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STATE OF NEW JERSEY

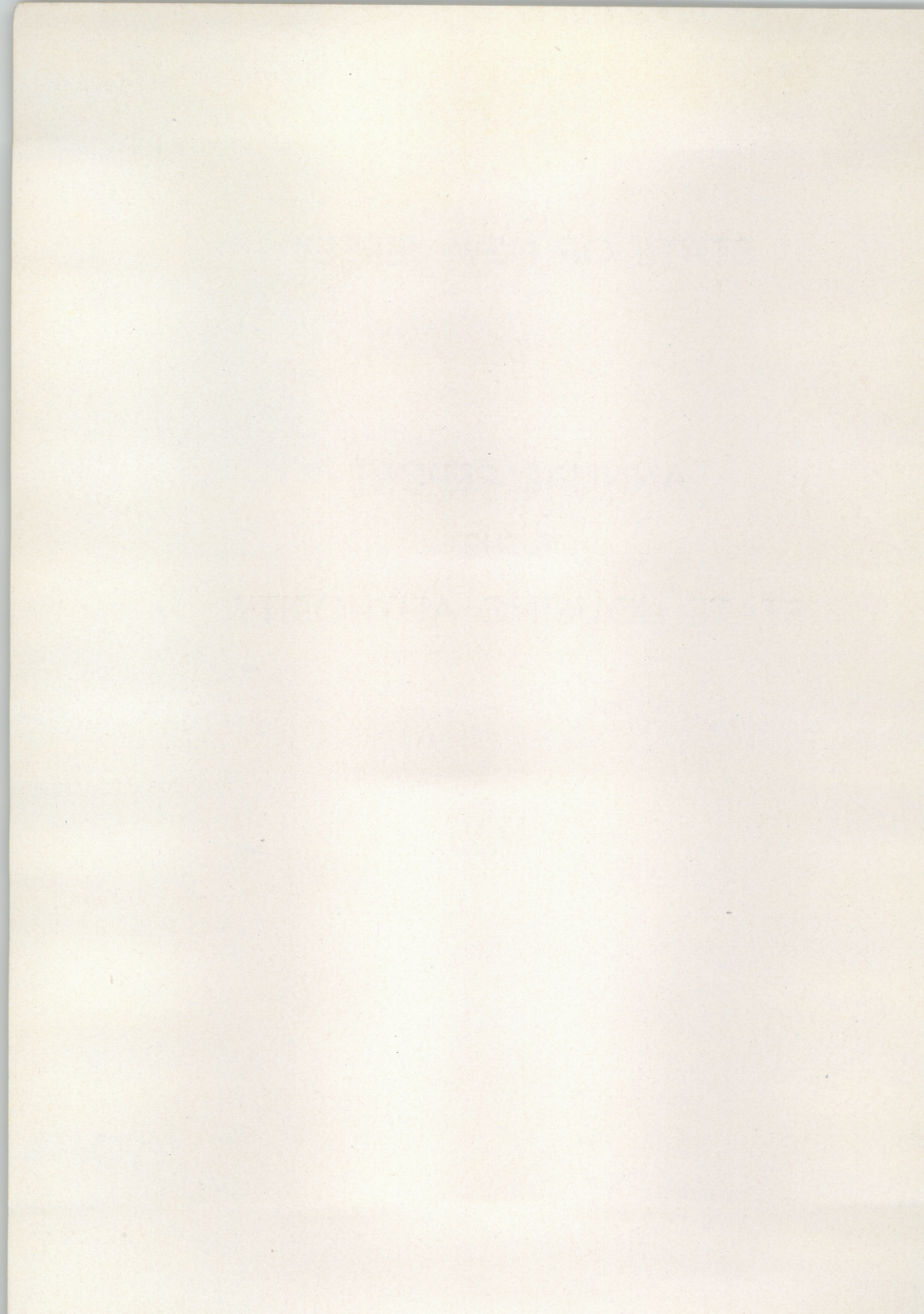
ANNUAL REPORT
OF THE
STATE HOUSING AUTHORITY



JULY 1943

STATE OF NEW JERSEY

ANNUAL REPORT
OF THE
STATE HOUSING AUTHORITY



LETTER OF TRANSMITTAL

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

There is transmitted herewith the Annual Report of the State Housing Authority, for the year of 1942.

This report contains a review of the activities carried on by the Authority since its 1941 report. There has also been included some suggestions on the post-war planning of housing in New Jersey, together with an account of the cooperative work we have undertaken with various other agencies.

It is our sincere hope that you will find this report both interesting and informative.

Respectfully submitted,

EUGENE E. AGGER,
Chairman.

NEW JERSEY STATE HOUSING AUTHORITY

COMMISSIONERS

DR. EUGENE E. AGGER, *Chairman and Executive Director*

Professor of Economics, Rutgers University
Commissioner, State Department of Banking and Insurance

Residence: Highland Park, N. J.

ARTHUR A. QUINN, *Vice-Chairman*

President, Union National Bank, Newark, N. J.
President Emeritus, State Federation of Labor
Controllor, Port of New York

Residence: Sewaren, N. J.

WILLIAM T. VANDERLIPP

Counsellor at Law, Newark, N. J.

Residence: East Orange, N. J.

IRVING ABRAMSON

President, New Jersey Congress of Industrial Organizations
Newark, N. J.

Residence: Paterson, N. J.

DR. CLAIBORN M. CAIN

Manager, Stanley S. Holmes Village

Residence: Atlantic City, N. J.

DR. MILTON R. KONVITZ, *Counsel*

JULIUS J. SEAMAN

Secretary and Supervisor Statistical Division
1060 Broad Street, Newark, N. J.



