,311  | 19,872  | 7,751  | 7,110  | 16,412  | 14,051   | 31,158   | 8    |
| 9    | CUBAGE - Cu. Ft.   | 1,037,975  | 2,207,369   | 3,893,920   | 1,393,115  | 1,224,082  | 2,178,743   | 1,386,194                                      | 4,724,612  | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 12.6   | 10.3  | 16.2  | 12.2   | 11.2   | 14.5  | 9.7  | 12.3   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 323  | 356   | 425   | 200  | 153  | 315   | 158  | 329  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$339,810<br>6.19  | \$732,800<br>6.66                                       | \$1,870,907<br>20.19  | \$753,911<br>17.31   | \$200,000<br>3.16                                  | \$758,251<br>7.47                                     | \$287,826<br>2.52                              | \$1,381,287<br>6.28  | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$1,406,344<br>2,498                                     | \$2,965,586<br>2,694                                    | \$6,072,140<br>2,881  | \$2,018,732<br>2,670   | \$2,108,380<br>3,274                               | \$2,958,073<br>2,747                                  | \$1,978,421<br>2,638                           | \$6,292,068<br>2,577   | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$593,846<br>1,055                                       | \$1,026,614<br>932                                      | \$2,526,953<br>1,199  | \$1,032,357<br>1,366   | \$691,620<br>1,074                                 | \$1,188,676<br>1,104                                  | \$1,108,753<br>1,478                           | \$2,505,645<br>1,026   | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$2,340,000<br>4,156                                     | \$4,725,000<br>4,292                                    | \$10,470,000<br>4,968   | \$3,805,000<br>5,033   | \$3,000,000<br>4,658                               | \$4,905,000<br>4,554                                  | \$3,375,000<br>4,500                           | \$10,179,000<br>4,169  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$17.39  | \$17.02   | \$17.78   | \$17.08  | \$16.95  | \$18.71   | \$18.36  | \$18.61  | 16   |
| 17   | LOCATION   | SARATOGA AVE.<br>HANCOCK ST.<br>HALSEY ST.<br>(BROOKLYN) | VERNON AVE.<br>SUMNER AVE.<br>MYRTLE AVE.<br>(BROOKLYN) | FIRST AVE.<br>ISAACS HOUSES<br>F.D.R. DRIVE<br>E. 92ND ST.<br>(MANHATTAN) | W. 156TH ST.<br>ST. NICHOLAS AVE.<br>AMSTERDAM AVE.<br>(MANHATTAN) | BERGEN ST.<br>KINGSBOROUGH<br>HOUSES<br>(BROOKLYN) | BROADWAY<br>MACDOUGAL ST.<br>STONE AVE.<br>(BROOKLYN) | ROCKAWAY FRWY.<br>BCH. CHANNEL DR.<br>(QUEENS) | THIRD AVE.<br>NEVINS ST.<br>WYCKOFF ST.<br>BAL TIC ST.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | 12-31-66   | 5-31-67   | 4-30-69   | 3-31-67  | 5-31-66  | 3-31-68   | 3-31-67  | 12-31-66   | 18   |

## PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | NY 5-76                    | NY 5-80  | NY 5-81  | NY 5-82  | NY 5-83  | NY 5-84   | NY 5-85  |   | NY 5-87   | LINE |
|------|----------------------------|--|--|--|--|---|--|---|---|------|
|      | REHABILITATION*            | E. R.<br>MOORE   | LANGSTON HUGHES<br>APARTMENTS  | SETH LOW   | ELEANOR<br>ROOSEVELT II  | CARTER G.<br>WOODSON  | MAX MELTZER<br>TOWER   | RAFAEL<br>HERNANDEZ   | W. 32nd ST.-<br>MERMAID AVE.  |      |
| 1    | 336                        | 463  | 514  | 535  | 342  | 407   | 231  | 149   | 600   | 1    |
| 2    | 1,283½<br>3.82             | 2,165½<br>4.68   | 2,449<br>4.76  | 2,544½<br>4.76   | 1,496<br>4.37  | 1,422<br>3.49   | 751<br>3.25  | 614<br>4.12   | 2,581<br>4.30   | 2    |
| 3    | 720                        | 1,720  | 2,120  | 2,110  | 1,110  | 500   | 340  | 420   | 1,750   | 3    |
| 4    | 19                         | 2  | 3  | 4  | 3  | 2   | 1  | 1   | 5   | 4    |
| 5    | -                          | 20   | 22   | 17-18  | 14-15  | 10-25   | 20   | 17  | 14-15   | 5    |
| 6    | 80,467<br>1.9              | 117,000<br>2.7   | 241,990<br>5.6   | 256,459<br>5.9   | 146,506<br>3.4   | 140,000<br>3.2  | 50,180<br>1.2  | 44,689<br>1.0   | 323,050<br>7.4  | 6    |
| 7    | 80,467<br>1.9              | 117,000<br>2.7   | 241,990<br>5.6   | 256,459<br>5.9   | 146,506<br>3.4   | 100,000<br>2.3  | 50,180<br>1.2  | 44,689<br>1.0   | 323,050<br>7.4  | 7    |
| 8    | 58,961                     | 21,826   | 23,502   | 45,163   | 24,067   | 24,456  | 6,910  | 13,167  | 36,810  | 8    |
| 9    | 3,812,353                  | 4,029,275  | 4,599,540  | 4,802,466  | 2,801,874  | 2,792,393   | 1,316,253  | 1,293,680   | 5,005,316   | 9    |
| 10   | 73.3                       | 18.7   | 9.7  | 17.6   | 16.4   | 17.5  | 13.8   | 29.5  | 11.4  | 10   |
| 11   | 379                        | 637  | 379  | 358  | 326  | 156   | 283  | 420   | 236   | 11   |
| 12   | \$1,611,158<br>20.02       | \$597,833<br>5.96  | \$1,208,600<br>6.44  | \$1,668,570<br>6.95  | \$1,349,726<br>9.21  | \$713,400<br>5.10   | \$823,500<br>16.30   | \$638,500<br>14.16  | \$1,752,365<br>5.86   | 12   |
| 13   | \$3,330,574<br>2,595       | \$5,509,620<br>2,544                                       | \$6,655,850<br>2,718   | \$6,379,186<br>2,507   | \$3,688,319<br>2,465   | \$4,978,087<br>3,501  | \$5,251,138 (E)<br>3,847   | \$7,797,138<br>3,021  | 13  |      |
| 14   | \$1,223,202<br>953         | \$1,149,208<br>531   | \$2,435,550<br>995   | \$2,307,244<br>907   | \$1,426,955<br>954   | \$2,538,513<br>1,785  | \$2,681,862 (E)<br>1,965   | \$4,065,497<br>1,575  | 14  |      |
| 15   | \$6,164,934 (A-3)<br>4,803 | \$7,256,661<br>3,351                                       | \$10,300,000<br>4,206  | \$10,355,000<br>4,070  | \$6,465,000<br>4,322   | \$8,230,000<br>5,788  | \$9,395,000 (E)<br>6,883   | \$13,615,000<br>5,275   | 15  |      |
| 16   | \$16.74                    | \$19.08  | \$19.56  | \$19.18  | \$17.94  | \$20.10   | \$18.44  | \$19.89   | 16  |      |
| 17   | *                          | E. 149TH ST.<br>JACKSON ST.<br>TRINITY AVE.<br><br>(BRONX) | ROCKAWAY AVE.<br>STONE AVE.<br>SUTTER AVE.<br>BELMONT AVE.<br><br>(BROOKLYN) | SACKMAN ST.<br>POWELL ST.<br>CHRISTOPHER AVE.<br>PITKIN AVE.<br><br>(BROOKLYN) | LEWIS AVE.<br>STUYVESANT AVE.<br>HART ST.<br>PULASKI ST.<br><br>(BROOKLYN) | BLAKE AVE.<br>LIVONIA AVE.<br>POWELL ST.<br>JUNIS ST.<br><br>(BROOKLYN) | E. FIRST ST.<br>FIRST AVE.<br>E. SECOND ST.<br>AVE. "A"<br><br>(MANHATTAN) | ALLEN ST.<br>STANTON ST.<br>ELDRIDGE ST.<br>E. HOUSTON ST.<br><br>(MANHATTAN) | W. 31ST ST.<br>NEPTUNE AVE.<br>W. 33RD ST.<br>SURF AVE.<br><br>(BROOKLYN) | 17   |
| 18   | 1-31-64                    | 3-31-64  | 6-30-68  | 12-31-67   | 12-31-66   | 8-31-70   | 8-31-71  | 8-31-71   | 6-30-69   | 18   |

\*See page 38 for details.

(A-3)(E) See page 41 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

| LINE | PROJECT DATA   | NY 5-88   | NY 5-89   | NY 5-90  | NY 5-91 (F)   | NY 5-92   | NY 5-93  | NY 5-95 (F)   | NY 5-98   | LINE |
|------|--|---|---|--|---|---|--|---|---|------|
|      |  | GERALD J. CAREY GARDENS   | WILLIAM REID APARTMENTS   | 1010 E. 178th St.  | PENNSYLVANIA AVE.- WORTMAN AVE.   | METRO NORTH PLAZA   | LEWIS H. LATIMER GARDENS   | 2440 BOSTON RD.   | THROGGS NECK ADDITION   |      |
| 1    | NUMBER OF APARTMENTS                                     | 674   | 230   | 220  | 336   | 275   | 423  | 235   | 287   | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 3,104<br>4.61   | 748<br>3.25   | 942<br>4.28  | 1,386½<br>4.13  | 1,318½<br>4.79  | 1,711<br>4.04  | 843<br>3.59   | 1,341<br>4.67   | 2    |
| 3    | POPULATION (Estimated)                                   | 2,500   | 340   | 650  | 1,010   | 1,090   | 1,020  | 430   | 1,070   | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 3   | 1   | 1  | 3   | 3   | 4  | 1   | 4   | 4    |
| 5    | NUMBER OF STORIES  | 15-17   | 20  | 21   | 8-16  | 7-8-11  | 10   | 20  | 8-11  | 5    |
| 6    | TOTAL AREA—Sq. Ft.<br>Acres                              | 364,406<br>8.4  | 68,762<br>1.6   | 88,172<br>2.0  | 236,930<br>5.4  | 112,946<br>2.6  | 167,134<br>3.8   | 84,416<br>1.9   | 384,899<br>8.8  | 6    |
| 7    | NET PROJECT AREA—Sq. Ft.<br>(Excluding Park) Acres       | 364,406<br>8.4  | 68,762<br>1.6   | 88,172<br>2.0  | 236,930<br>5.4  | 99,827<br>2.3   | 167,134<br>3.8   | 84,416<br>1.9   | 384,899<br>8.8  | 7    |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 58,078  | 13,285  | 14,691   | 40,998  | 34,752  | 40,077   | 15,045  | 39,315  | 8    |
| 9    | CUBAGE—Cu. Ft.   | 6,234,149   | 1,397,832   | 1,841,787  | 2,712,190   | 2,668,090   | 3,430,247  | 1,589,318   | 2,755,918   | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 15.9  | 19.3  | 16.6   | 17.3  | 30.8  | 24.0   | 17.8  | 10.2  | 10   |
| 11   | DENSITY (Persons per Acre)                               | 298   | 213   | 325  | 187   | 419   | 268  | 226   | 122   | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$1,921,554<br>5.27   | \$216,731<br>3.15   | \$186,000 (D)<br>2.22  | \$1,051,049<br>5.16   | \$163,271 (D)<br>1.63   | \$556,720<br>3.39  | \$293,500<br>3.74   | See Note (G)  | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$9,562,346<br>3,081  | \$2,703,430<br>3,614  | \$3,500,133<br>3,716   | \$8,052,934<br>5,808  | \$4,530,894<br>3,436  | \$6,038,291<br>3,529   | \$5,378,086<br>6,380  | \$4,970,502<br>3,707  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$5,601,100<br>1,804  | \$999,839<br>1,337  | \$1,388,867<br>1,474   | \$2,852,017<br>2,057  | \$2,085,835<br>1,582  | \$2,734,989<br>1,598   | \$1,498,414<br>1,777  | \$2,489,498<br>1,856  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$17,085,000<br>5,504   | \$3,920,000<br>5,241  | \$5,075,000<br>5,387   | \$11,956,000 (A-1)<br>8,623   | \$6,780,000<br>5,142  | \$9,330,000<br>5,453   | \$7,170,000<br>8,505  | \$7,460,000<br>5,563  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$19.53   | \$17.33   | \$21.27  | \$19.93   | \$22.28   | \$17.93  | \$17.87   | \$21.01   | 16   |
| 17   | LOCATION   | W. 24TH ST.<br>NEPTUNE AVE.<br>W. 22nd ST.<br>SURF AVE.<br>(BROOKLYN) | TROY AVE.<br>ALBANY AVE.<br>E. NEW YORK AVE.<br>MAPLE ST.<br>(BROOKLYN) | URBAN RENEWAL<br>E. TREMONT AVE.<br>BRYANT AVE.<br>E. 178TH ST.<br>BOSTON RD.<br>(BRONX) | PENNSYLVANIA<br>AVE.<br>WORTMAN AVE.<br>STANLEY AVE.<br>VERMONT ST.<br>(BROOKLYN) | URBAN RENEWAL<br>E. 101ST ST.<br>FIRST AVE.<br>E. 102ND ST.<br>SECOND AVE.<br>(MANHATTAN) | 34TH AVE.<br>35TH AVE.<br>LINDEN PL.<br>LEAVITT ST.<br>137TH ST.<br>(QUEENS) | MACE AVE.<br>HOLLAND AVE.<br>WARING AVE.<br>BOSTON RD.<br>(BRONX) | DEWEY AVE.<br>BALCOLM AVE.<br>RANDALL AVE.<br>THROGGS NECK<br>HOUSES<br>(BRONX) | 17   |
| 18   | COMPLETION DATE  | 11-30-70  | 11-30-69  | 3-31-71  | 9-30-72   | 8-31-71   | 9-30-70  | 8-31-72   | 9-30-71   | 18   |

PROJECTS IN FULL OPERATION

FEDERAL PROJECTS

| LINE | NY 5-114 (FORMERLY CITY PROGRAM PART II)                       |   |   |  |   | NY 5-181 (FORMERLY CITY PROGRAM PART I)                                 |   |  |   | LINE |
|------|--|---|---|--|---|---|---|--|---|------|
|      | NY 5-114A<br>EAST-<br>CHESTER                                  | NY 5-114B<br>SHEEPSHEAD<br>BAY  | NY 5-114C<br>SDUTH<br>BEACH   | NY 5-114D<br>WOODSIDE  | NY 5-114E<br>COLONIAL<br>PARK   | NY 5-181A<br>FIRST<br>HOUSES  | NY 5-181B<br>VLADECK                                    | NY 5-181C<br>J.L.<br>ELLIOT  | NY 5-181D<br>JACOB RIIS   |      |
| 1    | 874  | 1,056   | 422   | 1,357  | 984   | 123   | 240   | 608  | 578   | 1    |
| 2    | 4,239<br>4.85  | 4,896<br>4.64   | 1,923½<br>4.56  | 6,119½<br>4.51   | 4,472½<br>4.55  | 379<br>3.08   | 1,080<br>4.50   | 2,789<br>4.59  | 2,705<br>4.68   | 2    |
| 3    | 3,240  | 3,190   | 1,560   | 4,770  | 3,040   | 200   | 700   | 1,910  | 2,120   | 3    |
| 4    | 10   | 18  | 8   | 20   | 8   | 8   | 4   | 4  | 6   | 4    |
| 5    | 7-8  | 6   | 6   | 6  | 14  | 4-5   | 6   | 11-12  | 6-13-14   | 5    |
| 6    | 653,856<br>15.0  | 1,036,600<br>23.8   | 708,283<br>16.3   | 971,398<br>22.3  | 475,672<br>10.9   | 53,532<br>1.2   | 96,933<br>2.2   | 204,530<br>4.7   | 258,562<br>5.9  | 6    |
| 7    | 607,396<br>13.9  | 953,637<br>21.9   | 638,737<br>14.7   | 971,398<br>22.3  | 475,672<br>10.9   | 53,532<br>1.2   | 96,933<br>2.2   | 204,530<br>4.7   | 258,562<br>5.9  | 7    |
| 8    | 115,918  | 159,727   | 68,084  | 186,009  | 71,671  | 24,540  | 28,827  | 45,023   | 43,916  | 8    |
| 9    | 7,891,470  | 10,080,777  | 3,921,651   | 10,715,226   | 7,911,809   | 1,411,795   | 1,766,160   | 4,301,454  | 4,497,120   | 9    |
| 10   | 17.7   | 15.4  | 9.6   | 19.1   | 15.1  | 45.8  | 29.7  | 22.0   | 17.0  | 10   |
| 11   | 216  | 134   | 96  | 214  | 279   | 167   | 318   | 406  | 359   | 11   |
| 12   | \$307,441<br>.56   | \$549,891<br>.60  | \$58,614<br>.09   | \$1,708,319<br>1.92  | \$700,001<br>1.47   | \$220,312<br>3.72   | \$338,290<br>3.90                                       | \$1,102,737<br>6.62  | \$1,143,525<br>5.63   | 12   |
| 13   | \$8,067,466<br>1,903   | \$10,247,564<br>2,093   | \$4,470,724<br>2,324  | \$10,924,730<br>1,785  | \$7,824,219<br>1,749  | *\$1,164,331<br>3,072   | \$814,595<br>754  | \$3,457,965<br>1,240   | \$3,987,696<br>1,474  | 13   |
| 14   | \$1,139,093<br>269   | \$1,798,545<br>441  | \$847,662<br>187  | \$1,143,951<br>467   | \$2,088,780<br>467  | *Included above   | \$116,605<br>108  | \$481,640<br>173   | \$1,208,299<br>447  | 14   |
| 15   | \$9,514,000 (H)<br>2,244                                       | \$12,596,000 (H)<br>2,573   | \$5,377,000 (H)<br>2,795  | \$13,777,000 (H)<br>2,251                                    | \$10,613,000 (H)<br>2,373   | \$1,384,643 (H)<br>3,653  | \$1,269,490 (H)<br>1,175                                | \$5,042,342 (H)<br>1,808   | \$6,339,520 (H)<br>2,344  | 15   |
| 16   | \$20.97  | \$21.64   | \$22.15   | \$22.51  | \$22.41   | \$21.32   | \$18.49   | \$19.30  | \$20.10   | 16   |
| 17   | BURKE AVE.<br>BOUCK AVE.<br>ADEE AVE.<br>YATES AVE.<br>(BRONX) | AVENUE "V"<br>BATCHELDER ST.<br>AVENUE "X"<br>NOSTRAND AVE.<br>(BROOKLYN) | KRAMER ST.<br>LAMPOR T BLVD.<br>REID AVE.<br>PARKINSON AVE.<br>(RICHMOND) | 49TH ST.<br>51ST ST.<br>31ST AVE.<br>NEWTOWN RD.<br>(QUEENS) | HARLEM RIVER DR.<br>POLO GROUNDS<br>HARLEM RIVER<br>DRIVEWAY<br>(MANHATTAN) | EAST 2ND ST.<br>EAST 3RD ST.<br>AVENUE "A"<br>1ST AVENUE<br>(MANHATTAN) | MADISON ST.<br>CHERRY ST.<br>JACKSON ST.<br>(MANHATTAN) | W. 25TH ST.<br>CHELSEA PARK<br>NINTH AVE.<br>TENTH AVE.<br>(MANHATTAN) | F.D.R. DRIVE<br>AVENUE "D"<br>EAST 6TH ST.<br>EAST 8TH ST.<br>(MANHATTAN) | 17   |
| 18   | 6-1-50   | 8-8-50  | 3-20-50   | 12-30-49   | 9-30-51   | 5-31-36   | 10-25-40  | 7-15-47  | 1-31-49   | 18   |

(H) See page 41 for Explanatory Notes.

