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# STATE OF NEW JERSEY

## ANNUAL REPORT

OF THE

# STATE HOUSING AUTHORITY

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JUNE 1940

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STATE OF NEW JERSEY  
ANNUAL REPORT  
OF THE  
STATE HOUSING AUTHORITY



JUNE 1940

NEW JERSEY STATE HOUSING AUTHORITY

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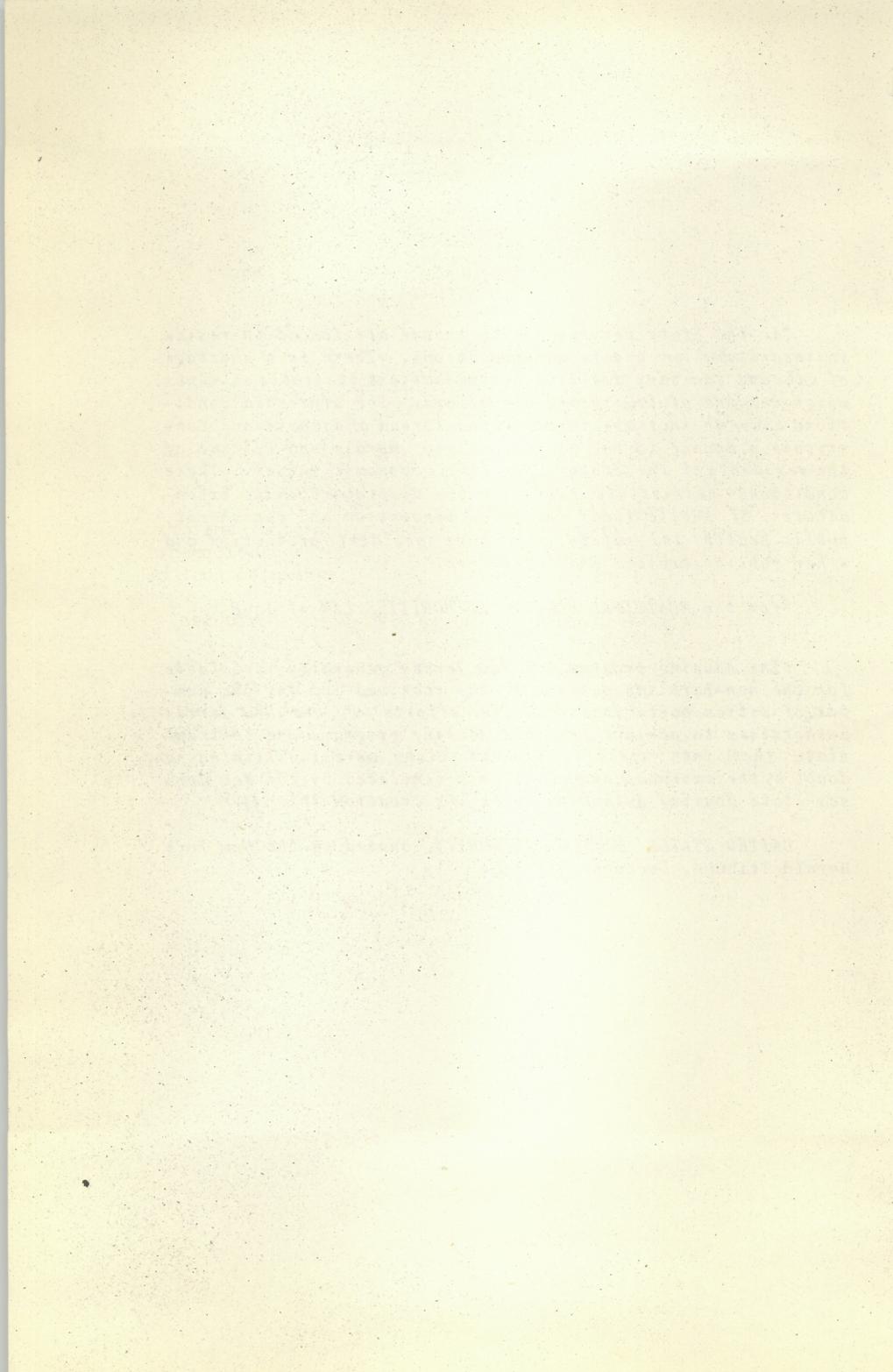
HARRY I. LUFTMAN, *Secretary*  
1060 Broad Street  
Newark, New Jersey

"In the State persons of low income are forced to reside in insanitary or unsafe accommodations. There is a shortage of safe and sanitary dwelling accommodations available at rents which persons of low income can afford. The aforesaid conditions cause an increase in crime and spread of disease and constitute a menace to the health, safety, morals and welfare of the residents of the State. They impair economic values. These conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection and other public services and facilities."

From the MUNICIPAL HOUSING AUTHORITIES LAW of 1938

"The housing program in New Jersey generally is notable for the non-partisan support it has received and for the number of cities participating...The efforts of the New Jersey authorities to achieve feasible housing programs and to translate them into specific project plans were facilitated no doubt by the enormous amount of work completed by the New Jersey State Housing Authority since its creation in 1933."