JOSEPH P. BRADLEY COURT—NEWARK



PENNINGTON COURT—NEWARK

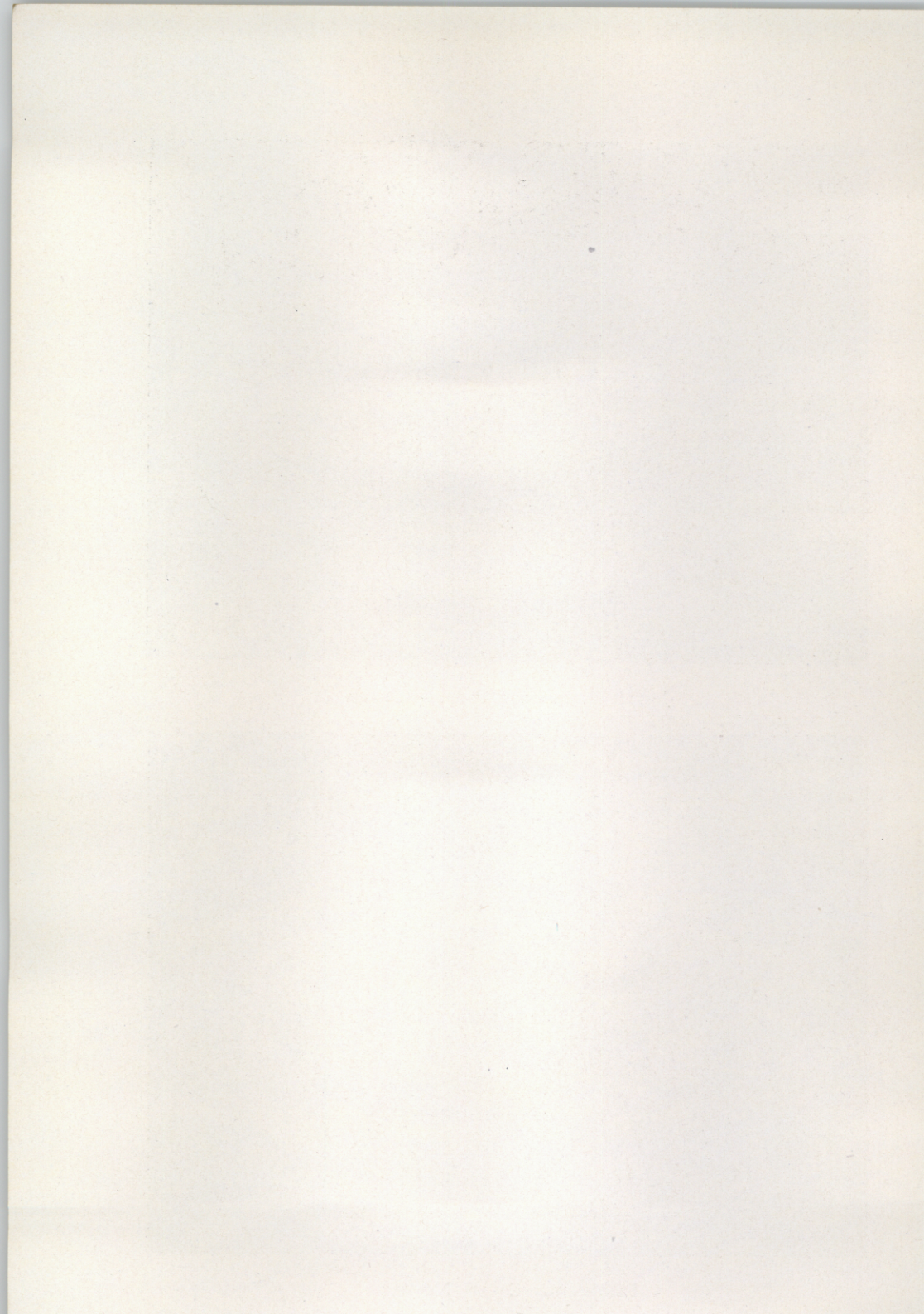
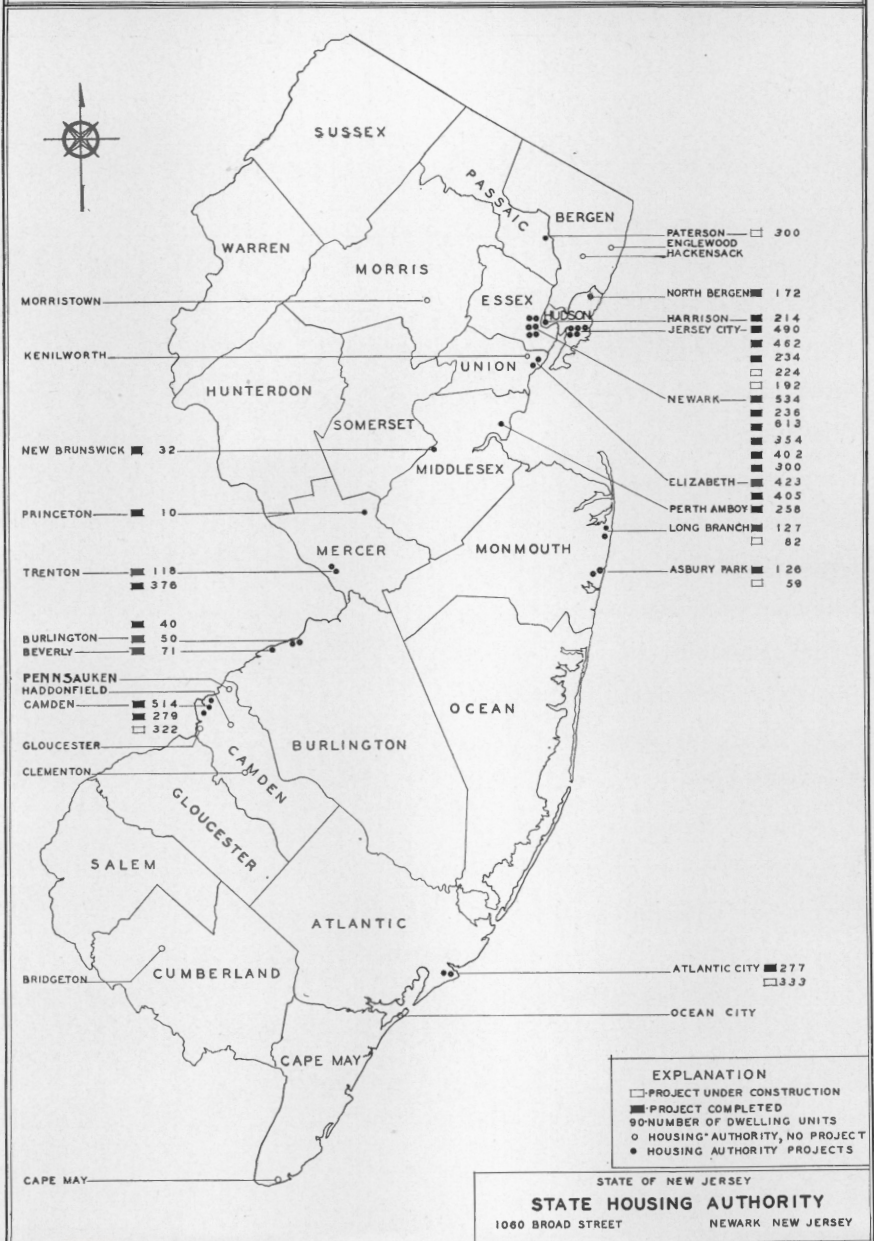


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LOCATION OF LOW-RENT HOUSING PROJECTS IN NEW JERSEY



L.D. COOK DEL'IN. 2 FEB. 1943

INTRODUCTION

Since the last report of the State Housing Authority, the continuing problem of providing adequate homes for families of low income has become secondary to the necessity of providing housing for war workers in the industrial centers of the State.

When the Japanese attacked Pearl Harbor and the country faced the enormous task of converting its peace-time industry to production for war, the State of New Jersey became one of the most important sectors of the home front because of the intense concentration of industrial plants within its borders. The migration of workers to war plants produced acute housing shortages in critical sections of the State and it was evident that these shortages would have to be relieved if maximum industrial production was to be achieved.

All the organized housing agencies in the State responded to the emergency and cooperated with the Federal housing agencies in supplying the needed housing as rapidly as possible. Public housing projects originally planned and constructed by municipal housing authorities to accommodate families of low income, were pressed into service to provide shelter for the families of in-migrant war workers.

The function of the State Housing Authority was to anticipate emerging shortages, and to call the need to the attention of the Federal agencies constructing housing, so that remedial action might be started at the earliest possible moment. Despite all this, and because the task was not easy, only a beginning in the solution of the problem has been made.

An acute strain was placed on the State's available supply of suitable homes, and the construction of additional facilities became imperative in face of the rising tide of workers migrating to our area. From the standpoint of good housing, these homes should be well-built, with a view, perhaps, to turning them into use as low-rent projects after the emergency. Because of the more urgent need of providing immediate housing, however, some temporary projects have been included. It is our earnest hope that such housing will not deteriorate too rapidly and leave us with some of the ill effects which we experienced after World War I. However, the State is well aware of its problem and is doing all in its power to carry on, so that our industrial efforts, so important to our successful waging of the war, will not be hampered.

WAR HOUSING

Housing of war workers in New Jersey during 1942 presented a difficult problem. New Jersey's foremost place in the industrial production of the nation made urgent the necessity of adequately and quickly housing the workers upon whom the productive effort depended.

One of the first steps was the conversion, in critical areas, of low-rent housing projects for use as war housing. As vacancies occurred in projects already occupied, they were filled with war workers and their families. Projects under construction originally intended for low-rent purposes, were converted by the local housing authorities for use in the housing of war workers. When this was done, rent schedules were adjusted to the new use on the basis of income and size of family.

The State Housing Authority recognizing that this is a departure from the original purpose to provide housing for the low-income family, nevertheless realizes that the importance of the emergency warrants the use of the projects for war workers at higher rental levels. This deviation from the intent and purpose of the law governing local housing authorities has the tacit approval of the State Authority.

Even these conversions plus the housing provided by the Federal Government, and the building done by private enterprise, gave a total far short of the need in some areas, particularly in the northeast section of the State, which was the scene of great industrial activity. A listing of all projects will be found in a subsequent section of this report.

In the latter part of the year, a new organization was set up to relieve the situation. War housing centers were opened at several places in the State. The War Housing Center Program is called the Homes Use Service Program. This enlisted the cooperation of home owners in the plan for remodeling or conversion of their buildings into multi-family dwellings. Another phase of the program was to encourage families to board or lodge war workers in any available rooms. Workers desiring accommodations were asked to register at the War Housing Center, which would then endeavor to find suitable quarters near their place of employment.

Commissioner William T. Vanderlipp is the manager for the War Housing Center in Newark, with jurisdiction over the northern section of the State. At this writing, the results of this program cannot be appraised, but the outlook is promising.

In the early stages of this program, the State Housing Authority assisted by providing office space and lending members of its staff to assist in the work. Its library and other data have also been used frequently.



HECKMAN TERRACE—PHILLIPSBURG



CHERRY HILL GARDENS—EAST PATERSON

EVACUATION STUDIES

The outbreak of war intensified the necessity of completing the State Evacuation Plan to provide for a selective evacuation of women and children, the infirm and aged, etc., from areas of probable attack to less dangerous places. In cooperation with the Housing Works and Facilities Committee of the New Jersey Defense Council, the State Housing Authority assisted in the completion of the plan and of the schedules of transportation needed to carry it out. A member of our staff, Joseph Nevin, was assigned to work on this important task.