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

| LINE | PROJECT DATA                    | FORMERLY PART OF CITY PROGRAM PART III                            |  |  |  | TOTAL OPER.<br>FEDERAL CONVENTIONAL<br>106 PROJECTS | LINE |
|------|---------------------------------|---|--|--|--|---|------|
|      |                                 | NY 5-183  |  | NY 5-184   | NY 5-188 (F)   |   |      |
|      |                                 | SEOGWICK  | LEXINGTON  | RAVENSWOOD   | FIORENTINO PLAZA   |   |      |
| 1    | NUMBER OF APARTMENTS            | 786   | 448  | 2,166  | 160  | 81,935  | 1    |
| 2    | NO. OF RENTAL ROOMS             | 3,320½  | 1,901  | 9,140  | 796  | 368,250   | 2    |
|      | AVERAGE NO. OF R/R PER APT.     | 4.22  | 4.24   | 4.22   | 4.98   | 4.49  |      |
| 3    | POPULATION (Estimated)          | 2,230   | 1,250  | 6,300  | 712  | 274,172   | 3    |
| 4    | RESIDENTIAL BUILDINGS           | 7   | 4  | 31   | 8  | 1,025   | 4    |
| 5    | NUMBER OF STORIES               | 14-15   | 14   | 6-7  | 4  |   | 5    |
| 6    | TOTAL AREA - Sq. Ft.            | 319,008   | 151,467  | 1,667,814  | 92,500   | 50,441,243  | 6    |
|      | Acres                           | 7.3   | 3.5  | 38.3   | 2.1  | 1,158.6   |      |
| 7    | NET PROJECT AREA - Sq. Ft.      | 319,008   | 151,467  | 1,537,135  | 92,500   | 47,378,692  | 7    |
|      | (Excluding Park) Acres          | 7.3   | 3.5  | 35.3   | 2.1  | 1,088.0   |      |
| 8    | ALL BUILDING COVERAGE - Sq. Ft. | 59,598  | 35,222   | 346,053  | 42,189   | 8,658,638   | 8    |
| 9    | CUBAGE - Cu. Ft.                | 6,642,484   | 3,879,000  | 18,107,100   | 1,916,306  | 691,001,747   | 9    |
| 10   | COVERAGE (Line 8÷6) %           | 18.7  | 23.3   | 20.8   | 45.6   | 17.2  | 10   |
| 11   | DENSITY (Persons per Acre)      | 305   | 357  | 164  | 339  | 237   | 11   |
| 12   | LAND COST (Including Park)      | \$617,165   | \$300,000  | \$1,172,517  | \$518,000  | \$177,947,750                                       | 12   |
|      | Per Sq. Ft. of Priv. Prop.      | 1.93  | 1.90   | .82  | 5.60   | 3.97  |      |
| 13   | CONSTRUCTION COST               | \$6,433,254   | \$3,576,253  | \$16,213,348   | \$4,390,655  | \$755,137,662                                       | 13   |
|      | PER RENTAL ROOM                 | 1,937   | 1,881  | 1,774  | 5,516  | 2,051   |      |
| 14   | SITE IMPR. & OTHER COSTS        | \$1,347,422   | \$903,899  | \$4,018,131  | \$1,267,345  | \$241,518,082                                       | 14   |
|      | PER RENTAL ROOM                 | 406   | 475  | 440  | 1,592  | 656   |      |
| 15   | DEVELOPMENT COST                | \$8,397,841 (H)   | \$4,780,152 (H)  | \$21,403,996 (H)   | \$6,176,000  | \$1,174,603,494                                     | 15   |
|      | PER RENTAL ROOM                 | 2,529   | 2,515  | 2,342  | 7,759  | 3,190   |      |
| 16   | AVERAGE MONTHLY RENT            | \$26.59   | \$25.83  | \$26.15  | \$21.40  | \$19.43   | 16   |
|      | PER RENTAL ROOM                 |   |  |  |  |   |      |
| 17   | LOCATION                        | UNDERCLIFF AVE.<br>W. 174TH ST.<br>UNIVERSITY AVE.<br><br>(BRONX) | E. 98TH ST.<br>THIRD AVE.<br>E. 99TH ST.<br>PARK AVE.<br>(MANHATTAN) | 12TH ST.<br>34TH AVE.<br>24TH ST.<br>36TH AVE.<br>(QUEENS) | MODEL CITY<br>GLENMORE AVE.<br>VAN SICLIN AVE.<br>PITKIN AVE.<br>WYONA ST.<br>(BROOKLYN) |   | 17   |
| 18   | COMPLETION DATE                 | 3-23-51   | 3-16-51  | 7-31-51  | 10-31-71   |   | 18   |



**PROJECT IN FULL OPERATION  
FEDERAL TURNKEY PROJECTS**

| LINE | NY 5-103   | NY 5-104 (I)   | NY 5-122   | NY 5-126  | NY 5-127   | NY 5-129  | NY 5-133 (F)   | NY 5-140   | LINE |
|------|--|--|--|---|--|---|--|--|------|
|      | 572 WARREN ST.   | REHABILITA-<br>TION  | CASSIDY PLACE-<br>LAFAYETTE AVE.   | 335<br>E. 111th ST.   | PARK AVE.-E. 122nd ST.<br>E. 123rd ST.   | FENIMORE ST.<br>LEFFERTS AVE.   | BEDFORD-<br>STUYVESANT<br>(SITES 42,47,47a,48)   | F.H.A. REPOSSESSED<br>HOUSES (GROUP I)   |      |
| 1    | 200  | 18   | 380  | 66  | 90   | 36  | 331  | 107  | 1    |
| 2    | 841½<br>4.21   | 114<br>6.33  | 1,292<br>3.40  | 267½<br>4.05  | 419<br>4.66  | 180<br>5.00   | 1,621½<br>4.90   | 568½<br>5.31   | 2    |
| 3    | 670  | 130  | 480  | 190   | 320  | 150   | 1,420  | 580  | 3    |
| 4    | 1  | 9  | 4  | 1   | 2  | 18  | 5  | 104  | 4    |
| 5    | 6  | 3  | 6  | 6   | 6  | 2   | 4  | 1-2  | 5    |
| 6    | 81,700<br>1.9  | 16,284<br>.4   | 224,294<br>5.1   | 20,205<br>.5  | 32,127<br>.7   | 33,705<br>.8  | 192,058<br>4.4   | 292,620<br>6.7   | 6    |
| 7    | 81,700<br>1.9  | 16,284<br>.4   | 224,294<br>5.1   | 20,205<br>.5  | 32,127<br>.7   | 33,705<br>.8  | 192,058<br>4.4   | 292,620<br>6.7   | 7    |
| 8    | 28,530   | 9,331  | 54,589   | 9,143   | 14,614   | 20,339  | 92,431   | } 101 One Family<br>Houses<br>3 Two Family<br>Houses }                                   | 8    |
| 9    | 1,726,301  | 392,500  | 2,858,593  | 530,550   | 950,094  | 564,300   | 3,341,149  |  | 9    |
| 10   | 34.9   | 57.3   | 24.3   | 45.3  | 45.5   | 60.3  | 48.1   |  | 10   |
| 11   | 353  | 325  | 94   | 380   | 457  | 188   | 323  |  | 11   |
| 12   | Acquisition<br>Cost \$5,644,400<br>Other Costs 415,600<br><br>Total \$6,060,000<br>7.201 | Development<br>Cost<br>based on<br>Appraisal<br><br>\$209,000<br>1,833 | Acquisition<br>Cost \$6,515,800<br>Other Costs 369,200<br><br>Total \$6,885,000<br>5,329 | Acquisition<br>Cost \$1,200,000<br>Other Costs 56,000<br><br>Total \$1,256,000<br>4,695 | Acquisition<br>Cost \$1,945,940<br>Other Costs 169,060<br><br>Total \$2,115,000<br>5,048 | Acquisition<br>Cost \$603,000<br>Other Costs 62,000<br><br>Total \$665,000<br>3,694 | Acquisition<br>Cost \$9,344,500<br>Other Costs 690,500<br><br>Total \$10,035,000<br>6,189<br>(A-2) | Acquisition<br>Cost \$1,937,900<br>Other Costs 136,100<br><br>Total \$2,074,000<br>3,648 | 12   |
| 13   |  |  |  |   |  |   |  |  | 13   |
| 14   |  |  |  |   |  |   |  |  | 14   |
| 15   |  |  |  |   |  |   |  |  | 15   |
| 16   | \$22.32  | \$14.02  | \$17.65  | \$20.67   | \$19.43  | \$19.53   | \$20.58  | \$15.43  | 16   |
| 17   | WARREN ST.<br>BAL TIC ST.<br>THIRD AVE.<br>FOURTH AVE.<br>(BROOKLYN)                     | ROGERS AVE.<br>NOSTRAND AVE.<br>(BROOKLYN)                             | CASSIDY PL.<br>FILLMORE ST.<br>LAFAYETTE AVE.<br>CLINTON AVE.<br>(RICHMOND)              | SECOND AVE.<br>E. 111TH ST.<br>FIRST AVE.<br>E. 112TH ST.<br>(MANHATTAN)                | E. 122ND ST.<br>PARK AVE.<br>E. 123RD ST.<br>LEXINGTON AVE.<br>(MANHATTAN)               | FENIMORE ST.<br>TROY AVE.<br>LEFFERTS AVE.<br>NOSTRAND AVE.<br>(BROOKLYN)           | MODEL CITY<br>QUINCY ST.<br>REID AVE.<br>MONROE ST.<br>LEWIS AVE.<br>(BROOKLYN)                    | 98 QUEENS<br>3 BROOKLYN<br>2 BRONX<br>1 RICHMOND   | 17   |
| 18   | 8-31-72  | 2-29-68  | 9-30-71  | 6-30-69   | 3-31-70  | 9-30-69   | 8-31-72  | 10-31-69   | 18   |

(A-2)(F)(I) See page 41 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

| LINE | PROJECT DATA   | NY 5-145<br>BRYANT AVE.-<br>E. 174TH ST.   | NY 5-147<br>GLEBE AVE.-<br>WESTCHESTER AVE.  | NY 5-148<br>COLLEGE AVE.-<br>E. 165TH ST.  | NY 5-155<br>F.H.A. REPOSSESSED<br>HOUSES (GROUP II)                                 | NY 5-158<br>F.H.A. REPOSSESSED<br>HOUSES (GROUP III)                             | NY 5-159<br>F.H.A. REPOSSESSED<br>HOUSES (GROUP IV)                                  | NY 5-162<br>1471 WATSON AVE.   | LINE |
|------|--|--|--|--|---|--|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 72   | 132  | 95   | 63  | 43   | 64   | 96   | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 291½<br>4.05   | 449½<br>3.41   | 320<br>3.37  | 338½<br>5.37  | 236½<br>5.50   | 350<br>5.47  | 392<br>4.08  | 2    |
| 3    | POPULATION (Estimated)                                   | 190  | 190  | 130  | 350   | 270  | 370  | 250  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 1  | 1  | 1  | 61  | 42   | 63   | 1  | 4    |
| 5    | NUMBER OF STORIES  | 6  | 6  | 6  | 1-2-3   | 1-2  | 1-2-3  | 6  | 5    |
| 6    | TOTAL AREA -Sq. Ft.<br>Acres                             | 22,500<br>.5   | 47,204<br>1.1  | 22,146<br>.5   | 168,763<br>3.9  | 112,031<br>2.6   | 180,899<br>4.2   | 39,937<br>.9   | 6    |
| 7    | NET PROJECT AREA -Sq. Ft.<br>(Excluding Park) Acres      | 22,500<br>.5   | 47,204<br>1.1  | 22,146<br>.5   | 168,763<br>3.9  | 112,031<br>2.6   | 180,899<br>4.2   | 39,937<br>.9   | 7    |
| 8    | ALL BUILDING COVERAGE -Sq. Ft.                           | 9,879  | 18,734   | 10,022   | 59 One Family<br>Houses   | 41 One Family<br>Houses  | 62 One Family<br>Houses  | 13,337   | 8    |
| 9    | CUBAGE -Cu. Ft.  | 672,864  | 1,123,122  | 784,399  |   |  |  | 810,629  | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 43.9   | 39.7   | 45.3   |   |  |  | 33.4   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 380  | 173  | 260  | 2 Two Family<br>Houses  | 1 Two Family<br>House  | 1 Two Family<br>House  | 278  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | Acquisition<br>Cost \$2,061,678<br>Other Costs 118,322<br>Total \$2,180,000<br>7,479 | Acquisition<br>Cost \$3,276,982<br>Other Costs 163,018<br>Total \$3,440,000<br>7,653 | Acquisition<br>Cost \$2,433,000<br>Other Costs 147,000<br>Total \$2,580,000<br>8,063 | Acquisition<br>Cost \$1,188,200<br>Other Costs 88,800<br>Total \$1,277,000<br>3,773 | Acquisition<br>Cost \$842,400<br>Other Costs 107,600<br>Total \$950,000<br>4,017 | Acquisition<br>Cost \$1,292,100<br>Other Costs 152,900<br>Total \$1,445,000<br>4,129 | Acquisition<br>Cost \$2,176,000<br>Other Costs 101,000<br>Total \$2,277,000<br>5,809 | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     |  |  |  |   |  |  |  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              |  |  |  |   |  |  |  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | 15   |  |  |   |  |  |  |      |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$18.05  | \$17.80  | \$23.00  | \$15.43   | \$15.43  | \$15.43  | \$21.13  | 16   |
| 17   | LOCATION   | E. 174TH ST.<br>BRYANT AVE.<br>E. 173RD ST.<br>VYSE AVE.<br>(BRONX)                  | GLEBE AVE.<br>WESTCHESTER AVE.<br>CASTLE HILL AVE.<br>LYON AVE.<br>(BRONX)           | E. 166TH ST.<br>FINDLAY AVE.<br>E. 165TH ST.<br>COLLEGE AVE.<br>(BRONX)              | 59 QUEENS<br>2 BRONX  | 38 QUEENS<br>2 BRONX<br>2 BROOKLYN   | 58 QUEENS<br>3 BRONX<br>2 BROOKLYN   | WATSON AVE.<br>COLGATE AVE.<br>EVERGREEN AVE.<br>(BRONX)                             | 17   |
| 18   | COMPLETION DATE  | 8-31-72  | 12-31-71   | 7-31-72  | 9-30-70   | 4-30-71  | 6-30-71  | 12-31-70   | 18   |

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

| LINE | NY 5-163<br>TELLER AVE.-<br>E. 166th ST.                            | NY 5-164<br>HOE AVE.-<br>E. 173rd ST.                            | NY 5-165<br>EAGLE AVE.-<br>E. 163rd ST.                             | NY 5-174<br>104-14 TAPSCOTT ST.<br>(REHAB.)                          | NY 5-182<br>F.H.A. REPOSSESSED<br>HOUSES (GROUP V)                    | TOTAL OPER.<br>FEDERAL TURNKEY<br>20 PROJECTS               | TOTAL OPER.<br>FEDERAL<br>126 PROJECTS | LINE |
|------|---|--|---|--|---|---|--|------|
| 1    | 90  | 65   | 66  | 30   | 157   | 2,201   | 84,136                                 | 1    |
| 2    | 361<br>4.01   | 273<br>4.20  | 281½<br>4.27  | 129<br>4.30  | 856½<br>5.46  | 9,583<br>4.35   | 377,833<br>4.49                        | 2    |
| 3    | 230   | 200  | 200   | 90   | 1,050   | 7,460   | 281,632                                | 3    |
| 4    | 1   | 1  | 1   | 1  | 146   | 464   | 1,489                                  | 4    |
| 5    | 6   | 6  | 6   | 4  | 1-2-3   | -   | -                                      | 5    |
| 6    | 27,481<br>.6  | 22,000<br>.5   | 28,125<br>.7  | 10,000<br>.2   | 431,792<br>9.9  | 2,005,871<br>46.1   | 52,447,114<br>1,204.7                  | 6    |
| 7    | 27,481<br>.6  | 22,000<br>.5   | 28,125<br>.7  | 10,000<br>.2   | 431,792<br>9.9  | 2,005,871<br>46.1   | 49,384,563<br>1,134.1                  | 7    |
| 8    | 12,354  | 9,242  | 9,828   | 6,983  | } 137 One Family Houses<br>8 Two Family Houses<br>1 Four Family House | 319,356   | 8,977,994                              | 8    |
| 9    | 816,812   | 602,580  | 598,000   | 351,238  |   | 16,123,131  | 707,124,878                            | 9    |
| 10   | 45.0  | 42.0   | 34.9  | 69.8   |   | 39.0  | 17.5                                   | 10   |
| 11   | 383   | 400  | 286   | 450  |   | 163   | 234                                    | 11   |
| 12   |   |  |   |  |   |   | \$177,947,750<br>3.97                  | 12   |
| 13   | } Acquisition<br>Cost \$2,203,600<br>Other Costs 116,400            | } Acquisition<br>Cost \$1,496,500<br>Other Costs 81,500          | } Acquisition<br>Cost \$1,648,800<br>Other Costs 86,200             | } Acquisition<br>Cost \$801,548<br>Other Costs 48,452                | } Acquisition<br>Cost \$3,095,300<br>Other Costs 324,700              | } Acquisition<br>Cost \$49,707,648<br>Other Costs 3,434,352 | \$755,137,662<br>2,051                 | 13   |
| 14   |   |  |   |  |   |   |  |      |
| 15   | Total \$2,320,000<br>6,427  | Total \$1,578,000<br>5,780                                       | Total \$1,735,000<br>6,163  | Total \$850,000<br>6,589   | Total \$3,420,000<br>3,993  | Total \$53,351,000<br>5,567                                 | \$1,227,954,494<br>3,250               | 15   |
| 16   | \$20.76   | \$21.38  | \$22.88   | \$22.16  | \$15.43   | \$18.70   | \$19.41                                | 16   |
| 17   | TELLER AVE.<br>E. 167TH ST.<br>CLAY AVE.<br>E. 166TH ST.<br>(BRONX) | HOE AVE.<br>E. 173RD ST.<br>E. 174TH ST.<br>VYSE AVE.<br>(BRONX) | EAGLE AVE.<br>E. 163RD ST.<br>THIRD AVE.<br>E. 161ST ST.<br>(BRONX) | TAPSCOTT ST.<br>UNION ST.<br>SUTTER AVE.<br>BLAKE AVE.<br>(BROOKLYN) | 131 QUEENS<br>13 BROOKLYN<br>2 BRONX                                  | -   | -                                      | 17   |
| 18   | 9-30-71   | 12-31-70   | 5-31-71   | 10-31-72   | 9-30-72   | -   | -                                      | 18   |