UNITED STATES HOUSING AUTHORITY, quoted in the New York Herald Tribune, December 31, 1939



LETTER OF TRANSMITTAL

To the Governor and the Legislature of the State of New Jersey:

Herewith I am transmitting the 1940 Annual Report of the State Housing Authority.

As indicated, progress has been made to provide sanitary, safe and comfortable homes in low-rent housing developments for 7,248 families of low income at a total estimated cost of \$39,178,000.

Through perseverance in the face of many obstacles, a housing program has been developed that is practical.

Credit for assistance in gathering and compiling the material in this report is due the Graduate Division for Training in Public Service of New York University and for editing and preparing it for publication to the New Jersey Writers' Project of the Work Projects Administration.

Respectfully submitted,

Christian H. Ziegler



## THE NEW JERSEY HOUSING PROGRAM

Since its report of January 1939 the State Housing Authority has continued to cooperate with the municipal authorities and the United States Housing Authority in the effort to replace slums with homes. The program has now advanced far beyond the experimental stage. Guided by experience, the State and local housing authorities have been able to maintain and even increase New Jersey's leadership in dealing with this Nation-wide problem.

By enactment of the Local Housing Authorities Law in March 1938 the legislature authorized creation of special bodies to engage in low-rent public housing. Since that time the State Housing Authority has encouraged and assisted 30 municipalities in setting up such housing authorities. Twelve of these authorities have already contracted for 23 housing developments. No other State has more than ten. Six authorities are awaiting allocation of funds when these are made available.

Constant advice and supervision are needed in the many stages preceding construction, and the State Housing Authority, occupying a central position, is well situated to perform such functions. It has compiled a mass of useful and significant data by conducting many surveys and studies. At present three types of surveys are going on in selected New Jersey towns: a low-income area survey, a 10 percent recheck of the original State-wide Real Property Inventory of 1934 and an additional inventory of areas not completely enumerated in 1934.

Five unsalaried Commissioners and a staff of ten constitute the Authority. The size of the staff has prevented it from doing more than supervise the surveys, for which the field work and tabulation are done by WPA workers.

The total estimated cost of the 23 New Jersey developments is \$39,178,000. Up to 90 percent of this is obtained from the United States Housing Authority, which receives bonds from the local authority to be amortized in 60 years, at one half of one percent more than the going Federal rate; up to the present time these loans have been made at  $3\frac{1}{2}$  to  $3\frac{3}{8}$  percent. The remaining funds are raised by local authorities through shorter-term bonds. Neither of these two types of bonds is a charge on the municipality. They are a charge instead on the income from rentals.

To bring rents within the means of low-income groups, the Federal Government makes grants; in New Jersey these will reach \$1,000,000 to \$1,500,000 a year when the full program is developed according to present plans. Supplementary assistance equal to one-fifth the Federal contribution will be rendered by the local communities, principally in the form of tax adjustments.

#### *Municipal Cooperation*

A signed cooperation agreement covers the entire question of taxation. In accordance with New Jersey law the municipality accepts a certain part, usually three percent, of the shelter rent as a service charge in lieu of taxes. The difference between this amount and what the project would bring in taxes if operated by private capital represents the city's contribution. The service charge can be diminished if this contribution does not equal one-fifth of the Federal subsidy.

Additional cooperative arrangements between the housing authorities and the municipalities and other public bodies are permitted by the Housing Cooperation Law. The agencies concerned work together to eliminate slum units equal in number to new USHA dwellings. Such so-called "equivalent demolition" is required by law. Agreements are also made with regard to furnishing recreational, educational, water, sewage and other facilities. Necessary zoning and planning changes are charted in an effort to obtain an improved social pattern. Close working relationships are also developed with public and private health and welfare agencies.



Pennington Court, Newark



Mravlag Manor, Elizabeth

*Public Housing in Operation*

Early in 1940 families began to move into the first two developments to be completed--Pennington Court in Newark and Mravlag Manor in Elizabeth. The number of applications submitted for homes in these projects proved that they were meeting a hitherto unfilled public need. For 236 dwelling units in Pennington Court there were 2,938 applications; similarly, 1,250 applied for the 423 apartments in Mravlag Manor. After rejection of obviously unqualified applicants, the remainder were interviewed and investigated for need by several methods, including a check with information derived from the SHA Real Property Inventory.

Local authorities are free to determine their rent schedules, tenant income limits, and tenant selection procedures, within the requirements of the United State Housing Act. Preference is generally given to families with the lowest annual incomes living in substandard homes. Information that is now being collected in the surveys sponsored by the State Housing Authority will prove valuable in determining income groups as well as the existing and potential housing market. In line with sound public-housing policy municipal housing authorities have established rentals at the lowest levels compatible with the costs of operation, maintenance and debt service. Rents for the projects in operation, including utilities, are:

*Pennington Court*  
 \$20.50 for 3 rooms  
 20.75 for 3½ rooms  
 21.25 for 4½ rooms  
 21.75 for 5½ rooms

*Mravlag Manor*  
 \$21.00 for 3 rooms  
 21.50 for 4 rooms  
 22.00 for 4½ rooms  
 22.50 for 5½ rooms