Studies were made of the plans and methods used in several foreign countries, particularly, England, France, and China. The main points covered by the plan might be summarized as follows: (a) who will be evacuated, (b) how will they be evacuated, (c) where will they go. The third item was determined by using records available in the State Housing Authority files, thus obviating the necessity of making statewide surveys to evaluate the reception capacity of the housing in the areas to which the evacuees would be assigned. The voluminous detailed statistical data on housing needed in the preparation of such a plan, was available in the extensive records which the State Housing Authority had accumulated since 1934, and which once again proved their usefulness in the solution of this problem. The plan for evacuation which was worked out is, in our opinion, one of the best thus far developed.

Whether or not this evacuation will ever be necessary is a problem which will be determined by the action of the enemy and the decision of the appropriate authorities. However, the need for intelligent planning and preparing against that possibility is a responsibility which cannot be avoided in these hazardous times. This responsibility has been creditably discharged by the Housing Committee of the Defense Council and we have been glad to be able to provide the technical advice and assistance which was requested.

We have also assisted in the preparation of the schedules of transportation for the evacuation of New York City, at the request of the Metropolitan Transport Committee, of which William T. Vanderlipp is a member. A great deal of work in the preparation of this report was done in our office, under the direction of Joseph Nevin.

SURVEYS

As it has done during the past eight years, the State Housing Authority continued to provide technical supervision and assistance in the making of housing surveys for local housing authorities. These surveys were necessary and useful in the development and management of public housing projects. Early in 1942, surveys of low-rent housing needs were completed in Jersey City, Paterson, and Harrison. Credit should also be given to the Work Projects Administration for the help it provided in the enumerating, tabulating and clerical phases of these surveys.

LEGISLATION

During the year 1942, a member of the State Housing Authority was asked to appear before the Commission on Interstate Cooperation. There he was invited to consider bills pertaining to housing in the State of New Jersey. Included were the following: (a) A bill to extend the time for the initiation of housing projects to provide safe and sanitary dwellings for persons engaged in national defense activities who would otherwise not be able to secure such dwellings, from December 31, 1943, to "the duration of the present wars." It also authorizes housing authorities to cooperate with or act as agent of the Federal Government in the development and administration of such projects, and acquire or lease such projects, and to sell certain projects to the Federal Government; (b) A bill declaring certain housing authorities bodies corporate and politic, and validates the organization of such housing authorities including their acts, contracts, etc.

These bills were submitted to us and studied by members of our Legislative Committee. After duly considering them it was decided they were in the interest of housing, and Senator Pascoe, of Union County, was asked to present them to the Legislature with our recommendation for their approval.

The first bill known as Senate No. 16, was passed by the Senate of New Jersey, and has been reported out of committee favorably in the Assembly.

The second bill known as Senate No. 103, was passed by both houses, signed by Governor Edison, and is Chapter 169, Laws of 1943.

INFORMATIONAL SERVICE

Since its organization in 1934, the State Housing Authority has maintained a library of housing information. By the continual addition of new material, the library has been developed until at the present time it is probably the largest collection of housing publications in the State of New Jersey, including pamphlets, periodicals, maps, housing statistical data.

During the past year there have been numerous calls on these facilities by interested persons such as local housing authorities, real estate agents, students, civic groups, Federal housing agencies and many other organizations.

URBAN REHABILITATION

As in many other States, the need for Urban Rehabilitation or Redevelopment of many cities and towns in New Jersey is a problem which must be faced in the post-war period. Many municipalities are being permitted to decay at their very centers, and it is recommended that thoughtful consideration be given remedial legislation similar to that in force in other States. Illinois, New York and Michigan have adopted rehabilitation statutes which enlist private enterprise in the restoration of blighted neighborhoods. Under this type of legislation, special inducements are offered prospective builders,

while at the same time restrictions are imposed to safeguard the public interest. In addition, taking the stand that the rights of the city as a whole take precedence over the views of individual property owners, these States have compelled the cooperation of recalcitrant owners.

The need for cooperation amongst various agencies attempting to deal with this problem cannot be too strongly urged. At the present time there appears to be some duplication of effort and overlapping of ideas which would not occur under a central body serving as a clearing house. It is our suggestion that an intelligent approach to this problem would be a grouping of all agencies under one association to avoid the pitfalls of working against one another.

The groundwork of planning to alleviate this condition should be started now. This planning should keep in mind that the entire program should be organized to permit flexibility.

Some general recommendations for each city, varying according to local conditions, are:

1. A redevelopment of the basic plan for the city.
2. Revision of zoning ordinances to make possible a more desirable development of land use.
3. Rehabilitation of blighted areas adjacent to central business districts.
4. Improvement of street systems, to provide increasing accessibility to central business district.
5. Improvement and consolidation of transportation service.
6. Central public parking areas for relief of public streets.
7. Provisions for financing a long-range program of physical improvements.
8. Freezing of assessed valuation of any property at the pre-rehabilitation figure.
9. Formation of local planning units.

These and many other general recommendations should be carefully considered now, so that the plan can immediately be put into action in the post-war period. It is our opinion that Federal and State financial and legal aid will be required to assist individual municipalities in the successful completion of any such plan.

POST-WAR HOUSING PROGRAM

The State Housing Authority is mindful of the necessity for planning now for the part that housing will play in the post-war period. Housing can play a predominant role in helping to alleviate the widespread unemployment which is likely to result in changing from war-time to peace-time industrial activity. This unemployment and hardship must and can be avoided by intelligent planning. Now is the time for such planning so that actual work can begin immediately when the need occurs.

Prompted by these considerations, the State Housing Authority is preparing a plan which, when completed, will show the housing needs of each municipality in the State. When the total need is determined, it will give an idea of the problem which must be faced and thus permit each munic-

ipality to plan to take care of its own need. We will try to analyze whether the need calls for a rehabilitation program, or for new construction to replace uninhabitable structures in slum areas. Each municipality can then follow up by selecting areas to be rebuilt, or can determine where new projects will be located. Subsequent arrangements, such as architectural designs, site layouts, and financial arrangements should all be tentatively set up, so that a minimum of work would have to be done in actually setting the program in motion as soon as the war ends.

STAFF REORGANIZATION

After much careful study the State Housing Authority is reorganizing its work and its staff. Heretofore the authority's work has been mainly of a pioneering and facilitating type—that is to say, helping to get a housing program in New Jersey started, helping to accumulate housing data and information, and helping to inform the public about the nature and purpose of the movement and New Jersey's part in it. To some degree, there is now a shift in emphasis in this work. Supervision becomes increasingly important, but the part that housing will play in post-war readjustment and the great needs in the rural housing field leaves much promotional, facilitating, and general educational work still to be done. We have therefore attempted to reappraise our responsibility and to replan our work accordingly. Our staff at the present time is composed of the following personnel: Julius J. Seaman, secretary; Arthur A. Quinn, district supervisor; Robert B. Collier, district supervisor; Milton Mann, confidential agent; Joseph M. O'Connell, assistant district supervisor, and a clerk-stenographer.

It is our purpose to set the staff up on a functional basis, with five major group classifications, as follows:

1. National Housing Agency, Federal Public Housing Authority Liaison
2. Local Housing Authorities Liaison
3. Post-War Housing Program
4. Housing Survey and Data Section
5. Public Relations and Library Section.

Members of the staff will be assigned to each of the above groups, and the work of the authority will be classified and placed in its proper classification. By this arrangement, we hope to bringing our organization abreast of the present functions of housing and thus be equipped to handle such matters as will properly fall under our jurisdiction.

COOPERATION

This authority recognizes that, among others, its functions are to survey areas, to keep a real estate inventory, to indicate the need for slum clearance, to assist in the formation of local authorities and to aid in the development of such facts and reports as will justify financial aid. It wishes here to state that the precise location and design of housing is not within its sphere, and it believes that these functions can best be performed by the local housing authorities. It would seem to be evident, also, that in projects of the size of some in this State, the State and local planning boards might be of great aid. At least, the cooperation of these bodies on the planning of projects, if not required, should be invited.

EX-OFFICIO MEMBERS OF LOCAL HOUSING AUTHORITIES

Asbury Park Housing Authority:

HARRY H. JONES,
1002 Fifth Avenue, Asbury Park, N. J.

Atlantic City Housing Authority:

LEWIS P. SCOTT,
Boardwalk National Bank Building, Atlantic City, N. J.

Beverly Housing Authority:

ERNEST E. SEVER,
First National Bank, Beverly, N. J.