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | PROJECT DATA   | NYS-1<br>WHITMAN-<br>INGERSOLL                                       | NYS-2<br>LILLIAN<br>WALO  | NYS-4<br>BROWNS-<br>VILLE   | NYS-5<br>AMSTERDAM   | NYS-11<br>LESTER W.<br>PATTERSON                                     | NYS-12<br>ABRAHAM<br>LINC'DLN  | NYS-13<br>MARCY   | NYS-20<br>GOWANUS   | LINE |
|------|--|--|---|---|--|--|--|---|---|------|
| 1    | NUMBER OF APARTMENTS                                     | 3,501  | 1,861   | 1,338   | 1,084  | 1,791  | 1,286  | 1,717   | 1,139   | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 13,526   | 8,625½  | 6,279   | 5,128  | 8,519½   | 6,075  | 8,275½  | 5,413½  | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 3.86   | 4.63  | 4.69  | 4.73   | 4.76   | 4.72   | 4.82  | 4.75  |      |
| 3    | POPULATION (Estimated)                                   | 11,670   | 6,620   | 5,270   | 3,890  | 6,740  | 4,710  | 7,140   | 4,710   | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 35   | 16  | 27  | 13   | 15   | 14   | 27  | 16  | 4    |
| 5    | NUMBER OF STORIES  | 6-11-13  | 10-11-13-14   | 3-6   | 6-13   | 6-13   | 6-14   | 6   | 4-6-9-10-13-14  | 5    |
| 6    | TOTAL AREA—Sq. Ft.                                       | 1,800,579  | 717,071   | 819,997   | 446,172  | 748,573  | 551,740  | 1,241,000   | 547,663   | 6    |
|      | Acres  | 41.3   | 16.5  | 18.8  | 10.2   | 17.2   | 12.7   | 28.5  | 12.6  |      |
| 7    | NET PROJECT AREA—Sq. Ft.                                 | 1,670,062  | 694,013   | 732,841   | 413,534  | 702,358  | 508,561  | 1,101,547   | 502,216   | 7    |
|      | (Excluding Park) Acres                                   | 38.3   | 15.9  | 16.8  | 9.5  | 16.1   | 11.7   | 25.3  | 11.5  |      |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 361,661  | 133,117   | 188,564   | 100,358  | 167,841  | 106,738  | 240,198   | 105,659   | 8    |
| 9    | CUBAGE—Cu. Ft.   | 25,411,880   | 14,691,881  | 10,371,638  | 8,233,310  | 14,503,544   | 10,743,035   | 13,741,160  | 9,028,680   | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 20.1   | 18.6  | 23.0  | 22.5   | 22.4   | 19.3   | 19.4  | 19.3  | 10   |
| 11   | DENSITY (Persons per Acre)                               | 283  | 401   | 280   | 381  | 392  | 371  | 251   | 374   | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$5,489,235<br>3.70  | \$3,793,441<br>6.37   | \$2,379,456<br>3.28   | \$2,512,388<br>5.73  | \$3,480,086<br>5.73  | \$2,580,364<br>5.40  | \$2,936,577<br>2.88   | \$1,325,849<br>2.65   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$12,629,057<br>934  | \$13,623,132<br>1,579   | \$8,884,051<br>1,415  | \$7,861,459<br>1,533   | \$14,403,426<br>1,691  | \$9,068,574<br>1,493   | \$13,547,532<br>1,637   | \$9,234,779<br>1,706  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$4,951,708<br>366   | \$4,645,427<br>538  | \$1,299,493<br>207  | \$1,746,153<br>341   | \$2,736,488<br>321   | \$2,566,062<br>422   | \$2,496,891<br>302  | \$1,544,372<br>285  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$23,070,000<br>1,706  | \$22,062,000<br>2,558   | \$12,563,000<br>2,001   | \$12,120,000<br>2,363  | \$20,620,000<br>2,420  | \$14,215,000<br>2,340  | \$18,981,000<br>2,294   | \$12,105,000<br>2,236   | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$22.34  | \$20.52   | \$21.19   | \$20.75  | \$20.53  | \$20.73  | \$20.40   | \$20.58   | 16   |
| 17   | LOCATION   | PRINCE ST.<br>CARLTON AVE.<br>MYRTLE AVE.<br>PARK AVE.<br>(BROOKLYN) | F.D.R. DRIVE<br>AVE. "D"<br>EAST 6TH ST.<br>E. HOUSTON ST.<br>(MANHATTAN) | SUTTER AVE.<br>DUMONT AVE.<br>STONE AVE.<br>ROCKAWAY AVE.<br>(BROOKLYN) | W. 61ST ST.<br>W. 64TH ST.<br>W. END AVE.<br>AMSTERDAM AVE.<br>(MANHATTAN) | MORRIS AVE.<br>THIRD AVE.<br>E. 145TH ST.<br>E. 139TH ST.<br>(BRONX) | E. 132ND ST.<br>E. 135TH ST.<br>FIFTH AVE.<br>PARK AVE.<br>(MANHATTAN) | FLUSHING AVE.<br>MARCY AVE.<br>NOSTRAND AVE.<br>MYRTLE AVE.<br>(BROOKLYN) | WYCKOFF ST.<br>DOUGLASS ST.<br>BOND ST.<br>HOYT ST.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | 2-24-44  | 10-14-49  | 4-16-48   | 12-17-48   | 12-31-50   | 12-29-48   | 1-19-49   | 6-24-49   | 18   |

**PROJECTS IN FULL OPERATION**  
**STATE PROJECTS**

| LINE | NYS-21<br>J.W.<br>JOHNSON  | NYS-23<br>MELROSE  | NYS-24<br>ASTORIA   | NYS-25<br>GOV. SMITH  | NYS-29<br>FARRAGUT   | NYS-30<br>MARTIN LUTHER<br>KING, JR.  | NYS-39<br>BRONX<br>RIVER                                      | NYS-40<br>ALBANY  | NYS-52<br>JAMES A.<br>BLAND  | LINE |
|------|--|--|---|---|--|---|---|---|--|------|
| 1    | 1,310  | 1,023  | 1,104   | 1,935   | 1,390  | 1,379   | 1,246   | 829   | 400  | 1    |
| 2    | 6,139<br>4.69  | 4,864½<br>4.76   | 5,607<br>5.08   | 8,894½<br>4.60  | 6,535<br>4.70  | 6,335½<br>4.59  | 5,968<br>4.79   | 3,798½<br>4.58  | 1,848½<br>4.62   | 2    |
| 3    | 4,620  | 3,780  | 4,940   | 6,980   | 5,670  | 4,960   | 4,710   | 3,120   | 1,380  | 3    |
| 4    | 10   | 8  | 22  | 12  | 10   | 10  | 9   | 6   | 5  | 4    |
| 5    | 6-10-14  | 14   | 6-7   | 15-16-17  | 13-14  | 13-14   | 14  | 14  | 10   | 5    |
| 6    | 517,632<br>11.9  | 541,687<br>12.4  | 1,406,832<br>32.3   | 947,493<br>21.8   | 723,570<br>16.6  | 599,120<br>13.7   | 607,297<br>13.9   | 388,389<br>8.9  | 269,800<br>6.2   | 6    |
| 7    | 456,630<br>10.5  | 498,060<br>11.4  | 1,151,484<br>26.4   | 806,175<br>18.5   | 723,570<br>16.6  | 555,560<br>12.8   | 563,737<br>13.0   | 388,389<br>8.9  | 245,785<br>5.6   | 7    |
| 8    | 97,804   | 68,826   | 173,434   | 126,462   | 100,746  | 98,822  | 84,235  | 58,455  | 43,237   | 8    |
| 9    | 10,582,024   | 8,736,312  | 10,826,559  | 15,937,490  | 11,639,930   | 11,745,000  | 10,772,413  | 7,082,630   | 3,668,503  | 9    |
| 10   | 18.9   | 12.7   | 12.3  | 13.3  | 13.9   | 16.5  | 13.9  | 15.1  | 16.0   | 10   |
| 11   | 388  | 305  | 153   | 320   | 342  | 362   | 339   | 351   | 223  | 11   |
| 12   | \$3,167,257<br>6.97  | \$2,799,194<br>5.42  | \$2,015,617<br>1.53   | \$6,226,414<br>8.60   | \$2,705,499<br>4.16  | \$4,429,632<br>8.17   | \$685,324<br>1.36   | \$400,000<br>1.12   | \$1,246,388<br>5.11  | 12   |
| 13   | \$9,239,290<br>1,505   | \$7,287,637<br>1,498   | \$9,477,010<br>1,690  | \$17,534,087<br>1,971   | \$9,906,187<br>1,516   | \$10,609,944<br>1,675   | \$10,739,613<br>1,800   | \$7,486,415<br>1,971  | \$3,809,169<br>2,061   | 13   |
| 14   | \$1,908,453<br>311   | \$2,143,169<br>441   | \$2,477,373<br>442  | \$5,309,499<br>597  | \$2,663,314<br>408   | \$4,810,424<br>759  | \$1,390,063<br>233  | \$1,038,585<br>273  | \$862,443<br>467   | 14   |
| 15   | \$14,315,000<br>2,331  | \$12,230,000<br>2,514  | \$13,970,000<br>2,492   | \$29,070,000<br>3,268   | \$15,275,000<br>2,337  | \$19,850,000<br>3,133   | \$12,815,000<br>2,147   | \$8,925,000<br>2,350  | \$5,918,000<br>3,202   | 15   |
| 16   | \$20.68  | \$20.13  | \$20.46   | \$19.75   | \$20.78  | \$19.62   | \$20.16   | \$21.19   | \$19.87  | 16   |
| 17   | E. 112TH ST.<br>E. 115TH ST.<br>THIRD AVE.<br>PARK AVE.<br>(MANHATTAN) | MORRIS AVE.<br>E. 153RD ST.<br>COURT AVE.<br>E. 156TH ST.<br>(BRONX) | 27TH AVE.<br>8TH ST.<br>HALLET'S COVE<br>EAST RIVER<br>(QUEENS) | MADISON ST.<br>CATHERINE ST.<br>SOUTH ST.<br>ST. JAMES PL.<br>(MANHATTAN) | YORK ST.<br>NASSAU ST.<br>NAVY ST.<br>BRIDGE ST.<br>(BROOKLYN) | WEST 112TH ST.<br>LENOX AVE.<br>WEST 115TH ST.<br>FIFTH AVE.<br>(MANHATTAN) | BRONX RIVER<br>AVE.<br>HARROD AVE.<br>E. 174TH ST.<br>(BRONX) | ALBANY AVE.<br>ST. MARK'S AVE.<br>TROY AVE.<br>PARK PL.<br>(BROOKLYN) | ROOSEVELT AVE.<br>PRINCE ST.<br>LAWRENCE ST.<br>LONG ISLAND R.R.<br>(QUEENS) | 17   |
| 18   | 12-27-48   | 5-31-52  | 11-9-51   | 4-1-53  | 4-30-52  | 10-31-54  | 2-28-51   | 10-2-50   | 4-30-52  | 18   |

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | PROJECT DATA   | NYS-55  | NYS-56  | NYS-57   | NYS-58-1  | NYS-58-2  | NYS-58-3   | LINE |
|------|--|---|---|--|---|---|--|------|
|      |  | REDFERN   | CARVER  | FOREST   | SOUND<br>VIEW   | CYPRESS<br>HILLS  | HOWARD   |      |
| 1    | NUMBER OF APARTMENTS                                     | 604   | 1,246   | 1,350  | 1,259   | 1,444   | 815  | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 2,930<br>4.85   | 5,827<br>4.68   | 6,143½<br>4.55   | 5,826½<br>4.63  | 6,576<br>4.55   | 3,689½<br>4.53   | 2    |
| 3    | POPULATION (Estimated)                                   | 2,500   | 4,400   | 4,780  | 4,670   | 4,890   | 3,000  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 9   | 13  | 15   | 13  | 15  | 10   | 4    |
| 5    | NUMBER OF STORIES  | 6-7   | 6-15  | 9-10-14  | 7   | 7   | 7-13   | 5    |
| 6    | TOTAL AREA—Sq. Ft.<br>Acres                              | 817,865<br>18.8   | 637,132<br>14.6   | 854,753<br>19.6  | 1,145,234<br>26.3   | 1,264,130<br>29.0   | 664,735<br>15.3  | 6    |
| 7    | NET PROJECT AREA—Sq. Ft.<br>(Excluding Park) Acres       | 726,038<br>16.7   | 594,887<br>13.6   | 782,920<br>18.0  | 1,145,234<br>26.3   | 1,264,130<br>29.0   | 621,176<br>14.3  | 7    |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 95,461  | 97,568  | 125,002  | 164,048   | 223,364   | 87,500   | 8    |
| 9    | CUBAGE—Cu. Ft.   | 5,602,438   | 10,275,141  | 11,465,400   | 10,481,330  | 12,338,237  | 6,943,700  | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 11.7  | 15.3  | 14.6   | 14.3  | 17.7  | 13.2   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 133   | 301   | 244  | 178   | 169   | 196  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$664,250<br>.78  | \$5,992,488<br>10.60  | \$4,269,926<br>5.12  | \$910,713<br>.97  | \$897,540<br>.75  | \$2,267,677<br>4.70  | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$7,107,627<br>2,426  | \$11,075,614<br>1,901   | \$11,264,637<br>1,834  | \$9,935,525<br>1,705  | \$11,472,581<br>1,745   | \$7,451,249<br>2,020   | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$1,452,123<br>496  | \$7,046,898<br>1,209  | \$4,025,437<br>655   | \$2,708,762<br>465  | \$2,514,879<br>382  | \$1,721,074<br>466   | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$9,224,000<br>3,148  | \$24,115,000<br>4,138   | \$19,560,000<br>3,184  | \$13,555,000<br>2,326   | \$14,885,000<br>2,264   | \$11,440,000<br>3,101  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$20.77   | \$20.99   | \$20.43  | \$21.46   | \$20.76   | \$21.91  | 16   |
| 17   | LOCATION   | REDFERN AVE.<br>HASOCK ST.<br>BCH. CHANNEL DR.<br>B. 12TH ST.<br>(QUEENS) | E. 99TH ST.<br>PARK AVE.<br>MADISON AVE.<br>E. 106TH ST.<br>(MANHATTAN) | TINTON AVE.<br>E. 163RD ST.<br>TRINITY AVE.<br>E. 166TH ST.<br>(BRONX) | ROSEDALE AVE.<br>LACOMBE AVE.<br>BX. RIVER AVE.<br>SOUNDVIEW PK.<br>(BRONX) | SUTTER AVE.<br>EUCLID AVE.<br>LINDEN BLVD.<br>FOUNTAIN AVE.<br>(BROOKLYN) | E. NEW YORK AVE.<br>STONE AVE.<br>PITKIN AVE.<br>ROCKAWAY AVE.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | 6-1-59 (*)  | 1-31-58   | 12-31-56   | 12-31-54  | 5-31-55   | 12-31-55   | 18   |

(\*) See page 40 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | NYS-58-4<br>SUMNER  | NYS-64-1<br>FEDERICK<br>DOUGLASS  | NYS-64-1<br>DOUGLASS<br>ADDITION                              | NYS-64-2<br>MARLBORO   | NYS-65<br>MILL BROOK  | NYS-66<br>ALBANY II   | NYS-73<br>BUSHWICK  | LINE |
|------|---|---|---|--|---|---|---|------|
| 1    | 1,099   | 2,057   | 135   | 1,765  | 1,255   | 400   | 1,220   | 1    |
| 2    | 4,990½<br>4.54  | 9,218<br>4.48   | 667½<br>4.94  | 8,059<br>4.57  | 5,688½<br>4.53  | 1,837<br>4.59   | 5,653<br>4.63   | 2    |
| 3    | 4,250   | 7,050   | 560   | 6,150  | 4,570   | 1,550   | 4,660   | 3    |
| 4    | 13  | 17  | 1   | 28   | 9   | 3   | 8   | 4    |
| 5    | 7-12  | 5-9-12-17-18-20   | 16  | 7-16   | 16  | 13-14   | 13-20   | 5    |
| 6    | 963,265<br>22.1   | 947,991<br>21.7   | 23,957<br>.6  | 1,518,505<br>34.9  | 539,327<br>12.4   | 214,594<br>4.9  | 697,736<br>16.0   | 6    |
| 7    | 905,577<br>20.8   | 863,250<br>19.8   | 23,957<br>.6  | 1,471,805<br>33.8  | 495,067<br>11.4   | 214,594<br>4.9  | 639,260<br>14.7   | 7    |
| 8    | 131,812   | 138,552   | 8,884   | 202,426  | 76,410  | 26,053  | 78,768  | 8    |
| 9    | 8,881,677   | 17,567,741  | 1,289,500   | 15,183,887   | 10,446,587  | 3,249,689   | 11,288,105  | 9    |
| 10   | 13.7  | 14.6  | 37.1  | 13.3   | 14.2  | 12.1  | 11.3  | 10   |
| 11   | 192   | 325   | 933   | 176  | 369   | 316   | 291   | 11   |
| 12   | \$3,631,340<br>4.53   | \$11,599,626<br>13.82   | \$676,585<br>28.22  | \$579,517<br>.46   | \$4,996,506<br>9.80   | \$511,563<br>2.86   | \$3,804,680<br>7.02   | 12   |
| 13   | \$10,484,015<br>2,101   | \$18,942,201<br>2,055   | \$2,350,686<br>3,522  | \$16,176,989<br>2,007  | \$12,339,370<br>2,169   | \$3,348,733<br>1,823  | \$13,457,550<br>2,381   | 13   |
| 14   | \$3,934,645<br>788  | \$6,908,173<br>749  | \$757,729<br>1,135  | \$5,673,494<br>704   | \$4,859,124<br>854  | \$824,704<br>545  | \$3,079,770<br>545  | 14   |
| 15   | \$18,050,000<br>3,617   | \$37,450,000<br>4,063   | \$3,785,000<br>5,670  | \$22,430,000<br>2,783  | \$22,195,000<br>3,902   | \$4,685,000<br>2,550  | \$20,342,000<br>3,598   | 15   |
| 16   | \$21.18   | \$21.46   | \$20.19   | \$22.35  | \$20.95   | \$21.19   | \$20.82   | 16   |
| 17   | PARK AVE.<br>LEWIS AVE.<br>MYRTLE AVE.<br>THROOP AVE.<br>(BROOKLYN) | W. 104TH ST.<br>MANHATTAN AVE.<br>W. 100TH ST.<br>AMSTERDAM AVE.<br>(MANHATTAN) | W. 102ND ST.<br>W. 103RD ST.<br>AMSTERDAM AVE.<br>(MANHATTAN) | STILLWELL AVE.<br>AVE. "V"<br>86TH ST.<br>AVE. "X"<br>(BROOKLYN) | E. 135TH ST.<br>BROOK AVE.<br>E. 137TH ST.<br>CYPRESS AVE.<br>(BRONX) | BERGEN ST.<br>TROY AVE.<br>ALBANY HOUSES<br>ALBANY AVE.<br>(BROOKLYN) | HUMBOLDT ST.<br>MOORE ST.<br>BUSHWICK AVE.<br>FLUSHING AVE.<br>(BROOKLYN) | 17   |
| 18   | 4-30-58   | 5-31-58   | 6-30-65   | 1-31-58  | 5-31-59   | 1-31-57   | 3-31-60   | 18   |

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | PROJECT DATA   | NYS-74<br>MANHATTAN-<br>VILLE   | NYS-76<br>CASTLE<br>HILL  | NYS-79<br>EDGEMERE   | NYS-80<br>RUTGERS   | NYS-81<br>DREW-<br>HAMILTON  | NYS-84<br>BORGIA<br>BUTLER   | LINE |
|------|--|---|---|--|---|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 1,272   | 2,025   | 1,395  | 721   | 1,217  | 1,492  | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 5,986   | 9,761   | 6,661½   | 3,294½  | 5,365½   | 7,284  | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.71  | 4.82  | 4.78   | 4.57  | 4.41   | 4.88   |      |
| 3    | POPULATION (Estimated)                                   | 4,770   | 7,540   | 5,400  | 2,560   | 4,230  | 5,960  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 6   | 14  | 24   | 5   | 5  | 6  | 4    |
| 5    | NUMBER OF STORIES  | 20  | 12-20   | 7-9  | 20  | 19-21  | 21   | 5    |
| 6    | TOTAL AREA—Sq. Ft.                                       | 535,031   | 1,801,346   | 1,408,080  | 227,341   | 312,188  | 558,096  | 6    |
|      | Acres  | 12.3  | 41.4  | 32.3   | 5.2   | 7.2  | 12.8   |      |
| 7    | NET PROJECT AREA—Sq. Ft.<br>(Excluding Park) Acres       | 535,031<br>12.3   | 1,757,585<br>40.4   | 1,408,080<br>32.3  | 227,341<br>5.2  | 292,159<br>6.7   | 558,096<br>12.8  | 7    |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 83,754  | 176,917   | 215,090  | 39,355  | 74,433   | 88,255   | 8    |
| 9    | CUBAGE—Cu. Ft.   | 11,967,873  | 19,247,987  | 13,059,717   | 5,936,573   | 9,889,060  | 13,527,100   | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 15.7  | 9.8   | 15.3   | 17.3  | 23.8   | 15.8   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 388   | 182   | 167  | 492   | 588  | 466  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$5,486,273<br>12.94  | \$747,489<br>.62  | \$411,178<br>.34   | \$2,338,808<br>11.19  | \$4,392,191<br>14.09   | \$4,931,452<br>11.01   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$15,398,953<br>2,572   | \$23,262,534<br>2,383   | \$17,340,036<br>2,603  | \$8,212,318<br>2,493  | \$14,072,833<br>2,623  | \$17,376,138<br>2,386  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$4,883,824<br>816  | \$4,435,927<br>454  | \$5,343,786<br>802   | \$3,633,874<br>1,103  | \$6,684,976<br>1,246   | \$7,342,410<br>1,008   | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$25,769,050<br>4,304   | \$28,445,950<br>2,914   | \$23,095,000<br>3,467  | \$14,185,000<br>4,306   | \$25,150,000<br>4,687  | \$29,650,000<br>4,071  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$22.36   | \$22.67   | \$22.75  | \$21.46   | \$21.67  | \$21.23  | 16   |
| 17   | LOCATION   | W. 133RD ST.<br>BROADWAY<br>AMSTERDAM AVE.<br>W. 129TH ST.<br><br>(MANHATTAN) | OLMSTEAD AVE.<br>SEWARD AVE.<br>HAVEMEYER AVE.<br>LACOMBE AVE.<br>CINCINNATUS AVE.<br>(BRONX) | B. 58TH ST.<br>ALAMEDA AVE.<br>B. 51ST ST.<br>BEACH<br>CHANNEL DR.<br>(QUEENS) | CHERRY ST.<br>PIKE ST.<br>MADISON ST.<br>RUTGERS ST.<br><br>(MANHATTAN) | W. 141ST ST.<br>W. 144TH ST.<br>SEVENTH AVE.<br>EIGHTH AVE.<br><br>(MANHATTAN) | E. 169TH ST.<br>E. 171ST ST.<br>WEBSTER AVE.<br>PARK AVE.<br><br>(BRONX) | 17   |
| 18   | COMPLETION DATE  | 6-30-61   | 11-30-60  | 8-31-61  | 3-31-65   | 9-30-65  | 12-31-64   | 18   |



# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | NYS-88   | NYS-89  | NYS-92  | NYS-94  | NYS-95  | NYS-96  | NYS-100  | NYS-101   | LINE |
|------|--|---|---|---|---|---|--|---|------|
|      | STAPLETON  | WOODROW WILSON  | BAYCHESTER  | AUDUBON   | GAYLORD WHITE                                   | MILL BROOK EXTENSION                            | INDEPENDENCE   | JONATHAN WILLIAMS   |      |
| 1    | 693  | 398   | 441   | 168   | 248   | 125   | 744  | 577   | 1    |
| 2    | 3,358½<br>4.85   | 2,225<br>5.59   | 1,866½<br>4.23  | 833<br>4.96   | 743<br>3.00                                     | 611½<br>4.89                                    | 3,348<br>4.50  | 2,649½<br>4.59  | 2    |
| 3    | 2,700  | 2,170   | 1,250   | 670   | 340   | 540   | 2,410  | 1,950   | 3    |
| 4    | 6  | 3   | 11  | 1   | 1   | 1   | 6  | 5   | 4    |
| 5    | 8  | 20  | 6   | 20  | 20  | 16  | 21   | 14-21   | 5    |
| 6    | 781,287<br>17.9  | 133,188<br>3.0  | 360,248<br>8.3  | 27,477<br>.6  | 35,321<br>.8                                    | 22,500<br>.5                                    | 232,000<br>5.3   | 242,859<br>5.6  | 6    |
| 7    | 654,030<br>15.0  | 133,188<br>3.0  | 360,248<br>8.3  | 27,477<br>.6  | 35,321<br>.8                                    | 22,500<br>.5                                    | 232,000<br>5.3   | 242,859<br>5.6  | 7    |
| 8    | 76,976   | 22,499  | 66,835  | 9,043   | 23,400  | 8,660   | 44,685   | 39,895  | 8    |
| 9    | 6,441,281  | 3,961,200   | 3,759,170   | 1,585,892   | 1,778,327                                       | 1,130,657                                       | 6,457,003  | 5,239,694   | 9    |
| 10   | 9.9  | 16.9  | 18.6  | 32.9  | 66.2  | 38.5  | 19.3   | 16.4  | 10   |
| 11   | 151  | 723   | 151   | 1,117   | 425   | 1,080   | 455  | 348   | 11   |
| 12   | \$1,223,041<br>2.40  | \$1,033,544<br>7.76   | \$612,500<br>1.35   | \$188,500<br>7.91   | \$331,568<br>9.39                               | \$45,000<br>2.00                                | \$1,722,671<br>7.43  | \$2,373,780<br>11.68  | 12   |
| 13   | \$9,003,392<br>2,681   | \$4,681,576<br>2,104  | \$6,167,522<br>2,304  | \$2,144,641<br>2,575  | \$3,061,494<br>4,120                            | \$1,565,697<br>2,903                            | \$9,718,066<br>959   | \$7,323,909<br>731  | 13   |
| 14   | \$2,051,567<br>611   | \$1,481,880<br>666  | \$1,329,978<br>713  | \$481,859<br>578  | \$916,938<br>1,234                              | \$344,303<br>563                                | \$3,209,263<br>959   | \$1,937,311<br>731  | 14   |
| 15   | \$12,278,000<br>3,656  | \$7,197,000<br>3,235  | \$8,110,000<br>4,345  | \$2,815,000<br>3,379  | \$4,310,000<br>5,801                            | \$1,955,000<br>3,197                            | \$14,650,000<br>4,376  | \$11,635,000<br>4,391   | 15   |
| 16   | \$22.82  | \$20.89   | \$22.79   | \$23.28   | \$22.19   | \$20.63   | \$24.67  | \$22.24   | 16   |
| 17   | BROAD ST.<br>TOMPKINS AVE.<br>HILL ST.<br>WARREN ST.<br>GORDON ST.<br>(RICHMOND) | F.D.R. DRIVE<br>E. 105TH ST.<br>FIRST AVE.<br>E. 106TH ST.<br><br>(MANHATTAN) | SCHIEFFELIN AVE.<br>E. 225TH ST.<br>E. 229TH ST.<br><br>(BRONX) | W. 154TH ST.<br>W. 155TH ST.<br>AMSTERDAM AVE.<br><br>(MANHATTAN) | E. 104TH ST.<br>2ND AVE.<br><br><br>(MANHATTAN) | CYPRESS AVE.<br>E. 135TH ST.<br><br><br>(BRONX) | CLYMER ST.<br>WILSON ST.<br>WYTHE AVE.<br>BEDFORD AVE.<br><br>(BROOKLYN) | ROEBLING ST.<br>BROADWAY<br>DIVISION AVE.<br>MARCY AVE.<br><br>(BROOKLYN) | 17   |
| 18   | 5-31-62  | 6-30-61   | 10-31-63  | 4-30-62   | 9-30-64   | 1-31-62   | 10-31-65   | 4-30-64   | 18   |

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

| LINE | PROJECT DATA   | NYS-102<br>CHELSEA  | NYS-102<br>CHELSEA<br>ADDITION                               | NYS-107<br>STEPHEN<br>WISE TOWERS   | NYS-108<br>ARTHUR H.<br>MURPHY  | NYS-109<br>BERNARD<br>HABER  | NYS-133<br>BRONX RIVER<br>ADDITION                                       | NYS-139<br>344 E. 28th ST.  | TOTAL OPER.<br>STATE<br>51 PROJECTS | LINE |
|------|--|---|--|---|---|--|--|---|-------------------------------------|------|
| 1    | NUMBER OF APARTMENTS                                     | 425   | 96   | 399   | 281   | 380  | 226  | 225   | 52,530                              | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 1,914½<br>4.50  | 336<br>3.50  | 1,750½<br>4.39  | 1,294½<br>4.61  | 1,327<br>3.49  | 641<br>2.84  | 985½<br>4.38  | 241,175<br>4.59                     | 2    |
| 3    | POPULATION (Estimated)                                   | 1,360   | 120  | 1,180   | 970   | 550  | 280  | 690   | 191,580                             | 3    |
| 4    | RESIDENTIAL BUILDING                                     | 2   | 1  | 2   | 2   | 3  | 2  | 1   | 516                                 | 4    |
| 5    | NUMBER OF STORIES  | 21  | 14   | 19  | 20  | 14   | 6-14   | 26  | -                                   | 5    |
| 6    | TOTAL AREA—Sq. Ft.<br>Acres                              | 83,900<br>1.9   | 44,921<br>1.0  | 100,247<br>2.3  | 114,593<br>2.6  | 134,432<br>3.1   | 62,500<br>1.4  | 44,644<br>1.0   | 30,426,038<br>698.2                 | 6    |
| 7    | NET PROJECT AREA—Sq. Ft.<br>(Excluding Park) Acres       | 83,900<br>1.9   | 44,921<br>1.0  | 100,247<br>2.3  | 114,593<br>2.6  | 134,432<br>3.1   | 62,500<br>1.4  | 44,644<br>1.0   | 28,533,569<br>654.8                 | 7    |
| 8    | ALL BUILDING COVERAGE—Sq. Ft.                            | 18,557  | 14,475   | 34,702  | 20,188  | 23,903   | 12,286   | 7,889   | 4,813,802                           | 8    |
| 9    | CUBAGE—Cu. Ft.   | 3,689,065   | 1,021,739  | 3,685,586   | 2,548,312   | 2,547,605  | 1,529,115  | 1,946,457   | 443,678,834                         | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 22.1  | 32.2   | 34.6  | 17.6  | 17.8   | 19.7   | 17.7  | 15.8                                | 10   |
| 11   | DENSITY (Persons per Acre)                               | 716   | 120  | 513   | 373   | 177  | 200  | 690   | 274                                 | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$1,873,743<br>22.32                                      | See Note (G)   | \$108,152 (D)<br>1.08   | \$694,372<br>7.28   | \$569,952<br>4.10  | \$111,352<br>1.78  | \$291,480 (D)<br>6.53   | \$118,462,178<br>4.49               | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$5,326,869<br>2,782                                      | \$2,045,238<br>6,087   | \$5,943,267<br>3,395  | \$3,715,928<br>2,871  | \$4,867,810<br>3,668   | \$2,990,454<br>4,665   | \$3,461,513<br>3,512  | \$478,428,327<br>1,984              | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$1,579,388<br>825  | \$394,762<br>1,175   | \$1,728,581<br>987  | \$1,134,700<br>877  | \$2,087,238<br>1,573   | \$838,194<br>1,308   | \$1,232,007<br>1,250  | \$143,146,495<br>593                | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$8,780,000<br>4,586                                      | \$2,440,000<br>7,262   | \$7,780,000<br>4,444  | \$5,545,000<br>4,284  | \$7,525,000<br>5,671   | \$3,940,000<br>6,147   | \$4,985,000<br>5,058  | \$740,037,000<br>3,068              | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | \$23.62   | \$21.69  | \$20.82   | \$22.28   | \$22.12  | \$20.91  | \$23.91   | \$21.25                             | 16   |
| 17   | LOCATION   | W. 25TH ST.<br>W. 26TH ST.<br>9TH AVE.<br><br>(MANHATTAN) | CHELSEA PARK<br>W. 26TH ST.<br>TENTH AVE.<br><br>(MANHATTAN) | URBAN RENEWAL<br>W. 90TH ST.<br>W. 91ST ST.<br>COLUMBUS AVE.<br>AMSTERDAM AVE.<br><br>(MANHATTAN) | CROTONA AVE.<br>CROTONA PK. NO.<br>CROSS BRONX<br>EXPRESSWAY<br><br>(BRONX) | W. 25TH ST.<br>W. 24TH ST.<br>SURF AVE.<br>REIGELMANN<br>BOARDWALK<br>(BROOKLYN) | E. 172ND ST.<br>E. 174TH ST.<br>MANOR AVE.<br>HARROD AVE.<br><br>(BRONX) | URBAN RENEWAL<br>E. 27TH ST.<br>NEW ST.<br>E. 28TH ST.<br>FIRST AVE.<br><br>(MANHATTAN) |                                     | 17   |
| 18   | COMPLETION DATE  | 5-31-64   | 4-30-68  | 1-31-65   | 3-31-64   | 6-30-65  | 2-28-66  | 3-31-71   | -                                   | 18   |

# PROJECTS IN FULL OPERATION

## PART III - CITY PROJECTS

| LINE | NYC-8<br>PELHAM<br>PARKWAY   | NYC-9<br>GUN<br>HILL  | NYC-10<br>DYCKMAN   | NYC-11<br>NOSTRAND  | NYC-12<br>GLEN-<br>WOOD   | NYC-13<br>TODT<br>HILL   | NYC-15<br>MARBLE<br>HILL  | NYC-16<br>BOULEVARD   | LINE |
|------|--|---|---|---|---|--|---|---|------|
| 1    | 1,266  | 733   | 1,167   | 1,148   | 1,188   | 502  | 1,682   | 1,441   | 1    |
| 2    | 5,451<br>4.31  | 3,128½<br>4.27  | 5,050<br>4.33   | 4,972<br>4.33   | 5,214<br>4.39   | 2,174<br>4.33  | 7,043½<br>4.19  | 6,071½<br>4.21  | 2    |
| 3    | 3,770  | 2,030   | 3,470   | 3,480   | 3,720   | 1,580  | 4,710   | 3,700   | 3    |
| 4    | 23   | 6   | 7   | 16  | 20  | 7  | 11  | 18  | 4    |
| 5    | 6  | 13-14   | 14  | 6   | 6   | 6  | 14-15   | 6-14  | 5    |
| 6    | 1,034,160<br>23.8  | 345,256<br>7.9  | 613,884<br>14.1   | 1,036,600<br>23.8   | 975,095<br>22.4   | 581,056<br>13.3  | 724,809<br>16.6   | 1,127,650<br>25.9   | 6    |
| 7    | 967,252<br>22.2  | 314,070<br>7.2  | 570,318<br>13.1   | 1,036,600<br>23.8   | 915,230<br>21.0   | 532,084<br>12.2  | 652,495<br>15.0   | 1,127,650<br>25.9   | 7    |
| 8    | 184,875  | 54,684  | 80,457  | 177,223   | 183,856   | 79,116   | 111,631   | 170,051   | 8    |
| 9    | 10,665,277   | 6,221,645   | 9,780,114   | 9,377,365   | 10,242,805  | 4,454,900  | 13,300,359  | 12,141,094  | 9    |
| 10   | 17.9   | 15.8  | 13.1  | 17.1  | 18.9  | 13.6   | 15.4  | 15.1  | 10   |
| 11   | 158  | 257   | 246   | 146   | 166   | 119  | 284   | 143   | 11   |
| 12   | \$1,242,294<br>1.40  | \$497,128<br>1.52   | \$1,688,147<br>2.83   | \$448,278<br>.50  | \$237,027<br>.32  | \$32,013<br>.05  | \$2,104,030<br>2.75   | \$358,056<br>.36  | 12   |
| 13   | \$11,902,971<br>2,184  | \$6,378,671<br>2,039  | \$9,289,102<br>1,839  | \$10,768,769<br>2,166   | \$10,513,941<br>2,016   | \$5,332,735<br>2,453   | \$12,013,574<br>1,706   | \$11,207,671<br>1,846   | 13   |
| 14   | \$2,150,488<br>395   | \$1,833,487<br>586  | \$3,225,666<br>639  | \$2,600,747<br>523  | \$2,156,165<br>414  | \$1,144,407<br>526   | \$3,764,451<br>534  | \$2,079,711<br>343  | 14   |
| 15   | \$15,295,753<br>2,806  | \$8,709,286<br>2,784  | \$14,202,915<br>2,812   | \$13,817,794<br>2,779   | \$12,907,133<br>2,475   | \$6,509,155<br>2,994   | \$17,882,055<br>2,539   | \$13,645,438<br>2,247   | 15   |
| 16   | \$25.81  | \$26.10   | \$26.74   | \$25.53   | \$26.04   | \$25.32  | \$27.36   | \$25.13   | 16   |
| 17   | PELHAM PARKWAY<br>WALLACE AVE.<br>WILLIAMSBRIDGE RD.<br>MACE AVE.<br>(BRONX) | HOLLAND AVE.<br>WHITE PL. RD.<br>GUN HILL RD.<br>MAGENTA ST.<br>(BRONX) | DYCKMAN ST.<br>NAGLE AVE.<br>W. 204TH ST.<br>10TH AVE.<br>(MANHATTAN) | AVENUE "V"<br>BRAGG ST.<br>AVENUE "X"<br>BATCHELDER ST.<br>(BROOKLYN) | EAST 56TH ST.<br>FARRAGUT RD.<br>RALPH AVE.<br>AVENUE "H"<br>(BROOKLYN) | MANOR RD.<br>SCHMIDT'S LANE<br>LAGUARDIA AVE.<br>WESTWOOD AVE.<br>(RICHMOND) | EXTERIOR ST.<br>W. 225TH ST.<br>& BWAY.<br>W. 230TH ST.<br>(MAN. & BX.) | LINDEN BLVD.<br>ASHFORD ST.<br>HENDRIX ST.<br>WORTHMAN AVE.<br>(BROOKLYN) | LINE |
| 18   | 6-30-50  | 11-30-50  | 4-25-51   | 12-14-50  | 7-14-50   | 6-1-50   | 3-3-52  | 3-22-51   | 18   |