The individual New Jersey authorities set forth their detailed management and operation policies in resolutions. They define net income and allowable deductions and set occupancy standards for the various sizes of dwelling units. The legal proviso that total family income may not exceed five times the rental (six times for families with three or more dependent children) is the basis for consideration in coordinating rental scales with family size. Adjustments which have been concluded for the Elizabeth and Newark Authorities follow:



First family moving into Pennington Court

<i>Persons in Family</i>	<i>Weekly Income</i>		<i>Yearly Income</i>	
	<i>Pennington</i>	<i>Mravlag</i>	<i>Pennington</i>	<i>Mravlag</i>
2	\$18.46	\$19.00	\$960.00	\$980.00
3	20.10	20.15	1045.00	1045.00
4	21.00	21.45	1095.00	1115.00
5	22.12	22.80	1150.00	1185.00
6-7	24.04	24.03	1250.00	1250.00

These figures are maxima; the average income of families admitted to the two developments is considerably lower.

*Status of Municipal Authorities*

MUNICIPALITY	STATUS	FAMILY UNITS	TOTAL ESTI- MATED COST
Asbury Park	Nov. 1940*	126	\$ 754,000
Atlantic City	Mar. 1941*	333	1,892,000
Beverly	Bids June 1940	71	350,000
Camden	Constructing	275	1,424,000
Camden	Planning	300	1,566,000
Elizabeth	April 1940*	423	2,244,000
Elizabeth	Constructing	405	2,306,000
Harrison		214	1,064,000
Jersey City	Bids May 1940	498	2,653,000
Jersey City	Bids Sept. 1940	450	2,344,000
Jersey City	Planning	234	1,344,000
Jersey City	Planning	400	2,238,000
Long Branch	Aug. 1940*	127	634,000
Newark	Feb. 1940*	236	2,746,000
Newark	July 1940*	530	1,633,000
Newark	Sept. 1940*	354	1,261,000
Newark	Jan. 1941*	614	3,800,000
Newark	Planning	434	2,389,000
Newark	Planning	300	1,652,000
North Bergen	July 1940*	172	992,000
Perth Amboy	Nov. 1940*	258	1,246,000
Trenton	Aug. 1940*	118	635,000
Trenton	Aug. 1940*	376	2,011,000
TOTAL		7,248	\$39,178,000

\*Date of first occupancy.

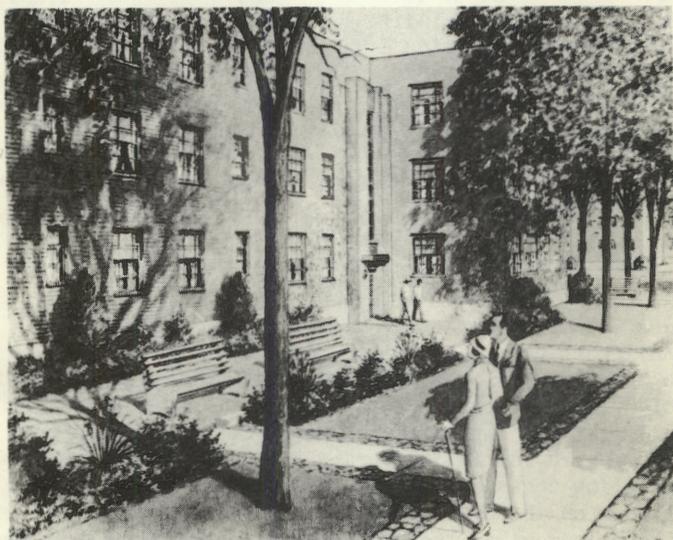
*Increase in Employment*

An important aim of public housing legislation is to increase employment in the depressed building trades. Demolition of substandard structures removed from low-rent public housing sites and employment on construction for projects now assured will provide in New Jersey 8,408,034 man hours of work at prevailing wages. This includes only the time required for actual work on the developments. Many additional workers will receive employment in the production, fabrication and transportation of the building materials required.

### *Rural Housing*

With a beginning made on urban low-cost housing, the State Housing Authority is also turning its attention to the rural problem, which has recently attracted wide interest. Early this year a report of the Farm Security Administration on the substandard living conditions of migrant farm workers resulted in a conference of the SHA to consider the matter.

During the previous two years a program had been worked out among the SHA, the USHA and the FSA by which New Jersey could help in the pioneer work being done in rural low-cost housing as soon as suitable State legislation were passed. The development would be financed by earmarked funds that have not been taken up by municipal authorities. Loans would be made to regional authorities which would receive applications from farm-land owners for dwellings for their part-time laborers. Besides the unused funds available, the new Federal housing bill provides \$200,000,000 for farm homes. Reasonable assurance is also felt that with enactment of the relief bill by Congress the Farm Security Administration will undertake an experimental project for the benefit of migrant labor in New Jersey.