Burlington Housing Authority:

HAROLD V. HOLMES,
26 West Union Street, Burlington, N. J.

Camden Housing Authority:

SYLVAN G. FLETCHER,
366 New Jersey Avenue, Collingswood, N. J.

Elizabeth Housing Authority:

WILLIAM A. STAFFORD,
938 Salem Avenue, Hillside, N. J.

Jersey City Housing Authority:

CHRISTIAN H. ZIEGLER,
26 Journal Square, Jersey City, N. J.

Newark Housing Authority:

WILLIAM T. VANDERLIPP,
130 Branford Place, Newark, N. J.

New Brunswick Housing Authority:

EUGENE E. AGGER,
Rutgers University, New Brunswick, N. J.

Princeton Housing Authority:

MRS. HARRY E. HUTCHINSON,
83 Jefferson Road, Princeton, N. J.

Paterson Housing Authority:

IRVING ABRAMSON,
17 William Street, Newark, N. J.

Trenton Housing Authority:

FREDERICK W. HUGHES,
65 North Clinton Avenue, Trenton, N. J.

SUMMARY OF HOUSING PROJECTS IN NEW JERSEY BY TYPE AS OF JANUARY 1, 1943

<i>Type</i>	<i>Number of Municipalities</i>	<i>Number of Projects</i>	<i>No. of Dwelling Units</i>	<i>Cost</i>
Low-Rent*	14	31	8,571	\$45,222,475
Defense	11	13	3,865	17,666,849
War Department	1	1	100	380,000
Navy Department	2	2	100	363,000
Old Age Pension	1	1	13	25,000
Farm Security Administration	1	1	206	2,110,676
Lambert Plan	2	4	42	
War Department Dormitories	5	6	2,353 persons	2,065,100

* Includes projects now being used to house defense workers, and which are to be converted to low-rent projects after the emergency.

**LOW-RENT HOUSING PROJECTS IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>Number of Dwelling Units</i>	<i>Project Name</i>	<i>Cost</i>	<i>Status</i>
Asbury Park	126	Asbury Park Village	\$ 760,000	Occupied 1-20-41
	59*	Washington Village	320,000	Under Construction
Atlantic City	277	Stanley S. Holmes Village	1,485,000	Occupied 4-16-37
	333	Jonathan Pitney Village	1,949,000	Occupied 4- 1-41
Beverly	71	Delacove Homes	360,000	Occupied 8- 1-41
Burlington	40*	Dunbar Homes	{ 444,851	Occupied 8 -1-42
	50*	E. B. Stone Villa		Occupied 8 -1-42
Camden	514	Westfield Acres	2,933,353	Occupied 5- 1-38
	279	Clement T. Branch Village	1,403,924	Occupied 7 -7-41
	306*	W. S. Ablett Village	1,414,061	Under Construction
Elizabeth	423	Mravlag Manor	2,070,211	Occupied 4-24-40
	405	Pioneer Homes	2,204,070	Occupied 5-28-41
Harrison	214	Harrison Gardens	1,080,000	Occupied 1-28-41
Jersey City	490	Lafayette Gardens	2,304,000	Occupied 10 -1-41
	462*	Marion Gardens	2,207,737	Occupied 3 -1-42
	234*	Booker T. Washington Apartments	1,400,242	Under Construction
	224*	Hudson Gardens	1,452,000	Under Construction
	192*	Holland Apartments	1,250,000	Under Construction
Long Branch	127	Garfield Court	616,000	Occupied 7 -1-40
	82*	Grant Court	440,000	Under Construction
Newark	236	Pennington Court	1,224,715	Occupied 2-24-40
	530	Seth Boyden Court	2,674,752	Occupied 10-23-40
	354	Stephen Crane Village	1,625,848	Occupied 10-23-40
	613	James M. Baxter Terrace	3,697,294	Occupied 6 -1-41
	300*	Felix Fuld Court	1,760,930	Occupied 1-20-41
North Bergen	402*	John W. Hyatt Court	2,134,890	Occupied 2-28-42
	172	Meadow View Village	985,000	Occupied 7 -1-40
Paterson	300*	Riverside Terrace	1,165,877	Under Construction
Perth Amboy	258	William Dunlap Homes	1,257,022	Occupied 12-14-40
Trenton	118	Lincoln Homes	630,863	Occupied 10 -1-40
	376	Mayor Donnelly Homes	1,970,835	Occupied 10 -1-40

* Indicates projects now being used to house war workers; to be converted to low-rent projects after the emergency.

**DEFENSE HOUSING PROJECTS IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>Number of Dwelling Units</i>	<i>Project Name</i>	<i>Cost</i>	<i>Status</i>
Audubon	499	Audubon Park	\$2,303,934	Occupied 6 -9-41
Bellmawr	500	Bellmawr Defense Housing	2,035,000	" 6-12-42
Camden	200	W. S. Ablett Village	1,022,550	Under Construction
Clifton	200	Acquackanonk Gardens	1,057,857	Occupied 11 -1-41
	150	Acquackanonk Gardens	792,643	" 5 -1-42
Dover	300	Victory Gardens	1,314,000	Occupied 6 -1-42
East Paterson	300	Cherry Hill Gardens	1,495,300	" 12-22-41
	100	Cherry Hill Gardens	460,450	" 5 -1-42
Newark	301	Jos. P. Bradley Court	1,306,818	" 12-13-41
Pedricktown	100	Ordmont	378,950	" 9-15-41
Phillipsburg	250	Heckman Terrace	1,232,500	" 1-23-42
Shrewsbury Twp. ..	265	Alfred Vail Homes	1,078,150	" 9 -2-41
Winfield Twp.	700	Winfield Park	3,188,697	" 12 -1-41

**WAR DEPARTMENT DORMITORIES IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>No. of Persons</i>	<i>Project Name</i>	<i>Cost</i>	<i>Status</i>
Belmar	762		\$764,000	Under Construction
Fort Dix	96	Tilton General Hospital	61,600	Planned 10-2-42
	246		132,000	Planned 10-2-42
Fort Hancock	105		76,000	Under Construction
Metuchen	400		241,000	Under Construction
Shrewsbury Twp. ..	744	Alfred Vail Dormitories	790,000	Under Construction

**WAR DEPARTMENT HOUSING PROJECTS IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>Number of Dwelling Units</i>	<i>Project Name</i>	<i>Cost</i>	<i>Status</i>
Fort Dix	100	Hanover Homes	\$380,000	Occupied 6 -2-41

**NAVY DEPARTMENT HOUSING PROJECTS IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>Number of Dwelling Units</i>	<i>Project Name</i>	<i>Cost</i>	<i>Status</i>
Cape May	50		\$234,000	Occupied 7 -1-42
Lakehurst	50		129,000	" 7 -1-41

**MISCELLANEOUS PUBLIC HOUSING PROJECTS IN NEW JERSEY
AS OF JANUARY 1, 1943**

<i>Location</i>	<i>No. of Dwelling Units</i>	<i>Project Name</i>	<i>Type</i>	<i>Cost</i>	<i>Status</i>
Hightstown	206	Jersey Homesteads	Farm Sec. Adm.	\$2,110,676	Occupied
Millville	13	Roosevelt Village	Old Age Pensioners	25,000	"
New Brunswick ...	32		Lambert plan		"
Princeton	10		Lambert plan		"

HOUSING AUTHORITY OF THE CITY OF ASBURY PARK

The Housing Authority of the City of Asbury Park was established in April, 1938. Its present members are:

Michael Weinstein, *Chairman*;
 James Sutherland, *Vice-Chairman*;
 Lawrence C. Maher, *Treasurer*;
 E. A. Robinson,
 Louis I. Tumen.

Charles G. Lumley, *Executive Director*,
 Administration Building,
 Asbury Park Village,
 Asbury Park, New Jersey.

J. Stanley Herbert, *Administrative Attorney*.

There are two projects now being managed by the Asbury Park Housing Authority.

Asbury Park Village:

Number of Dwelling Units	126
Type	Low-Rent
Occupancy	100% Occupied
Project Population	500 Persons
Total Development Cost	\$760,000
Initial Units Completed	January, 1941

Rents are based on income and the number of persons in the family, as follows:

\$17.50—\$21.00—\$24.50 and an X Rent of \$30.00.

All persons having incomes warranting higher rentals than \$30.00 are requested to relocate, but \$1.00 is charged to the rental for every \$50.00 of income over the highest eligible limits. The ceiling rent is \$42.00.