**PROJECTS IN FULL OPERATION**

| PART III - CITY PROJECTS |                                 |   |   |   |  | PART IV - CITY PROJECTS |  |   |  |      |
|--------------------------|---------------------------------|---|---|---|--|-------------------------|--|---|--|------|
| LINE                     | PROJECT DATA                    | NYC-17  | NYC-18  | NYC-19  | NYC-22   | TOTAL OPER.             | NYC-23   | NYC-24  | NYC-25   | LINE |
|                          |                                 | PARKSIDE  | ARVERNE   | GEN. CHARLES<br>W. BERRY  | POMONOK  | CITY III<br>12 PROJECTS | LINDEN   | BAY<br>VIEW   | CONEY<br>ISLAND  |      |
| 1                        | NUMBER OF APARTMENTS            | 879   | 418   | 506   | 2,071  | 13,001                  | 1,586  | 1,610   | 534  | 1    |
| 2                        | NO. OF RENTAL ROOMS             | 3,712½  | 1,771   | 2,129   | 8,847½   | 55,564½                 | 7,311  | 7,314   | 2,442  | 2    |
|                          | AVERAGE NO. OF R/R PER APT.     | 4.22  | 4.24  | 4.21  | 4.27   | 4.27                    | 4.61   | 4.54  | 4.57   |      |
| 3                        | POPULATION (Estimated)          | 2,390   | 1,200   | 1,530   | 6,140  | 37,720                  | 5,240  | 5,370   | 1,670  | 3    |
| 4                        | RESIDENTIAL BUILDINGS           | 14  | 7   | 8   | 35   | 172                     | 19   | 23  | 5  | 4    |
| 5                        | NUMBER OF STORIES               | 6-7-14-15   | 6   | 6   | 3-7-8  | -                       | 8-14   | 8   | 14   | 5    |
| 6                        | TOTAL AREA - Sq. Ft.            | 485,455   | 354,220   | 604,913   | 2,264,336  | 10,147,434              | 1,324,947  | 1,481,844   | 298,874  | 6    |
|                          | Acres                           | 11.1  | 8.1   | 13.9  | 52.0   | 232.9                   | 30.4   | 34.0  | 6.9  |      |
| 7                        | NET PROJECT AREA - Sq. Ft.      | 453,178   | 310,500   | 511,178   | 2,108,832  | 9,499,387               | 1,324,947  | 1,438,244   | 239,429  | 7    |
|                          | (Excluding Park) Acres          | 10.4  | 7.1   | 11.8  | 48.4   | 218.1                   | 30.4   | 33.0  | 5.5  |      |
| 8                        | ALL BUILDING COVERAGE - Sq. Ft. | 96,415  | 66,101  | 77,152  | 369,627  | 1,651,188               | 173,020  | 207,305   | 38,119   | 8    |
| 9                        | CUBAGE - Cu. Ft.                | 7,454,500   | 3,931,321   | 4,520,277   | 19,315,843   | 111,405,500             | 14,333,039   | 14,262,296  | 4,912,800  | 9    |
| 10                       | COVERAGE (Line 8÷6) %           | 19.9  | 18.7  | 12.8  | 16.3   | 16.3                    | 13.1   | 14.0  | 12.8   | 10   |
| 11                       | DENSITY (Persons per Acre)      | 215   | 148   | 110   | 118  | 162                     | 172  | 158   | 242  | 11   |
| 12                       | LAND COST (Including Park)      | \$555,286   | \$68,212  | \$88,324  | \$783,816  | \$8,102,611             | \$204,926  | \$155,414   | \$646,511  | 12   |
|                          | Per Sq. Ft. of Priv. Prop.      | 1.39  | .19   | .12   | .30  | .81                     | .18  | .19   | 2.47   |      |
| 13                       | CONSTRUCTION COST               | \$7,690,151   | \$4,043,072   | \$4,853,364   | \$18,023,915   | \$112,017,936           | \$16,111,327   | \$15,251,174  | \$5,090,856  | 13   |
|                          | PER RENTAL ROOM                 | 2,071   | 2,283   | 2,280   | 2,037  | 2,016                   | 2,204  | 2,085   | 2,088  |      |
| 14                       | SITE IMPR. & OTHER COSTS        | \$1,430,879   | \$1,025,991   | \$987,688   | \$2,696,976  | \$25,096,656            | \$3,914,716  | \$4,168,882   | \$1,991,167  | 14   |
|                          | PER RENTAL ROOM                 | 385   | 579   | 464   | 305  | 452                     | 535  | 570   | 815  |      |
| 15                       | DEVELOPMENT COST                | \$9,676,316   | \$5,137,275   | \$5,929,376   | \$21,504,707   | \$145,217,203           | \$20,230,969   | \$19,575,470  | \$7,728,534  | 15   |
|                          | PER RENTAL ROOM                 | 2,606   | 2,901   | 2,785   | 2,431  | 2,613                   | 2,767  | 2,676   | 3,165  |      |
| 16                       | AVERAGE MONTHLY RENT            | \$26.60   | \$25.78   | \$26.28   | \$26.75  | \$26.23                 | \$27.20  | \$29.33   | \$28.54  | 16   |
|                          | PER RENTAL ROOM                 |   |   |   |  |                         |  |   |  |      |
| 17                       | LOCATION                        | ADEF AVE.<br>WHITE PLAINS RD.<br>ARNOW AVE.<br>BRONX PARK E.<br>(BRONX) | ARVERNE BLVD.<br>B. 56TH ST.<br>B. CHANNEL DR.<br>B. 54TH ST.<br>(QUEENS) | RICHMOND RD.<br>DONGAN HILLS AVE.<br>SEAFER AVE.<br>JEFFERSON ST.<br>(RICHMOND) | 71ST AVE.<br>PARSONS BLVD.<br>KISSENA BLVD.<br>65TH AVE.<br>(QUEENS) |                         | VERMONT ST.<br>STANLEY AVE.<br>SCHENCK AVE.<br>COZINE AVE.<br>(BROOKLYN) | SEAVIEW AVE.<br>E. 102ND ST.<br>ROCKAWAY<br>PARKWAY<br>(BROOKLYN) | SURF AVE.<br>W. 32ND ST.<br>BOARDWALK<br>W. 29TH ST.<br>(BROOKLYN) | 17   |
| 18                       | COMPLETION DATE                 | 6-12-51   | 2-28-51   | 10-30-50  | 6-30-52  |                         | 6-30-58  | 5-31-56   | 1-31-57  | 18   |

**PROJECTS IN FULL OPERATION**

**PART IV - CITY PROJECTS**

**PART V - CITY PROJECTS**

| LINE | PART IV - CITY PROJECTS   |  |                                      | PART V - CITY PROJECTS  |   |                                     | GRAND TOTAL<br>CITY III-IV-V<br>19 PROJECTS | GRAND TOTAL<br>OPERATING<br>196 PROJECTS | LINE |
|------|---|--|--------------------------------------|---|---|-------------------------------------|---|--|------|
|      | NYC-26<br>ST. MARY'S<br>PARK  | NYC-33<br>JOHN F.<br>HYLAN   | TOTAL OPER.<br>CITY IV<br>5 PROJECTS | NYC-37<br>GLENMORE<br>PLAZA   | NYC-38<br>WILLIAM O'DWYER<br>GARDENS                                  | TOTAL OPER.<br>CITY V<br>2 PROJECTS |   |  |      |
| 1    | 1,007   | 209  | 4,946                                | 440   | 573   | 1,013                               | 18,960                                      | 155,626                                  | 1    |
| 2    | 4,533½<br>4.50  | 930½<br>4.45   | 22,531<br>4.56                       | 1,704<br>3.87   | 2,256<br>3.94   | 3,960<br>3.91                       | 82,055½<br>4.33                             | 701,063½<br>4.50                         | 2    |
| 3    | 3,090   | 700  | 16,070                               | 1,060   | 1,360   | 2,420                               | 56,210                                      | 529,422                                  | 3    |
| 4    | 6   | 1  | 54                                   | 4   | 6   | 10                                  | 236   | 2,241                                    | 4    |
| 5    | 21  | 19   | -                                    | 10-18-24  | 16  | -                                   | -   | -  | 5    |
| 6    | 588,851<br>13.5   | 77,658<br>1.8  | 3,772,174<br>86.6                    | 181,427<br>4.2  | 276,010<br>6.3  | 457,437<br>10.5                     | 14,377,045<br>330.0                         | 97,250,197<br>2,232.9                    | 6    |
| 7    | 545,801<br>12.5   | 77,658<br>1.8  | 3,626,079<br>83.2                    | 181,427<br>4.2  | 276,010<br>6.3  | 457,437<br>10.5                     | 13,582,903<br>311.8                         | 91,501,035<br>2,100.7                    | 7    |
| 8    | 57,006  | 11,403   | 486,853                              | 24,838  | 34,501  | 59,339                              | 2,197,380                                   | 15,989,176                               | 8    |
| 9    | 8,922,933   | 1,878,400  | 44,309,468                           | 4,024,811   | 5,421,328   | 9,446,139                           | 165,161,107                                 | 1,315,964,819                            | 9    |
| 10   | 9.7   | 14.7   | 12.9                                 | 13.7  | 12.5  | 13.0                                | 15.3  | 16.6                                     | 10   |
| 11   | 229   | 389  | 186                                  | 252   | 216   | 230                                 | 170   | 237                                      | 11   |
| 12   | \$2,208,089<br>4.44   | \$679,301<br>9.09  | \$3,894,241<br>1.14                  | \$1,330,000<br>8.83   | \$1,446,497<br>5.12   | \$2,776,497<br>6.41                 | \$14,773,349<br>1.05                        | \$311,183,277<br>3.56                    | 12   |
| 13   | \$10,308,695<br>2,274   | \$2,599,099<br>2,793   | \$49,361,151<br>2,191                | \$7,197,789<br>4,030  | \$9,454,339<br>3,885  | \$16,652,128<br>3,946               | \$178,031,215<br>2,170                      | \$1,411,597,204<br>2,041                 | 13   |
| 14   | \$3,835,039<br>846  | \$667,208<br>717   | \$14,577,012<br>647                  | \$2,072,211<br>1,160  | \$4,099,164<br>1,684  | \$6,171,375<br>1,463                | \$45,845,043<br>559                         | \$430,509,620<br>623                     | 14   |
| 15   | \$16,351,823<br>3,607   | \$3,945,608<br>4,240   | \$67,832,404<br>3,011                | \$10,600,000<br>5,935   | \$15,000,000<br>6,164   | \$25,600,000<br>6,067               | \$238,649,607<br>2,908                      | \$2,206,641,101<br>3,148                 | 15   |
| 16   | \$30.04   | \$30.57  | \$28.75                              | \$27.79   | \$31.76   | \$29.99                             | \$27.10                                     | -  | 16   |
| 17   | CAULDWELL AVE.<br>E. 156TH ST.<br>WESTCHESTER AVE.<br>TRINITY AVE.<br>(BRONX) | MOORE ST.<br>HUMBOLDT ST.<br>SIEGEL ST.<br>BUSHWICK AVE.<br>(BROOKLYN) | -                                    | PITKIN AVE.<br>GLENMORE AVE.<br>WATKINS ST.<br>POWELL ST.<br>(BROOKLYN) | W. 32ND ST.<br>SURF AVE.<br>W. 35TH ST.<br>MERMAID AVE.<br>(BROOKLYN) | -                                   | -   | -  | 17   |
| 18   | 4-30-59   | 6-30-60  | -                                    | 4-30-68   | 12-31-69  | -                                   | -   | -  | 18   |

# PROJECTS UNDER CONSTRUCTION

## FEDERAL PROJECTS

| LINE | PROJECT DATA   | NY 5-86 (F)   | NY 5-96   |   | NY 5-100  | NY 5-106 (F)   | NY 5-108 (F)  | NY 5-117 (F)  | LINE |
|------|--|---|---|---|---|--|---|---|------|
|      |  | BEACH 41st ST.-<br>BEACH CHANNEL DR.                                    | LEWIS S.<br>DAVIDSON, SR.<br>(J)  | 3033<br>MIDDLETOWN RD.<br>(F)   | SEWARD PARK<br>EXTENSION  | BAILEY AVE.-<br>W. 193rd ST.                         | 108th ST.-<br>62nd DR.  | EAST NEW YORK<br>(Sites 4, 5A, 6,<br>7, 9, 11, 12, 27)*                                 |      |
| 1    | NUMBER OF APARTMENTS                                     | 712   | 175   | 179   | 360   | 233  | 430   | 462   | 1    |
| 2    | NO. OF RENTAL ROOMS                                      | 3,106   | 848½  | 622½  | 1605½   | 990  | 1,811½  | 2,150   | 2    |
|      | AVERAGE NO. OF R/R PER APT.                              | 4.36  | 4.85  | 3.48  | 4.46  | 4.25   | 4.21  | 4.65  |      |
| 3    | POPULATION (Estimated)                                   | 2,300   | 750   | 290   | 1,270   | 730  | 1,290   | 1,759   | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 4   | 1   | 1   | 2   | 1  | 3   | 5   | 4    |
| 5    | NUMBER OF STORIES  | 13  | 8   | 15  | 23  | 19   | 12  | 6   | 5    |
| 6    | TOTAL AREA - Sq. Ft.                                     | 580,000   | 82,967  | 49,309  | 90,637  | 99,606   | 359,923   | 249,250   | 6    |
|      | Acres  | 13.3  | 1.9   | 1.1   | 2.1   | 2.2  | 8.3   | 5.7   |      |
| 7    | NET PROJECT AREA - Sq. Ft.                               | 580,000   | 82,967  | 34,309  | 90,637  | 78,436   | 359,923   | 249,250   | 7    |
|      | (Excluding Park) Acres                                   | 13.3  | 1.9   | .8  | 2.1   | 1.8  | 8.3   | 5.7   |      |
| 8    | ALL BUILDING COVERAGE - Sq. Ft.                          | 66,756  | 24,796  | 10,076  | 23,922  | 13,621   | 53,683  | 89,543  | 8    |
| 9    | CUBAGE - Cu. Ft.   | 6,385,727   | 1,647,000   | 1,078,917   | 3,370,430   | 1,877,893  | 3,673,511   | 5,304,133   | 9    |
| 10   | COVERAGE (Line 8-6) %                                    | 11.5  | 29.9  | 20.4  | 26.3  | 13.7   | 14.9  | 35.9  | 10   |
| 11   | DENSITY (Persons Per Acre)                               | 173   | 395   | 264   | 605   | 332  | 155   | 309   | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$760,910<br>1.31   | \$470,000<br>6.32   | \$187,300<br>2.76   | \$180,000 (D)<br>1.99   | \$547,783<br>5.50                                    | \$2,328,495<br>6.47   | \$1,366,000<br>5.48   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$17,151,308<br>5,522   | \$10,558,559 (E)<br>7,178   |   | \$8,136,408<br>5,068  | \$5,680,195<br>5,738                                 | \$20,206,511<br>11,155  | \$11,198,288<br>5,209   | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$5,443,782<br>1,753  | \$2,444,141 (E)<br>1,662  |   | \$2,468,592<br>1,538  | \$1,708,022<br>1,725                                 | \$3,136,994<br>1,732  | \$3,602,712<br>1,676  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$23,356,000<br>7,520   | \$13,660,000 (E)<br>9,286   |   | \$10,785,000<br>6,718   | \$7,936,000<br>8,016                                 | \$25,672,000<br>14,172  | \$16,167,000<br>7,520   | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED                                | NOT YET<br>DETERMINED   | \$21.29   | 16   |
| 17   | LOCATION   | B. 38TH ST.<br>B. 41ST ST.<br>NORTON AVE.<br>B. CHANNEL DR.<br>(QUEENS) | MODEL CITY<br>PROSPECT AVE.<br>HOME ST.<br>167TH ST.<br>UNION AVE.<br>(BRONX) | ROBERTS AVE.<br>JARVIS AVE.<br>MIDDLETOWN RD.<br>HOBART AVE.<br>(BRONX) | URBAN RENEWAL<br>BROOME ST.<br>NORFOLK ST.<br>GRAND ST.<br>ESSEX ST.<br>(MANHATTAN) | BAILEY AVE.<br>W. 193RD ST.<br>HEATH AVE.<br>(BRONX) | 108TH ST.<br>62ND DR.<br>COLONIAL AVE.<br>HORACE HARDING EXP.<br>(QUEENS) | MODEL CITY<br>BLAKE AVE.<br>SHEFFIELD AVE.<br>DUMONT AVE.<br>HINSDALE ST.<br>(BROOKLYN) | 17   |
| 18   | COMPLETION DATE  | -   | -   | -   | -   | -  | -   | -   | 18   |

28 \*Partially occupied

(D)(E)(F)(J) See page 41 for Explanatory Notes.

## PROJECTS UNDER CONSTRUCTION

## FEDERAL PROJECTS

| LINE | NY 5-120 (F)<br>BEDFORD-<br>STUYVESANT<br>(SITES 3,6,7,69A)*                        | NY 5-121 (J)<br>DR. RAMON E.<br>BETANCES*   | NY 5-124<br>E. 180th ST.-<br>MONTEREY AVE.                               | NY 5-149 (J)<br>CORSI<br>HOUSE   | NY5-151<br>341 E. 70th ST.**   | NY5-166<br>MARCUS GARVEY<br>(GROUP A)   | NY5-178 (F)<br>TWIN PARKS WEST<br>(SITES 1 & 2)  | TOTAL UNDER CONSTR.<br>FED. CONVENTIONAL<br>14 PROJECTS | LINE |
|------|---|---|--|--|--|---|--|---|------|
| 1    | 371   | 309   | 239  | 171  | 150  | 321   | 312  | 4,424   | 1    |
| 2    | 1,802<br>4.86   | 1,424½<br>4.61  | 1,061½<br>4.44   | 555½<br>3.25   | 507½<br>3.38   | 1,542½<br>4.81  | 1,516<br>4.86  | 19,543½<br>4.42   | 2    |
| 3    | 1,540   | 1,180   | 850  | 210  | 230  | 1,343   | 1,330  | 15,072  | 3    |
| 4    | 49  | 13  | 1  | 1  | 1  | 3   | 1  | 86  | 4    |
| 5    | 2-4-6   | 3-4-11-19   | 10   | 16   | 20   | 3-6-13-14   | 9-11-15-16   | -   | 5    |
| 6    | 245,481<br>5.6  | 136,173<br>3.1  | 78,743<br>1.8  | 32,004<br>.8   | 12,553<br>.3   | 142,730<br>3.3  | 159,070<br>3.7   | 2,318,446<br>53.2                                       | 6    |
| 7    | 245,481<br>5.6  | 136,173<br>3.1  | 78,743<br>1.8  | 32,004<br>.8   | 12,553<br>.3   | 142,730<br>3.3  | 159,070<br>3.7   | 2,282,276<br>52.5                                       | 7    |
| 8    | 94,311  | 40,862  | 30,800   | 20,446   | 6,773  | 40,745  | 33,186   | 549,520   | 8    |
| 9    | 4,800,020   | 2,587,665   | 2,072,776  | 1,361,650  | 974,866  | 3,257,257   | 3,411,979  | 41,803,824  | 9    |
| 10   | 38.4  | 30.0  | 39.1   | 63.9   | 54.0   | 28.5  | 20.9   | 23.7  | 10   |
| 11   | 275   | 381   | 472  | 263  | 767  | 407   | 359  | 283   | 11   |
| 12   | \$1,638,000<br>6.67   | \$503,000<br>3.69   | \$217,000<br>3.11  | \$317,870<br>8.57  | \$420,000<br>33.46   | \$160,500(D)<br>1.12  | \$156,000 (D)<br>.98   | \$9,252,858<br>3.56                                     | 12   |
| 13   | \$9,835,304<br>5,458  | \$8,109,509<br>5,693  | \$6,675,330<br>6,289   | \$4,548,864<br>8,189   | \$3,447,953<br>6,794   | \$9,371,939<br>6,076  | \$11,021,895<br>7,270  | \$125,942,063<br>6,444                                  | 13   |
| 14   | \$2,746,696<br>1,524  | \$1,697,491<br>1,192  | \$1,709,670<br>1,611   | \$1,566,266<br>2,820   | \$962,047<br>1,896   | \$2,417,561<br>1,567  | \$2,466,105<br>1,627   | \$32,370,079<br>1,656                                   | 14   |
| 15   | \$14,220,000<br>7,891   | \$10,310,000<br>7,238   | \$8,602,000 (A-1)<br>8,104   | \$6,433,000<br>11,581  | \$4,830,000<br>9,517   | \$11,950,000<br>7,747   | \$13,644,000<br>9,000  | \$167,565,000<br>8,574                                  | 15   |
| 16   | \$20.99   | \$22.51   | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED  | -   | 16   |
| 17   | MODEL CITY<br>CLIFTON PL.<br>MARCY AVE.<br>GATES AVE.<br>BEDFORD AVE.<br>(BROOKLYN) | MODEL CITY<br>BROOK AVE.<br>E. 144TH ST.<br>ST. ANN'S AVE.<br>E. 143RD ST.<br>(BRONX) | E. 180TH ST.<br>E. 181ST ST.<br>LAFONTAINE AVE.<br>QUARRY RD.<br>(BRONX) | E. 116TH ST.<br>E. 117TH ST.<br>FIRST AVE.<br>SECOND AVE.<br>(MANHATTAN) | E. 70TH ST.<br>FIRST AVE.<br>E. 71ST ST.<br>SECOND AVE.<br>(MANHATTAN) | U.R.A. & MODEL CITY<br>E. N.Y. AVE<br>AMBOY ST.<br>PITKIN AVE.<br>STRAUSS ST.<br>(BROOKLYN) | URBAN RENEWAL<br>WEBSTER AVE.<br>E. 182ND ST.<br>TIEBOUT AVE.<br>E. 184TH ST.<br>(BRONX) | -   | 17   |
| 18   | -   | -   | -  | -  | -  | -   | -  | -   | 18   |

\*Partially occupied

\*\*Construction started 2/20/73

(A-1)(D)(F)(J) See page 41 for Explanatory Notes.