Architect's conception of Lafayette Gardens, Jersey City

## THE PWA PROGRAM

The present housing program was by no means the first that attempted to deal with a national problem. As early as 1932, when new residential construction had dropped about 90 percent from its peak, Congress authorized the Reconstruction Finance Corporation to lend money for limited-dividend housing. To take advantage of this act eight corporations were formed under New Jersey's Public Housing Law, but throughout the country only Knickerbocker Village in New York City obtained a loan from the RFC.

Then, in 1933, under Title II of the National Industrial Recovery Act, the Public Works Administration was authorized to undertake construction and repair of low-rent housing and slum clearance projects, primarily to aid reemployment in the construction industry. A Housing Division was thereupon established in the PWA. When private investors failed to comply with its provisions that they supply a definite share of the cost the PWA announced that it would build public housing projects on a centralized basis. The states would be eligible to participate in this program if they adopted qualifying legislation.



Stanley S. Holmes Village, Atlantic City

In December 1933 the New Jersey State Legislature passed the Housing Authority Law, creating the State Housing Authority and giving it power to undertake low-rent and slum-clearance projects, accept Federal loans and grants and make surveys and studies of housing conditions.

Immediately the State Housing Authority submitted plans to the Housing Division of the PWA, which by then had been authorized to make grants of 45 percent and loans of 55. Under these liberal provisions 11 projects for New Jersey were given preliminary approval out of a national total of 95. At this time, however, in a court decision in Louisville, Kentucky, the U.S. government was denied the right to condemn land for public housing. Thus, only projects where land could be easily acquired were continued, and no new plans were undertaken. Ultimately, 51 projects in 30 cities costing \$130,000,000 and containing 22,000 dwelling units were erected. Two of these were in New Jersey, a slum-clearance project for Negroes in Atlantic City and a development on outlying vacant land in Camden, both sponsored by the State Housing Authority. They are now leased from the USHA by the respective municipal authorities.

Stanley S. Holmes Village in Atlantic City, housing 277 Negro families, was built on one of the worst slum sites in the State. The new buildings, two- and three-story brick houses of fireproof construction, cover 25 percent of the land and afford every dwelling cross-ventilation and direct sunlight. The remainder of the six acres is landscaped and is used as a play space for children. Each dwelling also has heat, hot water

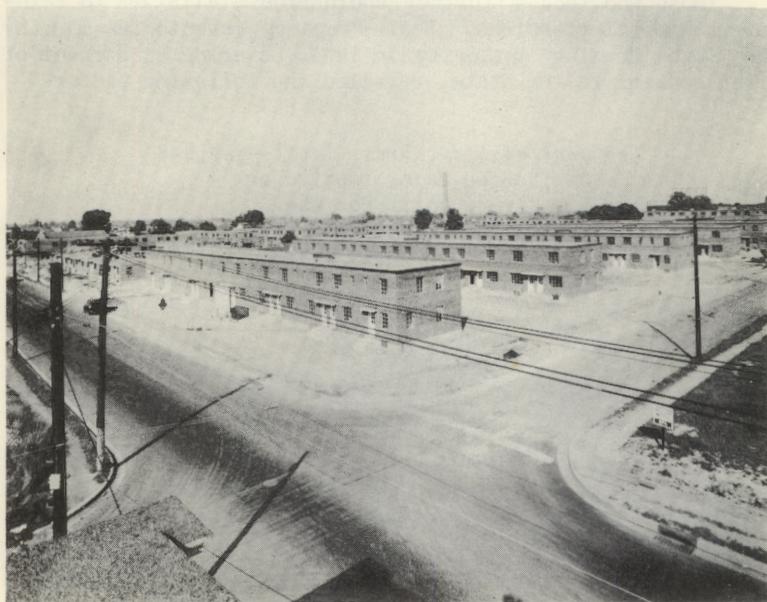


Asbury Park Village

and mechanical refrigeration. Recreational and educational programs for the residents of the Village and their neighbors are supervised by a Village consultant with the help of WPA and social service organization workers. Rents, ranging from \$23 for a three-room apartment to \$27 for five rooms, cover shelter and utilities.

The 277 families were selected from 1,200 applicants. The present waiting list contains 900. The dwelling turnover has totaled only 40 during the two years of operation. Rent delinquency to date is only \$88. It is generally recognized that the project has greatly improved its neighborhood and has enhanced real estate values in the vicinity.

Westfield Acres in Camden, built a year later, consists of 18 three-story fireproof buildings which cover 25 percent of a 25-acre site and accommodate 514 families. The open space is devoted to playgrounds and landscaped areas. There are 444 applications on file.



Mayor Donnelly Homes, Trenton

## THE HOUSING PROBLEM

The existence and extension of public housing prove that the Nation has recognized its vital interest in the problem. This concern arises not only from the fact that construction is one of the country's largest industries and that most of the Nation's wealth is invested in real estate, but also from the conviction that the general welfare suffers when one part of the population lives in undesirable surroundings.