Washington Village:

Number of Dwelling Units	59
Type	War Housing—Servicing employees of the Signal Corps. Must be in-migrant, vital and essential war workers, and approved as such by Signal Corps in this locality.
Occupancy	Under Construction—65% Completed
Project Population	None
Total Development Cost	\$320,000
Initial Units Completed	None

Rents are based on size of apartment, a basic rent plus a flat rate for utilities, as follows:

\$21.00 plus \$8.00 for Utilities—3 rooms.
 \$23.50 plus \$8.00 for Utilities—4½ and 5½ rooms.

These Rents do not include heat which is to be provided by the tenants who are supplied individual coal burners.

HOUSING AUTHORITY OF THE CITY OF ATLANTIC CITY

The Housing Authority of the City of Atlantic City was established in July, 1938. Its present members are:

Walter J. Buzby, *Chairman*;
 Mrs. Warren Somers, *Vice-Chairman*;
 Frank D. Fiore,
 Thomas K. Wilson.

Robert A. Watson, *Executive Director-Secretary*,
 2311 Fairmount Avenue,
 Atlantic City, New Jersey.

There are two projects now being managed by the Atlantic City Housing Authority.

Stanley S. Holmes Village:

Number of Dwelling Units	277
Type	Low-Rent
Occupancy	100% Occupied
Project Population	765 Persons
Total Development Cost	\$1,485,000
Initial Units Completed	April, 1937

Rents are based on income and size of family.

MAXIMUM INCOME LIMITS FOR ADMISSION

Family Composition	Income Limits		
	A	B	C
No Minor Dependents	\$650.00	\$ 825.00	\$1,075.00
1 or 2 Minor Dependents	725.00	950.00	1,225.00
3 or more Minor Dependents	825.00	1,075.00	1,399.00

RENT SCHEDULE

Unit Size	Rent Grades		
	A	B	C
3 Rooms	\$16.50	\$20.00	None
4½ Rooms	17.50	20.75	None
5½ Rooms	18.50	21.75	\$25.75

Jonathan Pitney Village:

Number of Dwelling Units	333
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,132 Persons
Total Development Cost	\$1,949,000
Initial Units Completed	April, 1941

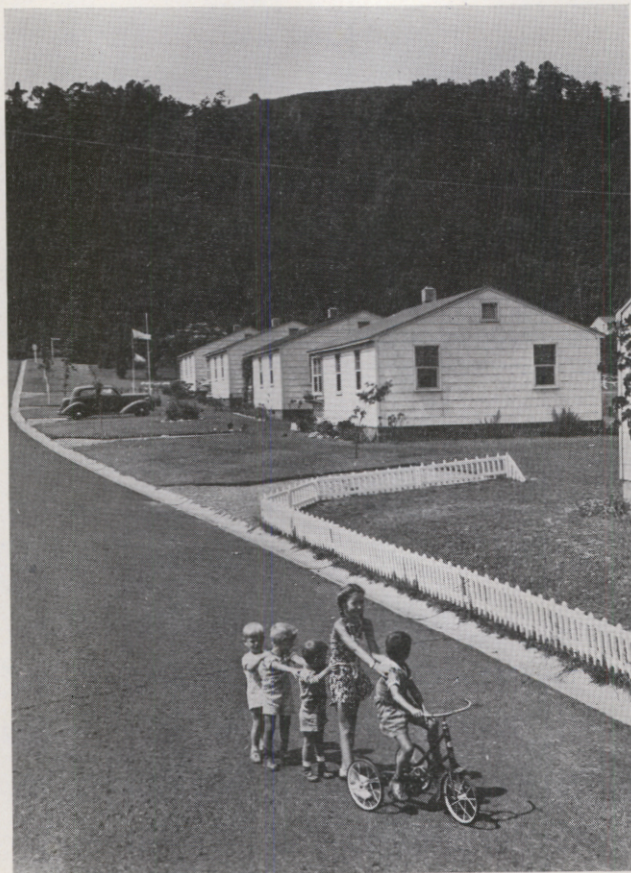
Rents are based on income and size of family.

MAXIMUM INCOME LIMITS FOR ADMISSION

Family Composition	Income Limits		
	A	B	C
No Minor Dependents	\$650.00	\$ 825.00	\$1,075.00
1 or 2 Minor Dependents	725.00	950.00	1,225.00
3 or More Minor Dependents ...	825.00	1,075.00	1,399.00

RENT SCHEDULE

Unit Size	Rent Grades		
	A	B	C
3 Rooms	\$16.50	\$20.00	\$23.50
4½ Rooms	17.50	20.75	24.75
5½ Rooms	18.50	21.75	25.75



ACQUACKANONK GARDENS—CLIFTON

HOUSING AUTHORITY OF THE CITY OF BEVERLY

The Housing Authority of the City of Beverly was established in July, 1938. Its present members are:

John B. Clement, *Chairman*;
 Harold G. Smith, *Vice-Chairman*;
 Edward S. Becker,
 Warren S. Painter,
 Otto P. Mann.
 L. G. Stratton, *Executive Director*,
 Beverly, New Jersey.
 Alexander Denbo, *Counsel*.

One project is now being managed by the Beverly Housing Authority.

Delacove Homes:

Number of Dwelling Units	71
Type	Low-Rent
Occupancy	100% Occupied
Project Population	268 Persons
Total Development Cost	\$360,000
Initial Units Completed	August, 1941

Rents are based on income and size of family.

ANNUAL INCOME LIMITS

<i>Number of Persons</i>	<i>Income Grade</i>					
	A	B	C	D	E	X
2 Persons	\$ 850	\$1,000	\$1,200	\$1,400	\$1,550	\$1,700
3 Persons	900	1,050	1,250	1,450	1,600	1,750
4 Persons	950	1,100	1,300	1,500	1,650	1,800
5 or more Persons	1,050	1,200	1,400	1,600	1,750	1,900

RENT SCHEDULE

<i>Grade All Size Units</i>	<i>Number of Units</i>	<i>Monthly Shelter Rent Plus Utilities</i>	<i>Monthly Statutory Rental Values</i>
A	12	\$10.00	\$18.00
B	12	13.00	21.00
C	19	17.00	25.00
D	16	21.00	29.00
E	12	24.00	32.00
X	1 BR	27.00	34.00
.....	2 BR	28.00	36.00
.....	3 BR	29.00	38.00

Grade "X" shall be utilized only for families admitted to Grades A, B, C, D, and E, whose incomes increased after admission.

The number of units assigned to each grade as indicated above may be varied by the Executor-Director if necessary to expedite the initial occupancy of the Development, provided that the number of units assigned to any grade is not decreased by more than 25 percent and provided that the total of the scheduled rent income for all units is not less than 1,223.00 per month.



MEADOW VIEW VILLAGE—NORTH BERGEN



STANLEY S. HOLMES VILLAGE—ATLANTIC CITY



HARRISON GARDENS—HARRISON



GARFIELD COURT—LONG BRANCH

HOUSING AUTHORITY OF THE CITY OF BURLINGTON

The Housing Authority of the City of Burlington was established in November, 1940. Its present members are:

Olin M. Slack, *Chairman*;
Percival C. Sholl, *Vice-Chairman*;
John F. McHugh,
Henry M. Lewis,
Carl L. Lang.

John T. Severns, *Executive Director*,
No. 1 Colonel Edward B. Stone Villa,
Burlington, New Jersey.

There are two projects now being managed by the Burlington Housing Authority.

Colonel Edward B. Stone Villa:

Number of Dwelling Units	50
Type	War Housing
Occupancy	100% Occupied
Project Population	184 Persons
Initial Units Completed	August, 1942

Dunbar Homes:

Number of Dwelling Units	40
Type	War Housing
Occupancy	100% Occupied
Project Population	138 Persons
Initial Units Completed	August, 1942

The combined development costs for both projects was \$444,851.

Rents are graded from \$10.00 to \$29.00 per month, including cold water and sewer service.

HOUSING AUTHORITY OF THE CITY OF CAMDEN

The Housing Authority of the City of Camden was established in April, 1938. Its present members are:

Frank J. Suttill, *Chairman*;
 Dr. Howard E. Primas, *Vice-Chairman*;
 Bartholomew A. Sheehan,
 Samuel D. Shields,
 Wilbert F. Dobbins.

Horace R. Dixon, *Executive Director*,
 City Hall,
 Camden, New Jersey.

There are three projects under the management of the Camden Housing Authority.