# PROJECTS UNDER CONSTRUCTION

## FEDERAL TURNKEY PROJECTS

| LINE | PROJECT DATA   | NY 5-110<br>FORT INDEPENDENCE ST.-<br>HEATH AVE.   | NY 5-116 (F)<br>BEDFORD-<br>STUYVESANT<br>(SITES 11,12,13,14)                        | NY 5-118 (J)<br>MOTT HAVEN<br>(NEW CONSTR.)<br>(SITES 9,13,18)                         | NY 5-123<br>CONEY ISLAND I<br>(SITES 4 & 5)  | NY 5-132(F)<br>WEEKSVILLE<br>GARDENS   | NY 5-134<br>MOTT HAVEN<br>(REHAB.)<br>(SITES 9,13,18)                                  | LINE |
|------|--|--|--|--|--|--|--|------|
| 1    | NUMBER OF APARTMENTS                                     | 344  | 248  | 175  | 376  | 257  | 132  | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 1,524½<br>4.43   | 1,277<br>5.15  | 859<br>4.91  | 1,885<br>5.01  | 1,296<br>5.04  | 665½<br>5.04   | 2    |
| 3    | POPULATION (Estimated)                                   | 1,120  | 1,190  | 760  | 1,710  | 1,190  | 610  | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 1  | 5  | 4  | 1  | 2  | 7  | 4    |
| 5    | NUMBER OF STORIES  | 21   | 4  | 4-6  | 11-13-15-17  | 4  | 5-6  | 5    |
| 6    | TOTAL AREA-Sq. Ft.<br>Acres                              | 149,152<br>3.4   | 162,118<br>3.7   | 105,015<br>2.4   | 187,318<br>4.3   | 141,365<br>3.3   | 49,767<br>1.1  | 6    |
| 7    | NET PROJECT AREA-Sq. Ft.<br>(Excluding Park) Acres       | 149,152<br>3.4   | 162,118<br>3.7   | 105,015<br>2.4   | 187,318<br>4.3   | 141,365<br>3.3   | 49,767<br>1.1  | 7    |
| 8    | ALL BUILDING COVERAGE-Sq. Ft.                            | 25,162   | 67,372   | 43,313   | 38,750   | 63,228   | 28,692   | 8    |
| 9    | CUBAGE-Cu. Ft.   | 3,321,343  | 3,123,424  | 2,393,548  | 4,017,326  | 2,929,695  | 2,677,414  | 9    |
| 10   | COVERAGE (Line 8-6) %                                    | 16.9   | 41.6   | 41.2   | 20.7   | 44.7   | 57.7   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 32 <sup>o</sup>  | 322  | 317  | 398  | 361  | 555  | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | Acquisition<br>Cost \$9,775,907<br>Other Costs 619,093<br>Total \$10,395,000<br>6,819    | Acquisition<br>Cost \$7,412,000<br>Other Costs 430,000<br>Total \$7,842,000<br>6,141 | Acquisition<br>Cost \$5,742,500<br>Other Costs 428,500<br>Total \$6,171,000<br>7,184   | Acquisition (D)<br>Cost \$14,131,000<br>Other Costs 859,000<br>Total \$14,990,000<br>7,952 | Acquisition<br>Cost \$7,400,000<br>Other Costs 437,000<br>Total \$7,837,000<br>6,047 | Acquisition<br>Cost \$3,451,000<br>Other Costs 264,000<br>Total \$3,715,000<br>5,582   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     |  |  |  |  |  |  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              |  |  |  |  |  |  | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      |  |  |  |  |  |  | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | 16   |
| 17   | LOCATION   | FT. INDEPENDENCE ST.<br>HEATH AVE.<br>BAILEY PL.<br>BAILEY AVE.<br>SUMMIT PL.<br>(BRONX) | MODEL CITY<br>GREENE AVE.<br>GATES AVE.<br>TOMPKINS AVE.<br>MARCY AVE.<br>(BROOKLYN) | MODEL CITY<br>136TH ST.<br>140TH, 144TH STS.<br>JACKSON AVE.<br>WILLIS AVE.<br>(BRONX) | URBAN RENEWAL<br>MERMAID AVE.<br>W. 25TH ST.<br>SURF AVE.<br>W. 28TH ST.<br>(BROOKLYN)     | MODEL CITY<br>PACIFIC ST.<br>SCHENECTADY AVE.<br>DEAN ST.<br>TROY AVE.<br>(BROOKLYN) | MODEL CITY<br>136TH ST.<br>140TH, 144TH STS.<br>JACKSON AVE.<br>WILLIS AVE.<br>(BRONX) | 17   |
| 18   | COMPLETION DATE  | -  | -  | -  | -  | -  | -  | 18   |

(D) (F) (J) See page 41 for Explanatory Notes.



**PROJECTS UNDER CONSTRUCTION**

**FEDERAL TURNKEY PROJECTS**

| LINE | NY 5-135 (J)<br>MOTT HAVEN<br>(NEW CONSTR.)<br>(SITES 4,5,9)                          | NY 5-136<br>MOTT HAVEN<br>(REHAB.)<br>(SITES 4,5,9)                                   | NY 5-137<br>LIHFE<br>TOWER                                      | NY 5-138<br>1162-1176<br>WASHINGTON AVE.<br>(REHAB.)                     | NY 5-141 (F)<br>TAYLOR ST.<br>WYTHE AVE.                            | NY 5-154<br>E. 152nd ST.<br>COURTLANDT AVE.   | NY 5-157<br>CONEY ISLAND I<br>(SITE 8)   | NY 5-161<br>CONEY ISLAND I<br>(SITE 1B)  | LINE |
|------|---|---|---|--|---|---|--|--|------|
| 1    | 282   | 166   | 216   | 66   | 525   | 221   | 125  | 193  | 1    |
| 2    | 1,370<br>4.86   | 817½<br>4.92  | 732<br>3.39   | 302½<br>4.58   | 2,485½<br>4.73  | 926½<br>4.19  | 632½<br>5.06   | 962<br>4.98  | 2    |
| 3    | 1,190   | 720   | 300   | 250  | 2,100   | 650   | 580  | 880  | 3    |
| 4    | 8   | 11  | 1   | 4  | 5   | 2   | 1  | 1  | 4    |
| 5    | 3-4-6   | 5-6   | 12  | 6  | 7-11-12   | 11-14   | 8-11-14  | 11-18  | 5    |
| 6    | 189,526<br>4.4  | 45,308<br>1.0   | 51,873<br>1.2   | 18,987<br>4  | 183,100<br>4.2  | 63,175<br>1.5   | 61,483<br>1.4  | 93,061<br>2.1  | 6    |
| 7    | 189,526<br>4.4  | 45,308<br>1.0   | 51,873<br>1.2   | 18,987<br>4  | 183,100<br>4.2  | 63,175<br>1.5   | 61,483<br>1.4  | 93,061<br>2.1  | 7    |
| 8    | 74,343  | 35,170  | 11,294  | 12,231   | 57,205  | 21,301  | 11,970   | 14,078   | 8    |
| 9    | 3,694,403   | 2,021,785   | 1,325,412   | 851,926  | 5,051,383   | 1,801,668   | 1,187,936  | 1,876,990  | 9    |
| 10   | 39.2  | 77.6  | 21.8  | 64.4   | 31.2  | 33.7  | 19.5   | 15.1   | 10   |
| 11   | 270   | 720   | 250   | 625  | 500   | 433   | 414  | 419  | 11   |
| 12   |   |   |   |  |   |   |  |  | 12   |
| 13   | Acquisition<br>Cost \$9,425,000<br>Other Costs 713,000                                | Acquisition<br>Cost \$4,039,000<br>Other Costs 431,000                                | Acquisition<br>Cost \$5,564,000<br>Other Costs 316,000          | Acquisition<br>Cost \$2,095,000<br>Other Costs 114,000                   | Acquisition (D)<br>Cost \$19,002,000<br>Other Costs 867,000         | Acquisition (D)<br>Cost \$7,483,500<br>Other Costs 431,500                                  | Acquisition (D)<br>Cost \$4,458,400<br>Other Costs 346,600                             | Acquisition (D)<br>Cost \$6,537,500<br>Other Costs 447,500                             | 13   |
| 14   |   |   |   |  |   |   |  |  | 14   |
| 15   | Total \$10,138,000<br>(A-2) 7,393   | Total \$4,470,000<br>5,468  | Total \$5,880,000<br>8,033                                      | Total \$2,209,000<br>(A-2) 7,302   | Total \$19,869,000<br>7,994   | Total \$7,915,000<br>8,542  | Total \$4,805,000<br>7,597   | Total \$6,985,000<br>7,261   | 15   |
| 16   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED   | NOT YET<br>DETERMINED  | NOT YET<br>DETERMINED  | 16   |
| 17   | MODEL CITY<br>E. 143RD ST.<br>E. 147TH ST.<br>WILLIS AVE.<br>ST. ANN'S ST.<br>(BRONX) | MODEL CITY<br>E. 143RD ST.<br>E. 147TH ST.<br>WILLIS AVE.<br>ST. ANN'S ST.<br>(BRONX) | 170TH ST.<br>172ND ST.<br>JAMAICA AVE.<br>93RD AVE.<br>(QUEENS) | E. 167TH ST.<br>E. 168TH ST.<br>THIRD AVE.<br>WASHINGTON AVE.<br>(BRONX) | URBAN RENEWAL<br>WYTHE AVE.<br>CLYMER ST.<br>ROSS ST.<br>(BROOKLYN) | URBAN RENEWAL<br>E. 151ST ST.<br>E. 153RD ST.<br>COURTLANDT AVE.<br>MELROSE AVE.<br>(BRONX) | URBAN RENEWAL<br>W. 35TH ST.<br>W. 36TH ST.<br>SURF AVE.<br>MERMAID AVE.<br>(BROOKLYN) | URBAN RENEWAL<br>W. 20TH ST.<br>W. 21ST ST.<br>SURF AVE.<br>MERMAID AVE.<br>(BROOKLYN) | 17   |
| 18   |   |   |   |  |   |   |  |  | 18   |

(A-2)(D)(F)(J) See page 41 for Explanatory Notes.

**PROJECTS UNDER CONSTRUCTION**

**FEDERAL TURNKEY PROJECTS**

| LINE | PROJECT DATA   | NY 5-169 (J)<br>EAST NEW YORK<br>(SITES 17,24,25A)                                      | NY 5-173<br>EAST HARLEM<br>TRIANGLE  | NY 5-175<br>BORIQUEN<br>PLAZA  | NY 5-177<br>CENTRAL BROOKLYN<br>(SITES 67E,110A,110B)                                     | NY 5-180<br>W. TREMONT AVE.-<br>SEOGWICK AVE.  | LINE                  |
|------|--|---|--|--|---|--|-----------------------|
| 1    | NUMBER OF APARTMENTS                                     | 167   | 189  | 509  | 369   | 148  | 1                     |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 775<br>4.64   | 847½<br>4.48   | 2,383½<br>4.68   | 1,971½<br>5.34  | 501½<br>3.39   | 2                     |
| 3    | POPULATION (Estimated)                                   | 640   | 660  | 1,990  | 1,910   | 210  | 3                     |
| 4    | RESIDENTIAL BUILDINGS                                    | 3   | 1  | 8  | 4   | 1  | 4                     |
| 5    | NUMBER OF STORIES  | 6   | 8  | 7  | 12-15   | 11   | 5                     |
| 6    | TOTAL AREA-Sq. Ft.<br>Acres                              | 80,525<br>1.8   | 64,945<br>1.5  | 250,875<br>5.8   | 197,460<br>4.5  | 36,563<br>.8   | 6                     |
| 7    | NET PROJECT AREA-Sq. Ft.<br>(Excluding Park) Acres       | 80,525<br>1.8   | 64,945<br>1.5  | 250,875<br>5.8   | 197,460<br>4.5  | 36,563<br>.8   | 7                     |
| 8    | ALL BUILDING COVERAGE-Sq. Ft.                            | 27,159  | 22,776   | 96,902   | 35,835  | 9,609  | 8                     |
| 9    | CUBAGE-Cu. Ft.   | 2,001,480   | 1,802,766  | 4,544,080  | 3,773,574   | 982,251  | 9                     |
| 10   | COVERAGE (Line 8÷6) %                                    | 33.7  | 35.1   | 38.6   | 18.1  | 26.3   | 10                    |
| 11   | DENSITY (Persons per Acre)                               | 356   | 440  | 343  | 424   | 263  | 11                    |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | Acquisition<br>Cost \$5,015,000<br>Other Costs 258,000<br>Total \$5,273,000<br>6.804    | Acquisition (D)<br>Cost \$5,680,000<br>Other Costs 300,000<br>Total \$5,980,000<br>(A-2) 7.056 | Acquisition (D)<br>Cost \$13,641,352<br>Other Costs 753,648<br>Total \$14,395,000<br>6.039 | Acquisition<br>Cost \$14,036,000<br>Other Costs 804,000<br>Total \$14,840,000<br>7.527    | Acquisition<br>Cost \$4,107,055<br>Other Costs 222,945<br>Total \$4,330,000<br>8.634 | 12                    |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     |   |  |  |   |  | 13                    |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              |   |  |  |   |  | 14                    |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      |   |  |  |   |  | 15                    |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  |   |  |  |   |  | NOT YET<br>DETERMINED |
| 17   | LOCATION   | MODEL CITY<br>SUTTER AVE.<br>BLAKE AVE.<br>SHEFFIELD AVE.<br>ALABAMA AVE.<br>(BROOKLYN) | URBAN RENEWAL<br>E. 128TH ST.<br>E. 129TH ST.<br>LEXINGTON AVE.<br>PARK AVE.<br>(MANHATTAN)    | URBAN RENEWAL<br>MANHATTAN AVE.<br>BORUM ST.<br>BUSHWICK AVE.<br>VARET ST.<br>(BROOKLYN)   | MODEL CITY<br>ST. MARKS PL.<br>STERLING PL.<br>HOWARD AVE.<br>SARATOGA AVE.<br>(BROOKLYN) | W. TREMONT AVE.<br>MONTGOMERY AVE.<br>PALISADE PL.<br>SEDGWICK AVE.<br>(BRONX)       | 17                    |
| 18   | COMPLETION DATE  |   |  |  |   |  | 18                    |

(A-2) (D) (J) See page 41 for Explanatory Notes.

**PROJECTS UNDER CONSTRUCTION**

| FEDERAL TURNKEY PROJECTS |   |  |  | STATE   |   |   |      |
|--------------------------|---|--|--|---|---|---|------|
| LINE                     | NY 5-185<br>MARIANA<br>BRACETTI PLAZA                       | NY 5-186<br>HESTER ST. -<br>ALLEN ST.*   | TOTAL UNDER CONSTR.<br>FEDERAL TURNKEY<br>21 PROJECTS          | TOTAL UNDER CONSTR.<br>FEDERAL<br>35 PROJECTS | NYS-147 (F)<br>AMSTERDAM<br>ADDITION  | GRAND TOTAL<br>UNDER CONSTR.<br>36 PROJECTS | LINE |
| 1                        | 108   | 107  | 4,923  | 9,347   | 175   | 9,522                                       | 1    |
| 2                        | 545<br>5.05   | 537½<br>5.02   | 23,297<br>4.73   | 42,840½<br>4.58                               | 762½<br>4.36  | 43,603<br>4.58                              | 2    |
| 3                        | 502   | 487  | 19,649   | 34,721  | 560   | 35,281                                      | 3    |
| 4                        | 1   | 1  | 72   | 158   | 1   | 159   | 4    |
| 5                        | 7   | 14   | —  | —   | 27  | —   | 5    |
| 6                        | 44,353<br>1.0   | 39,609<br>9  | 2,215,578<br>50.7  | 4,534,024<br>103.9                            | 40,666<br>9   | 4,574,690<br>104.8                          | 6    |
| 7                        | 25,563<br>.6  | 39,609<br>9  | 2,196,788<br>50.3  | 4,479,064<br>102.8                            | 40,666<br>9   | 4,519,730<br>103.7                          | 7    |
| 8                        | 18,790  | 8,031  | 723,211  | 1,272,731                                     | 17,562  | 1,290,293                                   | 8    |
| 9                        | 1,216,072   | 950,162  | 51,544,638   | 93,348,462                                    | 1,825,587   | 95,174,049                                  | 9    |
| 10                       | 42.4  | 20.3   | 32.6   | 28.1  | 43.2  | 28.2  | 10   |
| 11                       | 502   | 541  | 388  | 334   | 622   | 337   | 11   |
| 12                       | { Acquisition<br>Cost \$4,130,086<br>Other Costs 184,914 }  | { Acquisition (D)<br>Cost \$4,136,500<br>Other Costs 173,500 }                       | { Acquisition<br>Cost \$157,262,800<br>Other Costs 9,401,200 } | \$9,252,858                                   | \$96,250 (D)  | \$9,349,108                                 | 12   |
| 13                       |   |  |  | \$125,942,063                                 | \$6,627,947   | \$132,570,010                               | 13   |
| 14                       |   |  |  | \$32,370,079                                  | \$1,321,803   | \$33,691,882                                | 14   |
| 15                       |   |  |  | \$334,229,000                                 | \$8,046,000   | \$342,275,000                               | 15   |
|                          |   |  |  | 7,802   | 10,552  | 7,850                                       |      |
| 16                       | NOT YET<br>DETERMINED                                       | NOT YET<br>DETERMINED  | —  | —   | NOT YET<br>DETERMINED   | —   | 16   |
| 17                       | E. 3RD ST.<br>AVE. C<br>E. 4TH ST.<br>AVE. B<br>(MANHATTAN) | URBAN RENEWAL<br>GRAND ST.<br>ALLEN ST.<br>HESTER ST.<br>ELDRIDGE ST.<br>(MANHATTAN) | —  | —   | URBAN RENEWAL<br>W. 64TH ST.<br>W. 65TH ST.<br>AMSTERDAM AVE.<br>WEST END AVE.<br>(MANHATTAN) | —   | 17   |
| 18                       | —   | —  | —  | —   | —   | —   | 18   |

\*Construction Started 3/6/73

(D) (F) See page 41 for Explanatory Notes.