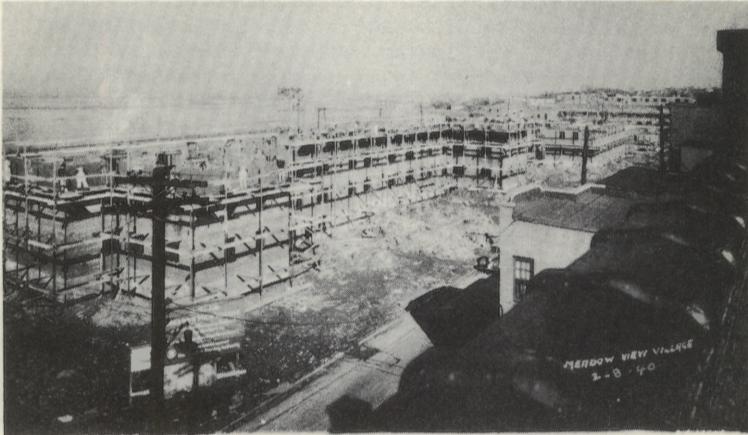
Public discussion of housing also has opened the eyes of many people to conditions that they had not noticed or regarded before. They looked at their community and saw whole streets and areas of leaning shacks and decrepit tenements, surrounded by darkness and dirt, some open to the weather, many with outdoor toilets shared by several families.

Those who looked further could find statistics to reinforce these impressions. Real Property Inventories made by the State Housing Authority in 1934, covering 85 percent of urban housing in the State, revealed the following picture:

*Residential Structures, Total--486,058*  
24% Needed major repairs or  
were unfit for use.  
77% Wood construction.  
20% More than forty years old.



Slum dwelling, North Bergen



Meadow View Village, North Bergen

*Dwelling Units, Total--856,562*

- 1% No running water.
- 7% No private toilet.
- 14% No bath.
- 30% No central heat.
- 15% Crowded.
- 5% Extra families.

Even these figures did not indicate the full extent of the problem, since bad housing is usually concentrated in blighted areas that have a tendency to spread. One area in Trenton displayed the following disabilities:

*Residential Structures, Total--871*

- 34% Needed major repairs or were unfit for use.
- 74% More than forty years old.

*Dwelling Units, Total--1,778*

- 20% No private toilet.
- 36% No bath.
- 64% No central heat.
- 23% Crowded.
- 8% Extra families.

Bad housing is not only an evil in itself but is accom-

panied by increases in certain disease, mortality and criminal rates, according to studies made by the State Housing Authority. In Paterson, for instance, infant mortality decreased almost exactly as the quality of housing increased. The same trend appeared in a study of tuberculosis death rates in Jersey City. In Newark the juvenile delinquency rate did not follow the quality of housing as faithfully as did the above, but the better residential sections in general had a lower rate.

Bad housing may be not so much a cause of disease and delinquency as only another concomitant of poverty, which frequently is accompanied by poor diet and ignorance. There is no question, however, that unsunned rooms foster tuberculosis, that filth and inadequate sanitary facilities permit transmission of certain diseases, and that a squalid environment leads readily to unsocial behavior.

Aside from improving environment and probably decreasing disease and crime, communities have a practical, financial interest in replacing slums by low-cost housing. Blighted areas usually require more than their proportionate share of municipal services such as health care, police and fire protection and at the same time return in taxes less than their proper share of the cost of these services. A study of a nine-block district in Atlantic City showed a municipal expenditure of \$153,372, while the tax income was only \$17,070. In Elizabeth a four-block area cost the city \$71,689 and returned \$14,545;



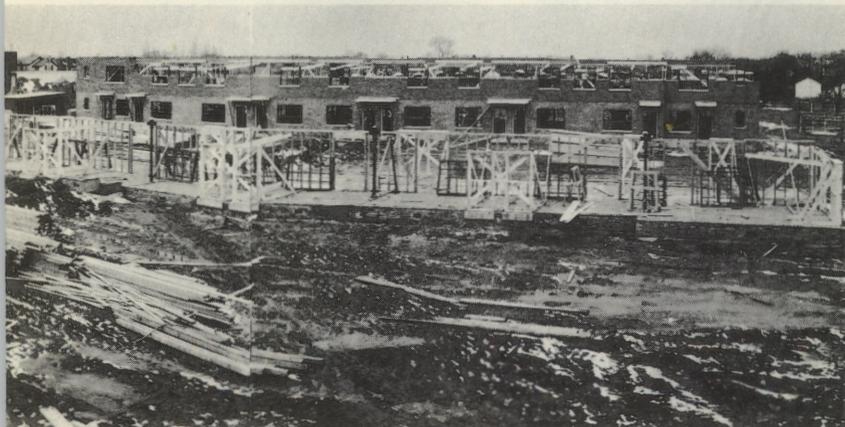
Garfield Cour

in a second section the respective figures were \$149,050 and \$32,771. In addition, slums claim a disproportionate share of other welfare services such as county and state hospitals, the Red Cross and private relief. The municipality is actually subsidizing its own social deficiencies.

The discrepancy between income from and expenditure for a slum section may easily create a vicious circle leading to more slums. Since other sections must somehow make up the difference, they soon find that they are paying higher taxes than their investment warrants. Residents and industries begin to move away, causing unemployment and thus forcing more people to live in substandard homes.