Westfield Acres:

Number of Dwelling Units	514
Type	Low-Rent
Occupancy	100% Occupied
Project Population	2,056 Persons
Total Development Costs	\$2,933,353.00
Initial Units Completed	May, 1938

SCHEDULE OF RENTS

<i>Grade</i>	<i>Number of Units</i>	<i>Monthly Shelter Rent Plus Utilities</i>	<i>Monthly Statutory Rental Values</i>
1 Bedroom Units:			
A	27	\$17.00	\$16.50
B	42	20.00	19.50
C	130	25.00	24.50
D	79	28.00	27.50
X	0	35.00	34.50
2 Bedroom Units:			
A	10	\$17.00	\$16.50
B	56	20.00	19.50
C	65	25.00	24.50
D	34	28.00	27.50
X	0	35.00	34.50
3 Bedroom Units:			
A	12	\$17.00	\$16.50
B	25	20.00	19.50
C	16	25.00	24.50
D	18	28.00	27.50
X	0	35.00	34.50

INCOME LIMITS FOR ADMISSION

Grade	A	B	C	D	X
2 Persons	\$800	\$950	\$1,150	\$1,350	\$1,600
3 Persons	850	1,000	1,200	1,400	1,750
4 Persons	900	1,100	1,325	1,500	1,850
5 or More	990	1,170	1,400	1,650	2,000

Clement T. Branch Village:

Number of Dwelling Units	279
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,116
Total Development Costs	\$1,403,924.79
Initial Units Completed	July, 1941

SCHEDULE OF RENTS

Grade All Size Units	Number of Units	Shelter Rent Plus Utilities and Statutory Rental Values
A	100	\$17.00
B	50	20.00
C	50	24.00
D	50	28.00
E	29	31.00
X	—	35.00

ANNUAL INCOME LIMITS

Grade	A	B	C
2 Persons	Up to \$800	801 to 950	951 to 1,150
3 Persons	Up to \$850	851 to 1,000	1,001 to 1,200
4 Persons	Up to \$900	901 to 1,100	1,101 to 1,325
5 or more Persons	Up to \$990	991 to 1,170	1,171 to 1,400
Grade	D	E	X
2 Persons	1,151 to 1,350	1,351 to 1,500	1,501 to 1,650
3 Persons	1,201 to 1,400	1,401 to 1,550	1,551 to 1,750
4 Persons	1,326 to 1,500	1,501 to 1,650	1,651 to 1,850
5 or more Persons	1,401 to 1,650	1,651 to 1,800	1,801 to 2,000

William Stanley Ablett Village:

Number of Dwelling Units	306
Type	War-Housing
Occupancy	60% Occupied
Project Population	732 Persons
Total Development Costs	\$1,414,061.47
Initial Units Completed	April, 1943

SCHEDULE OF RENTS

The monthly shelter rent plus utilities shall be:

1 Bedroom	\$29
2 Bedrooms	\$31
3 Bedrooms	\$33
4 Bedrooms	\$35

These rentals shall apply to all families whose net incomes at the time of admission are in excess of:

For 2 persons	\$1,500
For 3 persons	\$1,550
For 4 persons	\$1,650
For 5 or more persons	\$1,800

Families whose annual net family incomes at the time of admission are within the following amounts shall pay the rentals provided below:

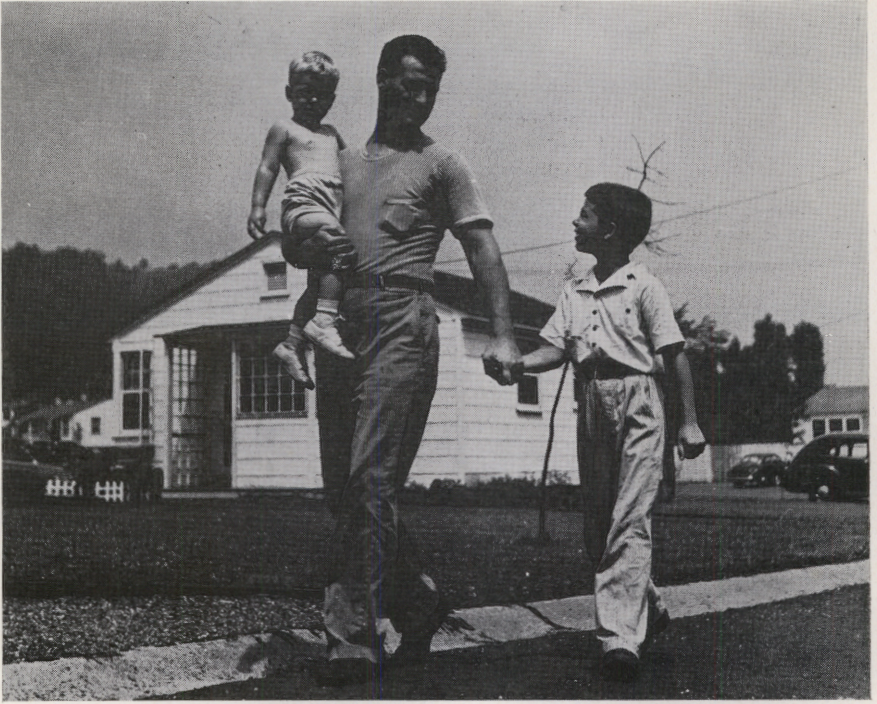
		FAMILY INCOME				
		A	B	C	D	E
2	Up to \$800	801- 950	951-1,150	1,151-1,350	1,351-1,500	1,501-1,650
3	Up to \$850	851-1,000	1,001-1,200	1,201-1,400	1,401-1,550	1,551-1,650
4	Up to \$900	901-1,100	1,101-1,315	1,316-1,500	1,501-1,650	1,651-1,800
5 or more ...	Up to \$990	991-1,170	1,171-1,400	1,401-1,650	1,651-1,800	

RENTS

<i>Grade</i>	<i>Monthly Shelter Rent Plus Utilities</i>	<i>Monthly Statutory Rental Values</i>
A	\$12	\$17
B	15	20
C	19	24
D	23	28
E	26	31

The maximum rentals to be charged any family regardless of the amount of the family net income shall not exceed:

1 Bedroom Unit	\$29 per month
2 Bedroom Units	\$31 per month
3 Bedroom Units	\$33 per month
4 Bedroom Units	\$35 per month



WAR WORKER—ACQUACKANONK GARDENS—CLIFTON



HECKMAN TERRACE PHILADELPHIA

HOUSING AUTHORITY OF THE CITY OF ELIZABETH

The Housing Authority of the City of Elizabeth was established in April, 1938. Its present members are:

Otto G. Altenburg, *Chairman*;
J. Henry George, *Vice-Chairman*;
J. William Farley,
George J. Reiss,
Mrs. James Skramovsky.

John A. Kervick, *Executive Director*,
688 Maple Avenue,
Elizabeth, New Jersey.

There are two projects being managed by the Elizabeth Housing Authority.

Mrawlag Manor:

Number of Dwelling Units	423
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,700 Persons
Total Development Cost	\$2,070,211.19
Initial Units Completed	April, 1940

Pioneer Homes:

Number of Dwelling Units	405
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,500 Persons
Total Development Cost	\$2,204,070.45
Initial Units Completed	May, 1941

Schedule of rents are graded according to the income of the family in the four following grades:

Grade "A," \$17.00; Grade "B," \$20.00; Grade "C," \$24.00; Grade "D," \$28.00.

Ceiling rents as approved by the O.P.A. are as follows:

3-Room Units, \$36.00; 4-Room Units, \$42.00; 5-Room Units, \$48.00.

HOUSING AUTHORITY OF THE TOWN OF HARRISON

The Housing Authority of the Town of Harrison was established in March, 1938. Its present members are:

George W. Breitenbucher, *Chairman*;
 Robert J. Owens, *Vice-Chairman*;
 Francis J. Foster, *Secretary*;
 Frederick C. Clifton, Jr.,
 Daniel E. Belmont.

Thomas J. Dolan, *Manager*,
 Harrison Gardens,
 Harrison and Schuyler Avenues,
 Harrison, New Jersey.

One project is now being managed by the Harrison Housing Authority.

Harrison Gardens:

Number of Dwelling Units	214
Type	Low-Rent
Occupancy	100% Occupied
Project Population	850 Persons
Total Development Cost	\$1,080,000
Initial Units Completed	January, 1941

RENT SCHEDULE

<i>Grade Rental</i>	A	B	C	D	E	X
	\$17.00	\$20.00	\$24.00	\$28.00	\$32.00	\$36.00
<i>No. of persons in family</i>	<i>Incomes up to</i>	<i>Incomes up to</i>	<i>Incomes up to</i>	<i>Incomes up to</i>	<i>Incomes up to</i>	<i>Incomes up to</i>
2	700	900	1,100	1,300	1,500	1,700
3	800	1,000	1,200	1,400	1,600	1,800
4	900	1,100	1,300	1,500	1,700	1,900
5 or more	990	1,200	1,400	1,600	1,800	2,000

Incomes in excess of Grade "X" will have a surcharge of \$1.00 per month for each \$50 per year earned above the Grade "X" limit.