**CITY PART IV PROJECTS DEVELOPED AS COOPERATIVES AND SOLD (L)**

| LINE | PROJECT DATA   | NYC-27<br>FRANKLIN<br>PLAZA<br>(FRANKLIN)                                 | NYC-29<br>MASARYK<br>TOWERS<br>(COLUMBIA)                  | NYC-30<br>WOODSTOCK<br>TERRACE<br>(VAN BUREN)           | NYC-31<br>ROSEDALE<br>GARDENS   | NYC-32<br>CEDAR MANOR<br>(BAISLEY<br>GARDENS)     | NYC-34<br>LUNA<br>PARK  | NYC-35<br>VILLAGE<br>VIEW<br>(ROOSEVELT)                        | NYC-36<br>GOUVERNEUR<br>GARDENS<br>(SIMKHOVITCH)           | TOTAL<br>8<br>PROJECTS | LINE |
|------|--|---|--|---|---|---|---|---|--|------------------------|------|
| 1    | NUMBER OF APARTMENTS                                     | 1,635   | 1,109  | 320   | 408   | 216   | 1,576   | 1,236   | 782  | 7,282                  | 1    |
| 2    | NO. OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT.       | 7,349½<br>4.50  | 5,090½ (K)<br>4.59   | 1,604 (K)<br>5.01                                       | 1,888<br>4.63   | 982½<br>4.55                                      | 7,338<br>4.66   | 5,569 (K)<br>4.51   | 3,354 (K)<br>4.29  | 33,175½<br>4.56        | 2    |
| 3    | POPULATION (Estimated)                                   | 6,130   | 3,810  | 1,250   | 1,620   | 830   | 6,350   | 3,880   | 2,440  | 26,310                 | 3    |
| 4    | RESIDENTIAL BUILDINGS                                    | 14  | 4  | 2   | 4   | 3   | 5   | 7   | 6  | 45                     | 4    |
| 5    | NUMBER OF STORIES  | 20  | 21   | 18  | 15  | 8   | 20  | 16-21   | 21   | -                      | 5    |
| 6    | TOTAL AREA -Sq. Ft.<br>Acres                             | 596,202<br>13.7   | 381,888<br>8.8   | 130,000<br>2.5  | 333,809<br>7.7  | 237,908<br>5.5                                    | 1,241,082<br>28.5   | 361,675<br>8.3  | 289,677<br>6.6   | 3,572,241<br>81.6      | 6    |
| 7    | NET PROJECT AREA -Sq. Ft.<br>(Excluding Park) Acres      | 571,210<br>13.1   | 361,865<br>8.3   | 130,000<br>2.5  | 333,809<br>7.7  | 237,908<br>5.5                                    | 1,163,551<br>26.7   | 349,738<br>8.1  | 289,677<br>6.6   | 3,437,758<br>78.5      | 7    |
| 8    | ALL BUILDING COVERAGE -Sq. Ft.                           | 131,350   | 69,358   | 17,475  | 27,568  | 28,311  | 142,507   | 74,570  | 45,158   | 536,297                | 8    |
| 9    | CUBAGE -Cu. Ft.  | 15,440,744  | 10,743,208   | 2,988,195   | 3,586,268   | 2,080,205   | 15,589,794  | 10,874,597  | 7,072,530  | 68,375,541             | 9    |
| 10   | COVERAGE (Line 8÷6) %                                    | 22.0  | 18.2   | 13.4  | 8.3   | 11.9  | 11.5  | 20.6  | 15.6   | 15.0                   | 10   |
| 11   | DENSITY (Persons per Acre)                               | 447   | 433  | 500   | 210   | 151   | 223   | 467   | 370  | 322                    | 11   |
| 12   | LAND COST (Including Park)<br>Per Sq. Ft. of Priv. Prop. | \$5,390,676<br>10.42  | \$4,108,244<br>12.57                                       | \$801,721<br>7.08                                       | \$208,038<br>.64  | \$64,509<br>.39                                   | \$1,455,600<br>1.42   | \$5,346,841<br>15.30  | \$2,908,518<br>10.77                                       | \$20,284,147<br>6.06   | 12   |
| 13   | CONSTRUCTION COST<br>PER RENTAL ROOM                     | \$20,145,421<br>2,741   | \$14,756,529<br>2,899                                      | \$4,115,613<br>2,566                                    | \$4,763,784<br>2,523  | \$3,083,179<br>3,138                              | \$19,755,116<br>2,692   | \$13,865,680<br>2,490   | \$10,024,994<br>2,989                                      | \$90,510,316<br>2,728  | 13   |
| 14   | SITE IMPR. & OTHER COSTS<br>PER RENTAL ROOM              | \$5,102,497<br>694  | \$8,530,417<br>1,676                                       | \$957,555<br>597  | \$1,412,009<br>748  | \$1,032,813<br>1,051                              | \$4,348,649<br>593  | \$4,029,494<br>724  | \$2,991,627<br>892   | \$28,405,061<br>856    | 14   |
| 15   | DEVELOPMENT COST<br>PER RENTAL ROOM                      | \$30,638,594<br>4,169   | \$27,395,190<br>5,382                                      | \$5,874,889<br>3,663                                    | \$6,383,831<br>3,381  | \$4,180,501<br>4,255                              | \$25,559,365<br>3,483   | \$23,242,015<br>4,173   | \$15,925,139<br>4,748                                      | \$139,199,524<br>4,196 | 15   |
| 16   | AVERAGE MONTHLY RENT<br>PER RENTAL ROOM                  | Rents established by Cooperatives subject to approval by City of New York |  |   |   |   |   |   |  |                        | 16   |
| 17   | LOCATION   | FIRST AVE.<br>E. 106TH ST.<br>THIRD AVE.<br>E. 109TH ST.<br>(MANHATTAN)   | STANTON ST.<br>COLUMBIA ST.<br>DELANCEY ST.<br>(MANHATTAN) | E. 161ST ST.<br>TRINITY AVE.<br>E. 163RD ST.<br>(BRONX) | BRUCKNER BLVD.<br>TAYLOR AVE.<br>STORY AVE.<br>ROSEDALE AVE.<br>(BRONX) | FOCH BLVD.<br>157TH ST.<br>116TH AVE.<br>(QUEENS) | SURF AVE.<br>STILLWELL AVE.<br>NEPTUNE AVE.<br>W. 8TH ST.<br>(BROOKLYN) | 1ST AVE.<br>E. 2ND ST.<br>E. 6TH ST.<br>AVE. "A"<br>(MANHATTAN) | MONTGOMERY ST.<br>HENRY ST.<br>F.D.R. DRIVE<br>(MANHATTAN) | -                      | 17   |
| 18   | COMPLETION DATE  | 11-30-62  | 7-31-67  | 2-28-63   | 2-28-62   | 2-28-62   | 1-31-62   | 12-31-64  | 11-30-64   |                        | 18   |

**FEDERAL PROJECTS UNDER ANNUAL CONTRIBUTIONS CONTRACT  
PRE-CONSTRUCTION STAGE**

| <b>PROJECT NUMBER</b>        | <b>PROJECT NAME</b>                                      | <b>NO. OF APTS.</b> | <b>ARCHITECT</b>                            | <b>LOCATION</b>   |
|------------------------------|--|---------------------|---|---|
| <b>CONVENTIONAL PROJECTS</b> |  |                     |   |   |
| NY 5-97                      | MEEKER AVE.—<br>NORTH HENRY ST. AREA                     | 112                 | E.N. TURANO                                 | NORTH HENRY, HERBERT & MONITOR STS., MEEKER AVE.<br>(BROOKLYN)  |
| NY 5-111                     | BARUCH HOUSES ADDITION                                   | 196                 | POMERANCE & BREINES                         | COLUMBIA ST., BARUCH HOUSES (MANHATTAN)                         |
|                              | Total-Conventional Projects                              | <u>308</u>          |   |   |
| <b>PROJECT NUMBER</b>        | <b>PROJECT NAME</b>                                      | <b>NO. OF APTS.</b> | <b>DEVELOPER</b>                            | <b>LOCATION</b>   |
| <b>TURNKEY PROJECTS</b>      |  |                     |   |   |
| NY 5-107                     | CLINTON ST.—SOUTH ST.<br>(TWO BRIDGES U.R.A.)            | 250                 | RADDOCK CONSTRUCTION<br>CORP.               | CLINTON, SOUTH, CHERRY & MONTGOMERY<br>STS. (MANHATTAN)         |
| NY 5-168                     | CLINTON URBAN RENEWAL<br>(Sites A & B)                   | 496                 | BUILDING SYSTEMS<br>• HOUSING CORPORATION   | W. 54TH & W. 56TH STS., TENTH &<br>ELEVENTH AVES. (MANHATTAN)   |
| NY 5-171                     | E.N.Y.—CITY LINE I<br>(SCATTERED SITES)                  | 66                  | COALITION HOUSING<br>FOUNDATION             | DUMONT, FOUNTAIN, & MILFORD AVES.,<br>LINDEN BLVD. (BROOKLYN)   |
| NY 5-179                     | RANDALL AVE.—BALCOM AVE.                                 | 342                 | JERENE ENTERPRISES, INC.                    | RANDALL, BALCOM, SCHLEY, & BUTTRICK AVES. (BRONX)               |
| NY 5-189                     | ATLANTIC AVE.—CARLTON AVE.<br>(ATLANTIC TERMINAL U.R.A.) | 300                 | ATLANTIC TERMINAL<br>DEVELOPMENT CORP.      | CLERMONT, ATLANTIC, & CARLTON AVES.,<br>FULTON ST. (BROOKLYN)   |
| NY 5-190                     | E. 161ST ST.—PARK AVE.<br>(MORRISANIA U.R.A.)            | 1,028               | URBAN UNIVERSAL STRUC-<br>TURES OF NEW YORK | PENN CENTRAL RAILROAD, 156TH &<br>163RD STS., PARK AVE. (BRONX) |
| NY 5-191                     | LEAVITT ST.—34TH AVE.                                    | 83                  | LEAVITT STREET<br>REALTY CORP.              | LEAVITT & UNION STS., 34TH AVE.,<br>34TH RD. (QUEENS)           |
| NY 5-192                     | W. 91ST ST.—COLUMBUS AVE.<br>(WEST SIDE U.R.A., Site 30) | 160                 | WEST SIDE<br>REHABILITATION CORP.           | W. 90TH & W. 91ST STS., COLUMBUS AVE.<br>(MANHATTAN)            |
|                              | Total-Turnkey Projects                                   | <u>2,725</u>        |   |   |
|                              | <b>TOTAL</b>   | <u><u>3,033</u></u> |   |   |

**SUMMARY OF PUBLIC HOUSING PROJECTS  
BUILT OR OPERATED BY NEW YORK CITY HOUSING AUTHORITY**

| PROJECT DATA                                | PROJECTS<br>IN FULL<br>OPERATION (a) | PROJECTS<br>UNDER<br>CONSTRUCTION | PROJECTS<br>DEVELOPED AS<br>COOPERATIVES | PROJECTS IN<br>PRE-CONSTRUCTION<br>STAGE | TOTAL (a)              |
|---|--------------------------------------|-----------------------------------|--|--|------------------------|
| NUMBER OF PROJECTS                          | 196                                  | 36                                | 8  | 10                                       | 250                    |
| NUMBER OF APARTMENTS                        | 155,626                              | 9,522                             | 7,282                                    | 3,033                                    | 175,463                |
| NUMBER OF RENTAL ROOMS                      | 701,063½                             | 43,603                            | 33,175½                                  | 13,394                                   | 791,236                |
| AVERAGE NUMBER OF<br>RENTAL ROOMS PER APT.  | 4.50                                 | 4.58                              | 4.56                                     | 4.42                                     | 4.51                   |
| POPULATION ( <i>Estimated</i> )             | 529,422                              | 35,281                            | 26,310                                   | 10,597                                   | 601,610                |
| NUMBER OF RESIDENTIAL BUILDINGS             | 2,241                                | 159                               | 45                                       | 47                                       | 2,492                  |
| TOTAL AREA-- <i>Sq. Ft.</i><br><i>Acres</i> | 97,250,197<br>2,232.9                | 4,574,690<br>104.8                | 3,572,241<br>81.6                        | 1,056,445<br>24.3                        | 106,453,573<br>2,443.6 |
| ALL BUILDING COVERAGE-- <i>Sq. Ft.</i>      | 15,989,176                           | 1,290,293                         | 536,297                                  | 245,076                                  | 18,060,842             |
| COVERAGE--%                                 | 16.6                                 | 28.2                              | 15.0                                     | 23.2                                     | 17.0                   |
| DENSITY ( <i>Persons Per Acre</i> )         | 237                                  | 337                               | 322                                      | 436                                      | 246                    |

(a) These figures do not include:

1. Leasing Program: The Consolidated Annual Contributions Contract with the Department of Housing and Urban Development has been amended to provide for leasing by the Authority under Section 23 of the U.S. Housing Act of 5,539 apartments in privately owned and operated buildings. As of December 31, 1972 the Authority had in effect leases for 2,987 such apartments, all of which were occupied.
2. Lavanburg Homes: Donated to the City of New York by Lavanburg Foundations and accepted by the Board of Estimate on September 27, 1956. At the present time, the Henry Street Settlement is operating the Urban Life Center at Lavanburg Homes as a Temporary Emergency Family Residence.

**PROJECTS IN PLANNING NOT UNDER ANNUAL CONTRIBUTIONS CONTRACT  
DESIGN FUNDS ADVANCED BY CITY OF NEW YORK**

| <b>SITE DESIGNATION</b>                            | <b>NO. OF APTS.</b> | <b>ARCHITECT</b>                                    | <b>LOCATION</b>   |
|--|---------------------|---|---|
| MILLBANK-FRAWLEY (F,M)<br>(SITE 17)                | 28                  | GEORGE J. MELTZER                                   | FIFTH & MADISON AVES., E. 119TH ST. (MANHATTAN)                                   |
| CATHEDRAL PARKWAY (F)<br>(SITES 6 & 7)             | 72                  | WOODS, WEINTRAUB ASSOCIATES<br>AND RYDER ASSOCIATES | BROADWAY, RIVERSIDE DRIVE, W. 115th ST. (MANHATTAN)                               |
| CATHEDRAL PARKWAY (F)<br>(SITE 5)                  | 340                 | WOODS, WEINTRAUB ASSOCIATES<br>AND RYDER ASSOCIATES | CATHEDRAL PARKWAY, CENTRAL PARK WEST, W. 109th ST.,<br>MANHATTAN AVE. (MANHATTAN) |
| TWIN PARKS EAST (C)<br>(SITES 1,5,9)               | 363                 | JOHN M. JOHANSEN                                    | CLINTON & MAPES AVES., E. 181st ST., OAKLAND PL. (BRONX)                          |
| TWIN PARKS EAST (C)<br>(SITE 3)                    | 180                 | MITCHELL/GIURGOLA ASSOCIATES                        | E. 183rd & E. 185th ST., PROSPECT AVE., SOUTHERN BLVD. (BRONX)                    |
| MARCUS GARVEY (F,M)<br>(GROUP C) (SITES 7,7B,8,8B) | 476                 | GBG ASSOCIATES                                      | SUTTER, HOWARD, & PITKIN AVES., LEGION ST. (BROOKLYN)                             |
| MARCUS GARVEY (F,M)<br>(GROUP G) (SITES 17,18,19)  | 432                 | ROGER D. GLASGOW                                    | DUMONT, ROCKAWAY, LIVONIA, & HOPINSON AVES. (BROOKLYN)                            |
| BRONXCHESTER (F)                                   | 222                 | HOBERMAN & WASSERMAN                                | E. 156th ST., ST. ANN'S AVE., P.S. #38 (BRONX)                                    |
| E. 14th ST.-AVE. B (C)                             | 536                 | CASTRO-BLANCO<br>PISCIONIERI & FEDER                | E. 12th & E. 14th STS., AVENUE B, AVENUE C (MANHATTAN)                            |
| BUSHWICK I (C)<br>(BROADWAY-FURMAN)                | 191                 | IFILL, JOHNSON, HANCHARD                            | GRANITE & ABERDEEN STS., BUSHWICK AVE., BROADWAY<br>(BROOKLYN)                    |
| BEDFORD-STUYVESANT (M)<br>(SITE 60)                | 251                 | KNAPPE & JOHNSON                                    | HALSEY & MACON STS., BROADWAY, SARATOGA AVE.<br>(BROOKLYN)                        |

TOTAL 3,091

C - CITY URBAN RENEWAL AREA; F - FEDERAL URBAN RENEWAL AREA; M - MODEL CITIES AREA

# FEDERAL REHABILITATION PROGRAM

| PROJECT NUMBER             | LOCATION                      | BOROUGH                           | NUMBER OF APTS. | NUMBER OF R/R's | AVERAGE NO. OF R/R PER APT. | NUMBER OF STORIES |      |
|----------------------------|-------------------------------|-----------------------------------|-----------------|-----------------|-----------------------------|-------------------|------|
| <b>Operating</b>           |                               |                                   |                 |                 |                             |                   |      |
| NY5-52K                    | 15-23 W. 90th St.             | MANHATTAN                         | 32              | 112             | 3.50                        | 3; 4; 5           |      |
|                            | 22-42 W. 91st St.             | MANHATTAN                         | 73              | 263½            | 3.61                        | 3; 4              |      |
|                            | 47-51 W. 89th St.             | MANHATTAN                         | 28              | 97½             | 3.48                        | 4                 |      |
|                            | 38-42 W. 90th St.             | MANHATTAN                         | 17              | 60½             | 3.56                        | 3                 |      |
|                            | 64-70 W. 91st St.             | MANHATTAN                         | 28              | 102½            | 3.66                        | 3; 4              |      |
|                            | 125-143 W. 93rd St.           | MANHATTAN                         | 58              | 213             | 3.67                        | 4                 |      |
|                            |                               |                                   | <u>236</u>      | <u>849</u>      |                             |                   |      |
| NY5-76                     | W. 103rd & W. 104th Sts.      | MANHATTAN                         | 72              | 269½            | 3.74                        | 3; 6              |      |
|                            | 241 W. 101st St.              | MANHATTAN                         | 40              | 150             | 3.75                        | 7                 |      |
|                            | 48-54 W. 94th St.             | MANHATTAN                         | 40              | 159             | 3.98                        | 5                 |      |
|                            | 125-03 22nd. Ave.             | QUEENS                            | 13              | 39              | 3.00                        | 1                 |      |
|                            | 218 W. 112th St.              | MANHATTAN                         | 42              | 168½            | 4.01                        | 7                 |      |
|                            | (C) 434 E. 141st St.          | BRONX                             | 15              | 57½             | 3.83                        | 5                 |      |
|                            | 201-203 W. 117th St.          | MANHATTAN                         | 69              | 272½            | 3.95                        | 7                 |      |
|                            | 95 W. 119th St.               | MANHATTAN                         | 45              | 167½            | 3.72                        | 7                 |      |
|                            |                               |                                   | <u>336</u>      | <u>1,283½</u>   |                             |                   |      |
| NY5-104 (L.I.H.D.)         | (I) Rogers & Nostrand Aves.   | BROOKLYN                          | 18              | 114             | 6.33                        | 3                 |      |
| NY5-174 (Turnkey)          | 104-14 Tapscott St.           | BROOKLYN                          | 30              | 129             | 4.30                        | 4                 |      |
| Total Operating            |                               |                                   | <u>620</u>      | <u>2,375½</u>   |                             |                   |      |
| <b>Under Construction</b>  |                               |                                   |                 |                 |                             |                   |      |
| NY5-134 (Site 9) (Turnkey) | E. 145th St. & St. Ann's Ave. | BRONX                             | 39              | 211             | 5.41                        | 6                 |      |
|                            | (Site 13) (Turnkey)           | 695-699 E. 139th St.              | BRONX           | 22              | 119                         | 5.41              | 5    |
|                            | (Site 18) (Turnkey)           | 411, 431-445 E. 136th St.         | BRONX           | 71              | 335½                        | 4.73              | 5    |
|                            |                               |                                   | <u>132</u>      | <u>665½</u>     |                             |                   |      |
| NY5-136 (Site 4) (Turnkey) | E. 146th & E. 147th Sts.      | BRONX                             | 76              | 367             | 4.83                        | 5                 |      |
|                            | (Site 5) (Turnkey)            | 458 E. 143rd St.                  | BRONX           | 24              | 96                          | 4.00              | 6    |
|                            | (Site 9) (Turnkey)            | E. 145, E. 146th, & E. 147th Sts. | BRONX           | 66              | 354½                        | 5.37              | 5; 6 |
|                            |                               |                                   | <u>166</u>      | <u>817½</u>     |                             |                   |      |
| NY5-138 (Turnkey)          | 1162-1176 Washington Ave.     | BRONX                             | 66              | 302½            | 4.58                        | 6                 |      |
| Total Under Construction   |                               |                                   | <u>364</u>      | <u>1,784½</u>   |                             |                   |      |
| GRAND TOTAL                |                               |                                   | <u>984</u>      | <u>4,160</u>    |                             |                   |      |

(C)(I) See page 41 for Explanatory Notes.



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

| <b>LINE</b> | <b>APT. SIZE<br/>NO. OF<br/>BEDROOMS</b> | <b>NORMAL<br/>OCCUPANCY<br/>AT ADMISSION<br/>(PERSONS)</b> | <b>FEDERAL</b> | <b>STATE</b> | <b>CITY III</b> | <b>CITY IV &amp; V</b> | <b>LINE</b> |
|-------------|--|--|----------------|--------------|-----------------|------------------------|-------------|
| 1           | Efficiency<br>0 Bedroom                  | 1  | \$5,300        | \$5,300      | \$6,100         | \$7,000                | 1           |
| 2           | 3-3½ Rooms<br>1 Bedroom                  | 1-2  | \$6,800        | \$6,800      | \$7,400         | \$8,000                | 2           |
| 3           | 4-4½ Rooms<br>2 Bedrooms                 | 3-4  | \$7,800        | \$8,000      | \$8,700         | \$9,500                | 3           |
| 4           | 5-5½ Rooms<br>3 Bedrooms                 | 5-6  | \$8,500        | \$8,900      | \$9,900         | \$11,000               | 4           |
| 5           | 6-6½ Rooms<br>4 Bedrooms                 | 7-8  | \$9,200        | \$9,800      | -               | -                      | 5           |
| 6           | 7-7½ Rooms<br>5 Bedrooms                 | 9-10<br>or more  | \$9,600        | \$10,700     | -               | -                      | 6           |

\*Displaced families (all programs) and Vietnam veteran families (in certain instances) may be admitted at higher limits.

**NOTE:** Income limits shown above represent net family income after allowable deductions and exemptions for minor children and for secondary wage earners. The exemptions vary by program. There is no minimum income limitation for admission.