Even in good times more than half of the population did not earn enough to occupy decent homes. During the last ten years the lack of housing for the low-wage earner has been intensified. The following table shows the estimated value of existing accommodations, according to the Real Property Inventory, and new construction from 1929 to 1935, from a survey of building permits by the U. S. Department of Labor:

<i>Estimated Value Per Dwelling Unit</i>	<i>Existing Units</i>		<i>New Construction</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Under \$2,000	58,750	24.0	36	0.5
\$2,000--\$4,999	148,945	60.8	1,360	20.1
\$5,000 and over	37,282	15.2	5,326	79.4
TOTAL	244,977	100.0	6,722	100.0



Long Branch

These figures show that even the higher-cost houses are probably not being replaced as rapidly as they become obsolete, while in the lower-cost group there is an unquestioned need for which practically no provision is being made. In specific places this general need has become an acute shortage. The percentage of vacancies in Elizabeth, for instance, dropped from 7.4 in 1934 to 1.3 in 1938. Since a 5 percent vacancy is needed for necessary movings and to permit some choice, Elizabeth has a definite shortage. Surveys have shown that a similar condition exists in other New Jersey cities. In addition



Slum interior, Newark

a large percentage of occupied houses needs major repairs, and many are classified as unfit for use.

The relatively high cost of construction, one cause of the housing shortage, itself arises from several complex factors. Most important among these is the fact that homes are still custom-made instead of mass-produced. Materials are purchased in small quantities and many sizes, and their prices, on the whole, do not drop in spite of depression and new inventions. They are put together by workers of many crafts who are employed only intermittently and therefore receive a high hourly wage. Contractors must take a high profit, since on the average each builds only two or three houses a year. The cost of the land is usually high because of speculative profits and legal fees. Financing is expensive because risks have been great.

Two other factors are a diversity of building codes and a lack of adequate market statistics. The latter problem can be met by gathering such information as will result from the surveys sponsored by the State Housing Authority. In addition, municipalities must provide better planning and zoning. They should also standardize building codes.

## COOPERATIVE ACTIVITIES OF THE STATE HOUSING AUTHORITY

Close working relationship among the housing agencies on the three levels of government--Federal, State and municipal--are necessary for the successful completion of local projects. The State Housing Authority has performed an important function in clearing away obstructions from the often devious path of successful project completion. Recognition of this has been given by the National Association of Housing Officials in its outstanding publication, "Local Housing Authority Administration." Of 18 state housing boards, the New Jersey State Housing Authority is cited as one of two "particularly noteworthy" for "valuable assistance to local authorities."

The SHA acts to stimulate and coordinate the State housing program. Through informal conferences, frequent consultations, memoranda and formal correspondence it facilitates the public-housing process. Recognition of this central advisory role is given by the Local Housing Authorities Law, which requires that loan applications of the municipal authorities be reviewed by the Director of the SHA and forwarded with recommendations to the USHA. Copies of all correspondence between municipal authorities and the USHA are sent to the State Authority for information and advice. The State board is empowered to make general suggestions concerning all local projects. Each municipal authority sends an annual report of its activities to the SHA. In addition, the State Housing Director appoints an ex-officio member of each local authority.

A somewhat different role was played by the SHA under the experimental program carried on by the PWA Housing Division. Direct responsibility for construction of Stanley S. Holmes Village in Atlantic City and Westfield Acres in Camden was borne by the SHA. In their development it cooperated closely with the Housing Division through the preliminary changes, the preparation of project applications, relocation of residents of the site, demolition, municipal cooperation in zoning changes, construction and in the formulation of general management policies. This centralized program was completely changed by the passage of the United States Housing Act of 1937.

### *Aiding the Local Authority*

Decentralization of the housing program changed the role but multiplied the activities of the SHA. Responsibility for

planning, designing, building and managing projects was placed on the shoulders of the local authorities. More than 60 municipalities, while considering the establishment of a housing authority, have called on the SHA for information about the housing program and their own housing conditions. If the municipality decided to participate in the public housing program, it was guided by the Federal and State agencies in the operation of a housing authority.

Rarely does a local housing authority have at the outset sufficient working funds to permit the employment of a staff. Only after a loan agreement is signed are adequate funds made available. The State Authority is the only agency in the State with an experienced, paid staff able to perform the preliminary work required to secure housing loans. Necessary assistance in making formalized requests to the USHA for temporary allocations of funds is rendered by the SHA.

After funds have been earmarked for a municipality, the next step is preparation of a formal application for a loan contract. Statistical data on the need for housing and on the income group to be served is supplied from the files of the State board. Much of this material is based on the special studies which have been conducted by the Authority. Proposed plans, location of project, estimates of cost and a statement of proposed methods of financing and operating must also be included. Upon completion the loan application is forwarded to the USHA with the recommendations of the State Housing Director.

This service of expediting construction of local housing projects is made possible by means of a revolving fund of \$2,500 set up by the Legislature. Expenses incurred by the SHA in preparing the applications are part of the development and planning of the projects and may be charged against the total project costs, from which the revolving fund is to be reimbursed.

After municipal housing authorities have been granted loan contracts they still find it necessary to ask for special information and services, since no funds are available to them for research, surveys and other essentials, which can probably be handled more efficiently on a State-wide basis.