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY

The Housing Authority of the City of Jersey City was established in May, 1938.
Its present members are:

George J. Daly, *Chairman*;
James F. Kennedy, *Vice-Chairman*;
James F. Kelly,
James McConnell,
Michael H. McClain.

William T. Thomas, *Executive Director*,
921 Bergen Avenue,
Jersey City, New Jersey.

There are five projects under the management of the Jersey City Housing Authority.

Lafayette Gardens:

Number of Dwelling Units	490
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,750
Total Development Cost	\$2,304,000
Initial Units Completed	October, 1941

Marion Gardens:

Number of Dwelling Units	462
Type	War Housing
Occupancy	100% Occupied
Project Population	1,732 Persons and 100 State Guardsmen
Total Development Cost	\$2,207,737
Initial Units Completed	February, 1942

Booker T. Washington Apts.:

Number of Dwelling Units	234
Type	War Housing
Occupancy	Under Construction— 99.52% completed
Project Population	None
Total Development Cost	\$1,400,242
Initial Units Completed	December, 1942

Hudson Gardens:

Number of Dwelling Units	224
Type	War Housing
Occupancy	Under Construction— 68.4% completed
Project Population	None
Total Development Cost	\$1,452,000
Initial Units Completed	None

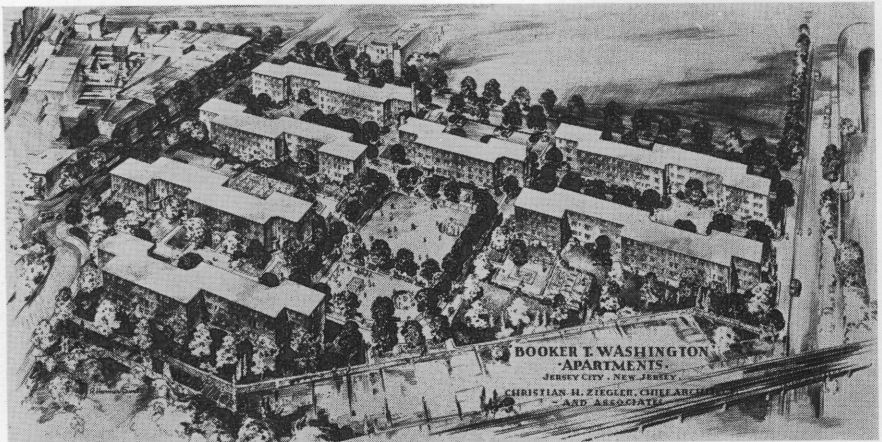
Holland Gardens:

Number of Dwelling Units	192
Type	War Housing
Occupancy	Under Construction— 79.6% completed
Project Population	None
Total Development Cost	\$1,250,000
Initial Units Completed	None

Rent is based on family income and size of unit is based on family composition.

SCHEDULE OF GRADED RENTS AND INCOME LIMITS

Grade	Monthly Rents	Annual Income Limit for Families of			
		2 Persons	3 Persons	4 Persons	5 or More Persons
A	\$17	\$800	\$850	\$900	\$990
B	20	950	1,000	1,100	1,170
C	24	1,150	1,200	1,300	1,400
D	28	1,350	1,400	1,500	1,600
E	32	1,550	1,600	1,700	1,800
F	34	1,700	1,750	1,850	1,950
G	36	1,850	1,900	2,000	2,100
H	40	2,000	2,100	2,200	2,300
I	43	2,150	2,250	2,350	2,450
J	45	2,300	2,400	2,500	2,600
K	47	....	2,550	2,650	2,750
L	50	....	2,700	2,800	2,900



BOOKER T. WASHINGTON APARTMENTS—JERSEY CITY

HOUSING AUTHORITY OF THE CITY OF LONG BRANCH

The Housing Authority of the City of Long Branch was established in April, 1938. Its present members are:

John W. Flock, *Chairman*;
Daniel J. Maher,
Philip Shaheen,
Samuel M. Heimlich.

John E. Schulz, *Executive Director*,
138 Garfield Court,
Long Branch, New Jersey.

There are four projects under the management of the Long Branch Housing Authority.

Garfield Court:

Number of Dwelling Units	127
Type	Low-Rent
Occupancy	100% Occupied
Project Population	525 Persons
Total Development Cost	\$616,000
Initial Units Completed	July, 1940

Rents are based on income and range from \$17.00 to \$43.00.

Grant Court:

Number of Dwelling Units	82
Type	War Housing (Negro)
Occupancy	Under Construction— 60% completed
Project Population	None
Total Development Cost	\$440,000
Initial Units Completed	None

Schedule of rents is undetermined but will be based on income.

Alfred Vail Homes:

Number of Dwelling Units	265 homes
Type	Lease Contract— War Housing
Occupancy	100% Occupied
Project Population	830 Persons
Total Development Cost	\$950,000
Initial Units Completed	September, 1941

The schedule of rents ranges from \$21.00 to \$33.50 plus utilities.

Alfred Vail Dormitories:

Number of Beds	597
Type	Leased—War Housing
Occupancy	100% Occupied
Project Population	597
Total Development Cost	\$456,000
Initial Units Completed	December, 1942

The schedule of rents is as follows:

Single Rooms	\$15.00 per month
Two in Room	\$10.00 per month
More than 2 in Room	\$ 8.00 per month



ACQUACKANONK GARDENS—CLIFTON



WASHINGTON VILLAGE—ASBURY PARK

HOUSING AUTHORITY OF THE CITY OF NEWARK

The Housing Authority of the City of Newark was established in April, 1938.
Its present members are:

Rev. William P. Hayes, *Chairman*;
Charles B. Schubert, *Vice-Chairman*;
Dr. Carl A. Baccaro,
George W. Campbell,
Sargent Dumper.

Frank B. Wenrich, *Executive Director*,
57 Sussex Avenue,
Newark, New Jersey.

There are seven projects now being managed by the Newark Housing Authority.

Pennington Court:

Number of Dwelling Units	236
Type	Low-Rent
Occupancy	100% Occupied
Project Population	888 Persons
Total Development Cost	\$1,224,715.31
Initial Units Completed	February, 1940

Seth Boyden Court:

Number of Dwelling Units	530
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,918 Persons
Total Development Cost	\$2,674,752.79
Initial Units Completed	October, 1940

Stephen Crane Village:

Number of Dwelling Units	354
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,031 Persons
Total Development Cost	\$1,625,848.12
Initial Units Completed	October, 1940

James M. Baxter Terrace:

Number of Dwelling Units	613
Type	Low-Rent
Occupancy	100% Occupied
Project Population	2,354 Persons
Total Development Cost	\$3,697,294.29
Initial Units Completed	May, 1941

Felix Fuld Court:

Number of Dwelling Units	300
Type	Low-Rent and War Housing
Occupancy	100% Occupied
Project Population	1,511
Total Development Cost	\$1,760,930.11
Initial Units Completed	January, 1942

John W. Hyatt Court:

Number of Dwelling Units	402
Type	War Housing and Low-Rent
Occupancy	100% Occupied
Project Population	1,128
Total Development Cost	\$2,134,890.03
Initial Units Completed	February, 1942

Joseph P. Bradley Court:

Number of Dwelling Units	301
Type	War Housing
Occupancy	100% Occupied
Project Population	1,131 Persons
Total Development Cost	\$1,306,818.00
Initial Units Completed	December, 1941

SCHEDULE OF RENTS

<i>Grades</i>	A	B	C	D	X
2 persons	\$800	\$1,000	\$1,250	\$1,350	\$1,450
3 or 4 persons	900	1,125	1,350	1,450	1,550
5 or more persons	1,000	1,250	1,450	1,550	1,650
Rents	\$19	\$22	\$25	\$28	\$32

After the income exceeds X-grade, the rent will be determined by adding \$1.00 to the monthly rent for each \$50.00 (or major fraction of \$50.00) by which the total annual family income exceeds the limits in the X-grade.

However, no rent shall exceed the ceilings which were set by resolution of the Housing Authority on July 1, 1942, and approved by the O.P.A. These ceilings are:

*For Seth Boyden Court;
For Baxter Terrace; Felix Fuld Stephen Crane Village;
Court; and Pennington Court and John W. Hyatt Court*

3-3½ rooms	\$37	\$38
4-4½ rooms	42	43
5-5½ rooms	47	48
6½ rooms	—	50

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN

The Housing Authority of the Township of North Bergen was established in April, 1938. Its present members are:

Peter E. Musto, *Chairman*;
 Arthur C. Spencer, *Vice-Chairman*;
 Herbert L. Sachs,
 Carmen La Carrubba,
 James P. McMahon.