## EXPLANATORY NOTES

|   |   |  |
|---|---|--|
| LINE 1—NUMBER OF APARTMENTS<br>LINE 2—NUMBER OF RENTAL ROOMS<br>AVERAGE NO. OF R/R PER APT. | } | Rental room count per apartment is equal to 2½ plus the number of bedrooms except that in the Federally-aided program a zero bedroom apartment is equal to three rental rooms.   |
| LINE 6—TOTAL AREA<br>LINE 7—NET PROJECT AREA  | } | Line 6 includes, and Line 7 excludes, land acquired and developed as part of the project for a park or playground to be operated and maintained by the Dept. of Parks. At State and City Projects such park or playground is ceded to the City of New York. At Federal Projects it is leased to the City.  |
| LINE 13—CONSTRUCTION COSTS  |   | Includes Foundation, Superstructures, Plumbing, Heating, Electrical, Elevators, Refrigerators, Ranges, Testing Concrete, Fuel for Temporary Heat and percentage of Contingencies if required.  |
| LINE 14—SITE IMPROVEMENT<br>AND OTHER COSTS   |   | Includes Overhead, Carrying Charges, Architectural and Engineering Expense, Inspection Costs, Relocation Costs, Demolition, Other Land Acquisition Costs, Topsoil and Planting, Street and Yard Improvements, Sewers and Utilities, Abnormal Foundations, Park Development, Equipment—Playground and Community Facilities; Equipment—Management and Maintenance, Additions and Betterments, Preoccupancy Charges and Credits, and percentage of Contingencies if required. |
| LINE 15—DEVELOPMENT COST  |   | Totals of Lines 12, 13 and 14.   |
| LINE 16—AVERAGE MONTHLY RENT<br>PER RENTAL ROOM   |   | The rents shown are the average monthly rents currently received, and include gas and electricity for all projects except First Houses, Lavanburg Homes, 335 E. 111th St., Fenimore St.-Lefferts Ave., and F.H.A. Repossessed Houses. Specific rents vary in accordance with the incomes of tenant families.   |
| LINE 18—COMPLETION DATE   |   | Date of 95% to 100% availability or occupancy of dwelling units—*Redfern House 456 d/u's were completed on 5/1/53 and 148 d/u's were completed on 6/1/59.  |

## EXPLANATORY NOTES

- NOTE A (PAGES 5,9,11,12,15,29,31)** Development Cost includes an Unsubsidized Improvement for (1) Early Childhood Center (2) Day Care Center (3) Stores (4) Additional Land
- NOTE B (PAGE 6)** Land for West Brighton I and West Brighton II acquired as a single site. Cost of land has been allocated to each section, and included in respective development costs, on a dwelling unit ratio.
- NOTE C (PAGES 7,38)** 434 E. 141st St. (Formerly NY5-52H) was rehabilitated and financed as part of NY5-44 Mott Haven Houses.
- NOTE D (PAGES 8,12,24,28,29,30,31,32,33)** Urban Renewal Projects. Land Cost shown on Line 12 or included in Acquisition Cost of Turnkey projects is the re-use price determined by the Department of Housing and Urban Development.
- NOTE E (PAGES 8,11,28)** A single set of construction Bids was taken for the three Sites of NY5-56, for the two Sites of NY5-85, and for the two Sites of NY5-96 without cost breakdown for each Site.
- NOTE F (PAGES 12,14,15,28,29,30,31,33)** The City has contracted to purchase out of capital funds a reversionary interest in projects NY5-86,91,95,96,106,108,116,117,120,132,133,141,178,188, in order to keep the Federally financed portion of the projects within Federal construction cost limitations and in project NYS-147 in order to keep the State financed portion of the project within State cost limitations.
- NOTE G (PAGES 12,24)** Throggs Neck Addition being built on land of Throggs Neck Houses; Chelsea Addition being built on land of Elliott Houses.
- NOTE H (PAGES 13,14)** Projects converted from City program to Federal program. Development Cost on Line 15 represents Final Development Cost of the projects prior to conversion. New Estimated Development Cost reflects city-guaranteed bonds outstanding at conversion date, plus estimated cost of rehabilitation:

| <u>Project</u> | <u>Date</u> | <u>Bonds Outstanding</u> | <u>Cost of Rehabilitation</u> | <u>New Estimated Development Cost</u> |
|----------------|-------------|--------------------------|-------------------------------|---------------------------------------|
| NY5-114        | 8/29/68     | \$39,493,000             | \$11,247,000                  | \$50,740,000                          |
| NY5-181        | 6/29/72     | 5,600,000                | 6,770,000                     | 12,370,000                            |
| NY5-183        | 6/29/72     | 10,150,000               | 3,096,000                     | 13,246,000                            |
| NY5-184        | 6/29/72     | 15,035,000               | 5,485,000                     | 20,520,000                            |

- NOTE I (PAGES 15,38)** Rehabilitation of Project NY5-104 was financed by a demonstration grant from Department of Housing and Urban Development. Upon completion buildings were incorporated into Federal Program.
- NOTE J (PAGES 28,29,30,31,32)** The City has contracted to pay a construction subsidy out of Federal Model Cities supplemental funds toward the construction of project NY5-96,118,121,135,149,169 to keep the Federally financed portion of the projects within Federal construction cost limitations.
- NOTE K (PAGE 34)** Number of Rental Rooms include balconies and half-baths as half rooms.
- NOTE L (PAGE 34)** Part IV Projects sold to cooperatives: Luna Park October 10, 1962; Baisley Gardens December 20, 1962; Rosedale Gardens January 21, 1964; Benjamin Franklin March 8, 1965; Martin Van Buren June 2, 1965; Franklin D. Roosevelt May 28, 1965; Mary K. Simkhovitch June 8, 1967; and Columbia July 31, 1972.

## ALPHABETICAL INDEX OF PROJECTS

| PROJECT NAME                                     | PAGE NO. | PROJECT NAME                              | PAGE NO. | PROJECT NAME   | PAGE NO. |
|--|----------|---|----------|--|----------|
| <b>A</b>   |          | Boulevard Houses                          | 25       | Coney Island Houses                                    | 26       |
| John Adams Houses                                | 7        | Mariana Bracetti Plaza                    | 33       | Coney Island I (site 1B)                               | 31       |
| Albany Houses                                    | 19       | Breukelen Houses                          | 3        | Coney Island I (sites 4 & 5)                           | 30       |
| Albany Houses II                                 | 21       | Brevoort Houses                           | 3        | Coney Island I (site 8)                                | 31       |
| Amsterdam Houses                                 | 18       | Bronxchester                              | 37       | Cooper Park Houses                                     | 4        |
| Amsterdam Houses Addition Area                   | 33       | Bronxdale Houses                          | 4        | Corsi House  | 29       |
| 589 Amsterdam Avenue                             | 8        | Bronx River Houses                        | 19       | Cypress Hills Houses                                   | 20       |
| 830 Amsterdam Avenue                             | 9        | Bronx River Houses Addition               | 24       | <b>D</b>   |          |
| Arverne Houses                                   | 26       | Brownsville Houses                        | 18       | Lewis S. Davidson, Sr.                                 | 28       |
| Astoria Houses                                   | 19       | Bryant Avenue-East 174th Street Area      | 16       | Eugenio Maria de Hostos Apartments                     | 9        |
| Atlantic Avenue-Carlton Avenue Area              | 35       | Bushwick Houses                           | 21       | Federick Douglass Houses                               | 21       |
| Audubon Apartments                               | 23       | Bushwick I (Broadway-Furman)              | 37       | Federick Douglass Houses Addition                      | 21       |
| <b>B</b>   |          | Borgia Butler Houses                      | 22       | Cornelius J. Drew Houses-Alexander Hamilton Houses     | 22       |
| Bailey Avenue-West 193rd Street Area             | 28       | <b>C</b>                                  |          | Dyckman Houses   | 25       |
| Baisley Gardens (Cedar Manor)                    | 34       | Gerald J. Carey Gardens                   | 12       | <b>E</b>   |          |
| Baisley Park Houses                              | 6        | Carleton Manor                            | 10       | Eagle Avenue-East 163rd Street Area                    | 17       |
| Baruch Houses                                    | 3        | Carver Houses                             | 20       | 344 East 28th Street                                   | 24       |
| Baruch Houses Addition                           | 35       | Cassidy Place-Lafayette Avenue Area       | 15       | 341 East 70th Street                                   | 29       |
| Baychester Houses                                | 23       | Castle Hill Houses                        | 22       | 335 East 111th Street                                  | 15       |
| Bay View Houses                                  | 26       | Cathedral Parkway (site 5)                | 37       | 1010 East 178th Street                                 | 12       |
| Beach 41st Street-Beach Channel Drive Area       | 28       | Cathedral Parkway (sites 6 & 7)           | 37       | East 14th Street-Avenue B                              | 37       |
| Bedford Stuyvesant Area (sites 3, 6, 7, & 69A)   | 29       | Cedar Manor (Baisley Gardens)             | 34       | East 152nd Street-Courtlandt Avenue                    | 31       |
| Bedford Stuyvesant Area (sites 11, 12, 13, & 14) | 30       | Central Brooklyn (sites 67E, 110A & 110B) | 32       | East 161st Street-Park Avenue Area                     | 35       |
| Bedford Stuyvesant Area (sites 42, 47, 47A & 48) | 15       | Chelsea Houses                            | 24       | East 180th Street-Monterey Avenue Area                 | 29       |
| Bedford-Stuyvesant Area (site 60)                | 37       | Chelsea Houses Addition                   | 24       | Eastchester Gardens                                    | 13       |
| General Charles W. Berry Houses                  | 26       | Clason Point Gardens                      | 2        | East Harlem Triangle                                   | 32       |
| Dr. Ramon E. Betances                            | 29       | DeWitt Clinton Houses                     | 7        | East New York Area (sites 4, 5A, 6, 7, 9, 11, 12 & 27) | 28       |
| Mary McLeod Bethune Houses                       | 10       | Clinton Urban Renewal (sites A & B)       | 35       | East New York Area (sites 17, 24, & 25A)               | 32       |
| James A. Bland Houses                            | 19       | Clinton Street-South Street Area          | 35       | East New York (Scattered Sites)                        | 32, 35   |
| Borinquen Plaza                                  | 32       | College Avenue-East 165th Street Area     | 16       | East River Houses                                      | 2        |
| 2440 Boston Road                                 | 12       | Colonial Park Houses                      | 13       | Edenwald Houses  | 4        |
| Boston-Secor Houses                              | 9        | Columbia Houses (Masaryk Towers)          | 34       |  |          |

## ALPHABETICAL INDEX OF PROJECTS

| PROJECT NAME                                    | PAGE NO. | PROJECT NAME                      | PAGE NO. | PROJECT NAME                                 | PAGE NO. |
|---|----------|-----------------------------------|----------|--|----------|
| Edgemere Houses                                 | 22       | Harlem River Houses               | 7        | Abraham Lincoln Houses                       | 18       |
| John Lovejoy Elliott Houses                     | 13       | Harlem River Houses II            | 8        | Linden Houses                                | 26       |
| <b>F</b>  |          | Rafael Hernandez                  | 11       | Seth Low Houses                              | 11       |
| Farragut Houses                                 | 19       | Hester Street-Allen Street        | 33       | Luna Park Houses                             | 34       |
| Fenimore Street-Lefferts Avenue                 | 15       | Highbridge Gardens                | 5        | <b>M</b>                                     |          |
| F.H.A. Repossessed Houses (Group I)             | 15       | Hoe Avenue-East 173rd Street Area | 17       | Manhattanville Houses                        | 22       |
| F.H.A. Repossessed Houses (Group II)            | 16       | John Haynes Holmes Towers         | 10       | Marble Hill Houses                           | 25       |
| F.H.A. Repossessed Houses (Group III)           | 16       | Howard Houses                     | 20       | Marcy Houses                                 | 18       |
| F.H.A. Repossessed Houses (Group IV)            | 16       | Langston Hughes Apartments        | 11       | Mariners Harbor Houses                       | 4        |
| F.H.A. Repossessed Houses (Group V)             | 17       | John F. Hylan Houses              | 27       | Edwin Markham Gardens                        | 3        |
| Fiorentino Plaza (sites 33, 34 & 35)            | 14       | <b>I</b>                          |          | Marlboro Houses                              | 21       |
| First Houses                                    | 13       | Independence Towers               | 23       | Masaryk Towers (Columbia Houses)             | 34       |
| Forest Houses                                   | 20       | Stanley M. Isaacs Houses          | 9        | William McKinley Houses                      | 5        |
| Fort Independence Street-Heath Avenue Area      | 30       | <b>J</b>                          |          | Meeker Avenue-North Henry Street Area        | 35       |
| Benjamin Franklin Houses (Franklin Plaza)       | 34       | Andrew Jackson Houses             | 7        | Melrose Houses                               | 19       |
| Robert Fulton Houses                            | 8        | Jefferson Houses                  | 3        | Max Meltzer Tower                            | 11       |
| <b>G</b>  |          | James Weldon Johnson Houses       | 19       | Metro North Plaza                            | 12       |
| Marcus Garvey (Group A) (sites A & B)           | 29       | <b>K</b>                          |          | 3033 Middletown Road                         | 28       |
| Marcus Garvey (Group C) (sites 7, 7B, 8 & 8B)   | 37       | Martin Luther King, Jr. Towers    | 19       | Millbank-Frawley                             | 37       |
| Marcus Garvey (Group G) (sites 17, 18 & 19)     | 37       | Kingsborough Houses               | 2        | Mill Brook Houses                            | 21       |
| Glebe Avenue-Westchester Avenue Area            | 16       | Kingsborough Houses Extension     | 10       | Mill Brook Houses Extension                  | 23       |
| Glenmore Plaza                                  | 27       | <b>L</b>                          |          | John Purroy Mitchel Houses                   | 7        |
| Glenwood Houses                                 | 25       | Lafayette Gardens                 | 7        | James Monroe Houses                          | 6        |
| Samuel Gompers Houses                           | 5        | Fiorello H. LaGuardia Houses      | 4        | E. Roberts Moore Houses                      | 11       |
| Gowanus Houses                                  | 18       | LaGuardia Houses Addition         | 9        | Gouverneur Morris Houses                     | 6        |
| Gouverneur Gardens (Mary K. Simkhovitch Houses) | 34       | Leavitt Street-34th Avenue        | 35       | Morrisania Houses                            | 7        |
| Ulysses S. Grant Houses                         | 5        | Lewis H. Latimer Gardens          | 12       | Mott Haven Houses                            | 7, 38    |
| Gravesend Houses                                | 4        | Lavanburg Homes                   | 36       | Mott Haven (New Constr.) (sites 4, 5, & 9)   | 31       |
| Gun Hill Houses                                 | 25       | Leasing Program                   | 36       | Mott Haven (Rehab.) (sites 4, 5, & 9)        | 31       |
| <b>H</b>  |          | Herbert H. Lehman Village         | 5        | Mott Haven (New Constr.) (sites 9, 13, & 18) | 30       |
| Bernard Haber Houses                            | 24       | Lexington Houses                  | 14       | Mott Haven (Rehab.) (sites 9, 13, & 18)      | 30       |
| Hammel Houses                                   | 5        | Lihfe Tower                       | 31       | Arthur H. Murphy Houses                      | 24       |

## ALPHABETICAL INDEX OF PROJECTS

| PROJECT NAME                                     | PAGE NO.      | PROJECT NAME                                    | PAGE NO. | PROJECT NAME                                    | PAGE NO. |
|--|---------------|---|----------|---|----------|
| <b>N</b>   |               | Rutgers Houses                                  | 22       | <b>V</b>  |          |
| Nostrand Houses                                  | 25            | <b>S</b>  |          | Martin Van Buren Houses (Woodstock Terrace)     | 34       |
| <b>O</b>   |               | St. Mary's Park Houses                          | 27       | Van Dyke Houses                                 | 3        |
| Ocean Hill Apartments                            | 10            | St. Nicholas Houses                             | 3        | Van Dyke Houses II                              | 8        |
| William O'Dwyer Gardens                          | 27            | 131 St. Nicholas Avenue                         | 9        | 303 Vernon Avenue                               | 10       |
| 108th Street-62nd Drive Area                     | 28            | 33-35 Saratoga Avenue                           | 10       | Village View (Franklin D. Roosevelt Houses)     | 34       |
| <b>P</b>   |               | Sedgwick Houses                                 | 14       | Vladeck Houses                                  | 2, 13    |
| Park Avenue-East 122nd Street, East 123rd Street | 15            | Seward Park Extension Area                      | 28       | <b>W</b>  |          |
| Parkside Houses                                  | 26            | Sheepshead Bay Houses                           | 13       | Senator Robert F. Wagner, Sr. Houses            | 4        |
| Part II Program                                  | 13            | Mary K. Simkhovitch Houses (Gouverneur Gardens) | 34       | Lillian Wald Houses                             | 18       |
| Lester W. Patterson Houses                       | 18            | Gov. Alfred E. Smith Houses                     | 19       | 572 Warren Street                               | 15       |
| Pelham Parkway Houses                            | 25            | Soundview Houses                                | 20       | 1162-1176 Washington Avenue                     | 31       |
| Pennsylvania Avenue-Wortman Avenue Area          | 12            | South Beach Houses                              | 13       | George Washington Houses                        | 3        |
| Louis Heaon Pink Houses                          | 6             | South Jamaica Houses                            | 2        | 1471 Watson Avenue                              | 16       |
| Polo Grounds Towers                              | 9             | South Jamaica Houses II                         | 4        | Daniel Webster Houses                           | 5        |
| Pomonok Houses                                   | 26            | Stapleton Houses                                | 23       | Weeksville Gardens                              | 30       |
| <b>Q</b>   |               | Nathan Straus Houses                            | 9        | West 32nd Street-Mermaid Avenue Area            | 11       |
| Queensbridge Houses                              | 2             | Sumner Houses                                   | 21       | West 91st Street-Columbus Avenue Area           | 35       |
| <b>R</b>   |               | <b>T</b>  |          | 74 West 92nd Street                             | 8        |
| Randall Avenue-Balcom Avenue Area                | 35            | Senator Robert A. Taft Houses                   | 9        | 120 West 94th Street                            | 8        |
| Ravenswood Houses                                | 14            | 104-14 Tapscott Street                          | 17       | West Brighton Plaza                             | 6        |
| Redfern Houses                                   | 20            | Taylor Street-Wythe Avenue Area                 | 31       | West Tremont Avenue-Sedgwick Avenue Area        | 32       |
| Red Hook Houses                                  | 2             | Teller Avenue-East 166th Street Area            | 17       | Gaylord White House                             | 23       |
| Red Hook Houses II                               | 5             | Throggs Neck Houses                             | 3        | Walt Whitman Houses-Raymond V. Ingersoll Houses | 32       |
| Rehabilitation, Federal                          | 8, 11, 15, 38 | Throggs Neck Houses Addition                    | 12       | Jonathan Williams Plaza                         | 23       |
| William Reid Apartments                          | 12            | Samuel J. Tilden Houses                         | 5        | Williamsburg Houses                             | 6        |
| Richmond Terrace Houses                          | 6             | Todt Hill Houses                                | 25       | Woodrow Wilson Houses                           | 23       |
| Jacob Riis Houses                                | 2, 13         | Tompkins Houses                                 | 7        | Stephen Wise Towers                             | 24       |
| Eleanor Roosevelt Houses Section I               | 8             | Twin Parks East (sites 1, 5 & 9)                | 37       | Woodside Houses                                 | 13       |
| Eleanor Roosevelt Houses Section II              | 11            | Twin Parks East (site 3)                        | 37       | Carter G. Woodson Houses                        | 11       |
| Franklin D. Roosevelt Houses (Village View)      | 34            | Twin Parks West (sites 1 & 2)                   | 29       | Woodstock Terrace (Martin Van Buren Houses)     | 34       |
| Rosedale Houses (Rosedale Gardens)               | 34            |   |          | Wyckoff Gardens                                 | 10       |