One important problem demanding close attention by the Federal, State and city agencies is that of picking sites for housing developments within the cost limits prescribed by the U.S. Housing Act. A fundamental consideration in the complex

process of site selection is fitting a project into the basic city pattern. Possible obsolescence of the neighborhood area within the amortization period of 60 years must be considered against the background of the probable future development of the whole city. Proper regard must be shown for land use and land value, street layout and available utilities, so as not to effect disruption of municipal services. Population shifts and trends and fluctuations in wages and employment must be studied. The availability of schools and recreational facilities and the existence of transportation from the site to centers of employment, shopping and amusement must be determined. Project design and rental scales must take into account both the needs and the income of the group to be served. Topographical features of the site bear directly or indirectly upon the cost of the site and problems to be met during acquisition. The SHA often supplies data and aids the research of local authorities in solving this important problem.

*The Real Property Inventory and Special Studies*

Upon its creation in 1933 the State Housing Authority was charged by the Legislature with the responsibility of investigating housing conditions throughout the State and determining areas of slums and substandard housing. Its Real Property Inventory, begun immediately, was the first State-wide one in the



Jonathan Pitney Village, Atlantic City

country. This survey when completed in 1934 included 85 percent of the urban housing of the State. A house to house canvass, it contained 30 questions about the type and condition of each structure and the facilities and improvements within it. In all, 856,562 dwelling units in 486,058 structures were enumerated in 214 municipalities. This work was financed by relief funds, and the canvass was conducted by local relief workers.

The data supplied by surveys of this kind are essential to the study of the housing question. They are necessary, too, as a basis for plans for slum-clearance and low-rent projects. A special survey was made of structures which the Real Property Inventory had classified as unfit for use. This survey supplies the information needed to comply with the requirement for elimination of unsafe or unsanitary dwelling units equal in number to new units provided in housing projects.

Several other special studies and surveys have resulted as by-products of the Real Property Inventory. For instance, a scale for rating residential conditions of homogeneous tracts in the major cities has been evolved. This makes possible a more definite description than is usually applied to housing conditions. Also, as mentioned above, studies have been made of the relation of bad housing to juvenile delinquency, infant mortality, tuberculosis deaths and other factors.

At present the State Housing Authority is engaged in supervising a three-fold survey. The United States Housing Authority requested in 1938 that municipal authorities undertake two surveys in their area. One was to be at 10 percent recheck of the Real Property Inventory of 1934. The other was to be a Low-Income Housing Area Survey to collect data on the financial condition, employment status and housing needs of families living in substandard housing. The purpose of these surveys is to have up-to-date information for guidance in setting rent scales and subsidies. Since the municipal authorities in New Jersey have limited personnel, the State Housing Authority has accepted the responsibility for the technical supervision of the two surveys. The field work has been completed in Newark, Elizabeth, Atlantic City, Perth Amboy and Asbury Park. In Long Branch and Bridgeton, both unsurveyed in 1934, the field work has been completed for a Real Property as well as for the Low-Income Housing Area Survey. The 239 enumerators for the surveys were supplied by the Work Projects Administration. At present 105 are working on the tabulation, which has not yet



William Dunlap Homes, Perth Amboy

been completed. This is partly due to the fact that since the first of the year the housing surveys have had to make way for the United States decennial census. The State Housing Authority plans to resume its surveys in 10 municipalities shortly.

#### *Aiding Private Industry*

The State Authority has had occasion to utilize its concentration of survey data and other material for the benefit of private industry. The construction industry has been aided by the data collected on the housing market. Public utilities and department stores have utilized statistics from the Real Property Inventory. Real estate firms have been benefited by tabulations on housing equipment and vacancies. New Jersey and New York newspapers have frequently requested material and pictures for publication.

#### *Aiding Public Understanding*

The State Housing Authority has realized the democratic necessity of gaining citizen support for public housing. Full dissemination of information by the Authority on varied aspects of this comparatively new public undertaking has helped gain a sympathetic comprehension of the aims and operation of the housing program. Libraries, colleges and schools throughout the State have been supplied with pertinent material. Formal and informal contacts have been pursued with advisory bodies and civic groups, some of whom aided materially in successful completion of the PWA projects. Speakers on housing have been furnished to such groups. Frequent consultations have

been held with various organizations and individuals interested in housing as well as with public officials concerned.

Press releases and special newspaper articles are issued from time to time on important aspects of the housing program. A number of miscellaneous publications have been prepared. The Real Property Inventory data have been mimeographed and distributed. A list of available reference material, for which numerous requests are received, is given in the appendix.

A considerable housing library has been gathered by the board in the course of its work. Approximately 5,000 volumes and pamphlets have been indexed and catalogued by personnel from the Library Project of the WPA. This material is utilized frequently by municipal housing authorities and persons interested in housing.

Contrasting pictures of slums and public housing have been dramatically portrayed in exhibits and dioramas prepared under the supervision of the SHA. Housing exhibits containing large panels with graphs, models and pictures have been seen by thousands of people. Six dioramas picturing New Jersey housing projects, prepared by the WPA Art Project, have been in constant demand for showings at various kinds of civic exhibits.