Gerald M. Murphy, *Executive Director*,
 5828 Meadow View Avenue,
 North Bergen, New Jersey.

One project is now being managed by the North Bergen Housing Authority.

Meadow View Village:

Number of Dwelling Units	172
Type	Low-Rent
Occupancy	100% Occupied
Project Population	624 Persons
Total Development Cost	\$985,000
Initial Units Completed	July, 1940

SCHEDULE OF RENTS

Maximum Income Limits

<i>Grade</i>	<i>Rent</i>	<i>2 Persons</i>	<i>3 Persons</i>	<i>4 Persons</i>	<i>5 or more Persons</i>
A	\$17.00	\$800	\$850	\$900	\$990
B	20.00	950	1,000	1,100	1,200
C	24.00	1,150	1,200	1,300	1,400
D	28.00	1,350	1,400	1,450	1,600
E	32.00	1,550	1,600	1,700	1,850
X	36.00	1,600	1,750	1,850	2,000

The "X" grade is for continued occupancy only. Families with Income over \$2,000.00, all sizes, on Surcharge Basis—"X" Grade plus \$1.00 per month each full \$50.00 of Annual Income.

HOUSING AUTHORITY OF THE CITY OF PATERSON

The Housing Authority of the City of Paterson was established in February, 1941. Its present members are:

Benton H. Dunbergh, *Temporary Chairman*;
 George Baldanzi,
 S. James Cristiano,
 J. Nevins McBride,
 John A. McCrane.

George Brooks, *Executive Director and Secretary-Treasurer*,
 29 Harris Place,
 Riverside Terrace,
 Paterson, New Jersey.

One project is now being managed by the Paterson Housing Authority.

Riverside Terrace:

Number of Dwelling Units	300
Type	War Housing
Occupancy	47% Occupied
Total Development Cost	\$1,165,877.00
Initial Units Completed	December, 1942

RENT SCHEDULE

Grade	Monthly Rent		Annual Income Limit for Families of			
	Row Houses	Apt. Houses	2 Persons	3 Persons	4 Persons	5 or more Persons
A	\$12.00	\$17.00	\$850 or less	\$900 or less	\$950 or less	\$1,020 or less
B	15.00	20.00	851-1,025	901-1,075	951-1,125	1,021-1,200
C	19.00	24.00	1,026-1,200	1,076-1,250	1,126-1,300	1,201-1,400
D	23.00	28.00	1,201-1,375	1,251-1,425	1,301-1,475	1,401-1,575
E	27.00	32.00	1,376-1,550	1,426-1,600	1,476-1,650	1,576-1,750
F	31.00	36.00	1,551-1,725	1,601-1,775	1,651-1,825	1,751-1,925

For incomes of \$1,726-\$2,400 and over, the schedule of rents is as follows:

	Row Houses	Apartment Houses
1 Bedroom .....	....	\$40.00
2 Bedrooms	\$40.00	45.00
3 Bedrooms	45.00	50.00
4 Bedrooms	50.00	55.00

HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY

The Housing Authority of the City of Perth Amboy was established in May, 1938. Its present members are:

John E. Sofield, *Chairman*;
 Frank Van Syckle, *Vice-Chairman*;
 Isadore Jacobson,
 Wesley T. Hansen,
 M. Joseph Duffy.

Alexander O. Zambory, *Executive Director*,
 William Dunlap Homes,
 Perth Amboy, New Jersey.

Alfred D. Antonio, *Attorney*;
 Murray Liebowitz, *Architect*.

One project is now being managed by the Perth Amboy Housing Authority.

William Dunlap Homes:

Number of Dwelling Units	258
Type	Low-Rent
Occupancy	100% Occupied
Project Population	922 Persons
Total Development Cost	\$1,257,022.65
Initial Units Completed	December, 1940

SCHEDULE OF RENTS

Grade	A	B	C	D	E
Rental	\$17.00	\$20.00	\$24.00	\$28.00	\$32.00

MAXIMUM INCOME LIMITS

<i>No. of persons in family</i>					
2	\$800.00	\$950.00	\$1,150.00	\$1,350.00	\$1,500.00
3	850.00	1,000.00	1,250.00	1,400.00	1,600.00
4	900.00	1,100.00	1,325.00	1,500.00	1,700.00
5	990.00	1,190.00	1,400.00	1,650.00	1,800.00

OCCUPANCY LIMITS

3 and 3½ Rooms	2-3 Persons
4½ Rooms	3-5 Persons
5½ Rooms	4-7 Persons

Tenants whose incomes exceed the maximum of the "X" grade are notified to move (when suitable housing accommodations have been obtained) and until then are charged \$1.00 surcharge monthly for each \$50.00 of additional Annual Income. Ceiling rents set by O.P.A. are:

3-3½ Rooms	\$40.00
4½ Rooms	42.50
5½ Rooms	45.00

The "X" grade is for continued occupancy only.

HOUSING AUTHORITY OF THE CITY OF TRENTON

The Housing Authority of the City of Trenton was established in July, 1939. Its present members are:

J. Connor French, *Chairman*;
 Peter A. Pulone, *Vice-Chairman*;
 David L. Kelsey, *Treasurer*;
 Scott M. Fell,
 Fred L. Nitz.

Samuel Haverstick, *Executive Director*,
 875 New Willow Street,
 Trenton, New Jersey.

There are two projects under the management of the Trenton Housing Authority.

Lincoln Homes:

Number of Dwelling Units	118
Type	Low-Rent
Occupancy	100% Occupied (Negro)
Project Population	425 Persons
Total Development Cost	\$630,863.68
Initial Units Completed	September, 1940

Donnelly Homes:

Number of Dwelling Units	376
Type	Low-Rent
Occupancy	100% Occupied
Project Population	1,300 Persons
Total Development Cost	\$1,970,835.49
Initial Units Completed	September, 1940

INCOME LIMITS FOR ADMISSION

No. of Persons	Grade Rent	A \$17.00	B \$20.00	C \$25.00	D \$28.00	E \$32.00	X \$35.00
2		\$800.00	\$950.00	\$1,150.00	\$1,350.00	\$1,500.00	\$1,600.00
3		850.00	1,000.00	1,200.00	1,400.00	1,600.00	1,750.00
4		900.00	1,100.00	1,325.00	1,500.00	1,700.00	1,850.00
5 or more		990.00	1,170.00	1,400.00	1,650.00	1,800.00	2,000.00

<i>Lincoln Homes</i> Ceiling Rent	<i>Donnelly Homes</i> Ceiling Rent	Persons	Unit Size	Income Limits
\$35.00	\$36.00	2	1 BR	\$2,160
35.00	36.00	3	1 BR	2,160
40.00	42.00	3	2 BR	2,520
40.00	42.00	4	2 BR	2,520
46.00	48.00	5	3 BR	3,024
46.00	48.00	5 or more	3 BR	3,456

The "X" Grade is for continued occupancy only.

LIST OF INACTIVE HOUSING AUTHORITIES IN NEW JERSEY

The following is a list of Municipal Housing Authorities, created in New Jersey, but now inactive for various reasons:

1. Bridgeton Housing Authority
Created October, 1938
2. Cape May Housing Authority
Created September, 1938
3. Clementon Housing Authority
Created August, 1938
4. Englewood Housing Authority
Created October, 1941
5. Gloucester City Housing Authority
Created May, 1938
6. Hackensack Housing Authority
Created December, 1939
7. Haddonfield Housing Authority
Created April, 1938
8. Kenilworth Housing Authority
Created May, 1938
9. Morristown Housing Authority
Created May, 1938
10. Ocean City Housing Authority
Created September, 1938
11. Pennsauken Housing Authority
Created April, 1941

LIST OF ABOLISHED HOUSING AUTHORITIES IN NEW JERSEY

The following is a list of Municipal Housing Authorities, created in New Jersey, but whose organization and functions were subsequently abolished for various reasons:

1. Bayonne Housing Authority
Created June, 1938
2. Bound Brook Housing Authority
Created May, 1938
3. Montclair Housing Authority
Created April, 1938
4. Orange Housing Authority
Created April, 1938
5. Passaic County Housing Authority
Created May, 1938
6. Plainfield Housing Authority
Created May, 1938
7. Summit Housing Authority
Created June, 1938