Efficient management of housing projects will strongly influence their ultimate success. The SHA aided in the initiation of an extension course at Newark dealing with the latest developments in Public Housing Management conducted by the Division of General Education of New York University.

Close contact with the New Jersey Council of Housing Authorities has been maintained. Membership has been retained in the outstanding national organizations in the housing field, the National Association of Housing Officials and the American Federation of Housing Authorities.

## APPENDICES

### REAL PROPERTY INVENTORY OF 1934

Mimeographed summary tables are available for distribution for the towns enumerated in 1934, covering the following housing data:

#### *Structures*

1. By type
2. By age
3. By condition
4. By principal materials of construction
5. By private garages

#### *Dwelling Units*

1. Occupancy and vacancy
2. Duration of occupancy by present occupant
3. Duration of vacancy
4. Race of occupants
5. Condition of vacant units
6. By monthly rental
7. By number of rooms
8. By number of persons per room
9. By principal type of heating apparatus
10. By principal fuel used for heating
11. By running water in dwelling units
12. By gas and electric facilities for lighting, cooking
13. By water closets
14. By tubs and/or showers
15. By mechanical refrigeration

City maps, showing graphically the following housing data block by block, have been prepared by the Works Progress Administration, and photostatic copies are available for distribution at cost of reproduction:

1. Race of occupant
2. Type of structure
3. Predominant condition
4. Median age group
5. Monthly rent

6. Owner-occupied structures
7. Crowding
8. Dwelling units without private bath
9. Dwelling units without private water closet
10. Dwelling units without central heat
11. Identification map
12. Block number map
13. Structures and dwelling units by blocks

Available for Atlantic City, Camden, Elizabeth, Garfield, Jersey City, Newark, Passaic, Paterson, Perth Amboy, Trenton.

Original Real Property Inventory summary tables are available for all municipalities enumerated, and photostatic copies of the major portion of this data can be obtained at cost of reproduction.

*Table No.*

1. Dwelling Unit Data distributed according to rental and owner-occupied units and by number of rooms.
  - (a) By type and occupancy-vacancy
  - (b) By type and condition
  - (c) By accessories
  - (d) By number of rooms
  - (e) By concessions
  - (f) By duration of occupancy and vacancy
  - (g) By persons per room
  - (h) By persons per dwelling unit
  - (i) By race of occupants and extra families

NOTE: These tables are broken down by the number of rooms and by monthly rentals, by number of dwelling units, by owner-occupied units and by rental units.

2. Dwelling Unit Data distributed according to type of structure.
  - (a) By duration of occupancy-vacancy
  - (b) Condition by occupancy-vacancy
  - (c) By persons per room
  - (d) By persons per dwelling unit
  - (e) By race of occupants and extra families

- (f) By tenure and property values
  - (g) By number of autos
3. Monthly rental per room, apartments only.
    - (a) By size of apartments
    - (b) By persons per room
    - (c) By basements
  4. Data concerning persons in families distributed according to race of occupants.
  5. Distribution of transportation data.
    - (a) By mode
  6. Structure data distributed according to type of structure, and by materials of construction.

NOTE: This is broken down to show age and condition.

The following mimeographed special tables of 1934 Real Property Inventory data, covering the municipalities enumerated, are available for distribution:

*Table No.*

1. Apartment Analysis
  - (a) Number of structures
  - (b) Occupied-vacant units
  - (c) Monthly rental
  - (d) Monthly rental per room
  - (e) Size of suite
2. Occupied Rental Units by Monthly Rentals
3. Negro Analysis
  - (a) Type of structures
  - (b) Condition--density
  - (c) Rents per month
  - (d) Owner-occupied and rented dwelling units
4. Population Statistics
5. Salient Facts of Substandard Housing Conditions by Housing Tracts--City--County
6. Structure by Condition and Over Fifty Years Old

7. Major Repairs and Unfit for Use According to Age
8. Vacant Dwelling Units
  - (a) Type
  - (b) Condition
  - (c) Duration of vacancy
9. Occupied and Vacant Dwelling Units by Condition

*Miscellaneous Publications*

The following mimeographed publications of the State Housing Authority are available for distribution:

1. Memorandum on Cost of Slums
2. Analysis of Real Property Inventory for 65 Cities and Communities in New Jersey
3. Residential Vacancies in Jersey City 1934 and 1937
4. Demolitions in Newark 1934-1937
5. Present Dwellings of Former Residents of Stanley S. Holmes Village in Atlantic City
6. Activities of the State Housing Authority  
(Speech by Dr. Eugene E. Agger)
7. Housing Progress in New Jersey  
(Speech by Mrs. Isora B. Somers)
8. Public Housing Problem in New Jersey
9. Housing Laws of New Jersey
10. Brief on Validity of Municipal Assistance to Local Authorities
11. Newark's Many Frozen Foreclosures

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Bayonne--Samuel Schultz, Executive Director  
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Beverly--Leawood G. Stratton, Executive Director

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Burlington--John T. Severns, Secretary-Treasurer  
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