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STATE OF NEW JERSEY

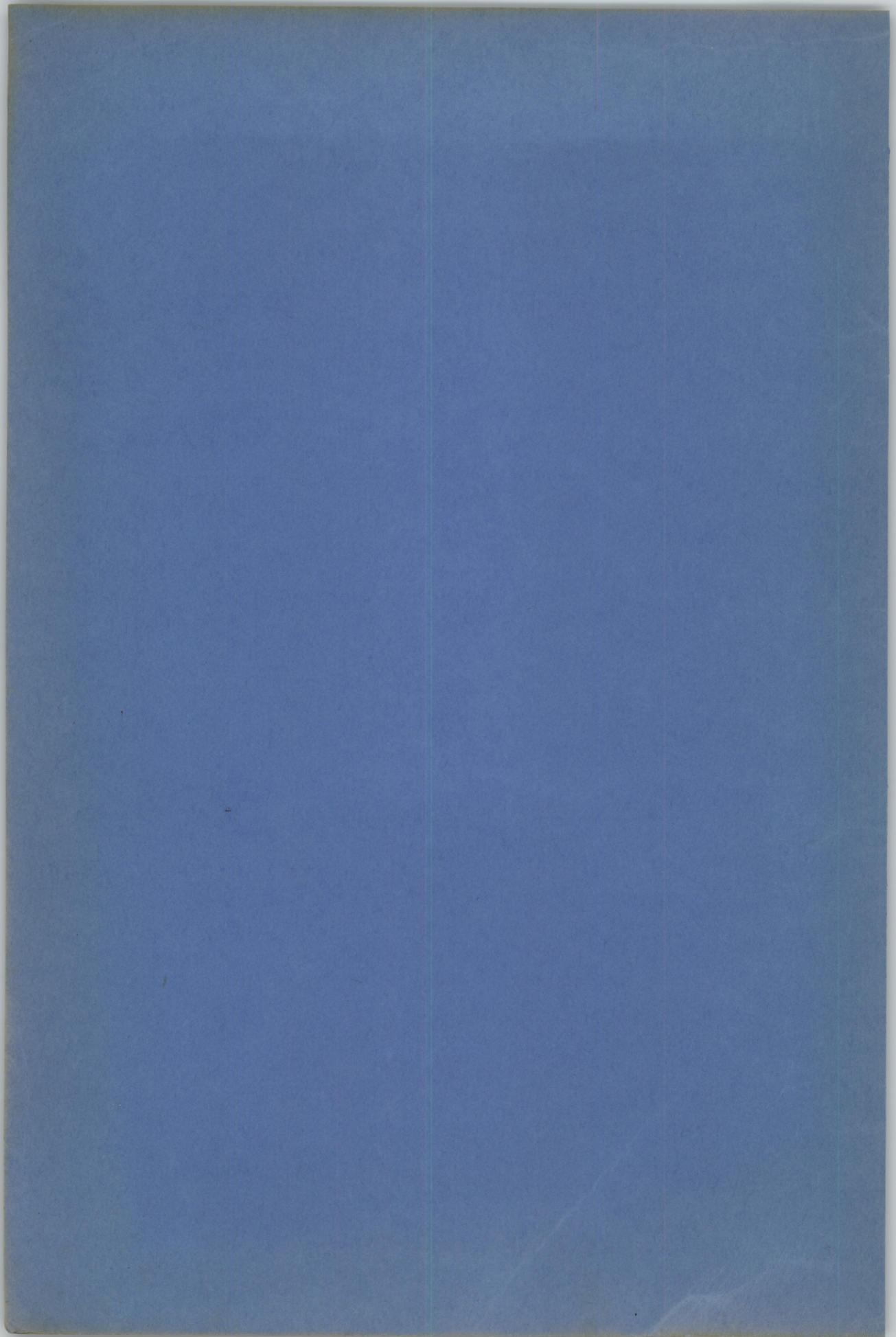
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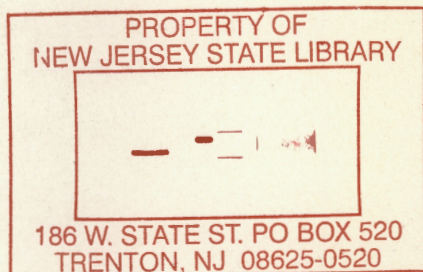


DECEMBER 1941



STATE OF NEW JERSEY

ANNUAL REPORT  
OF THE  
STATE HOUSING AUTHORITY



DECEMBER 1941

NEW JERSEY STATE HOUSING AUTHORITY

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Chapter of American Red Cross  
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Commissioner, Department Banking & Insurance  
State of New Jersey

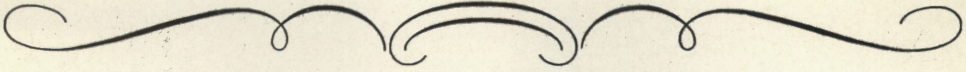
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---

Fred W. Ehrlich, Director  
President, Automotive Equipment Company, Newark

---

Harry I. Luftman, Secretary  
1060 Broad Street, Newark, N. J.



LETTER OF TRANSMITTAL

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

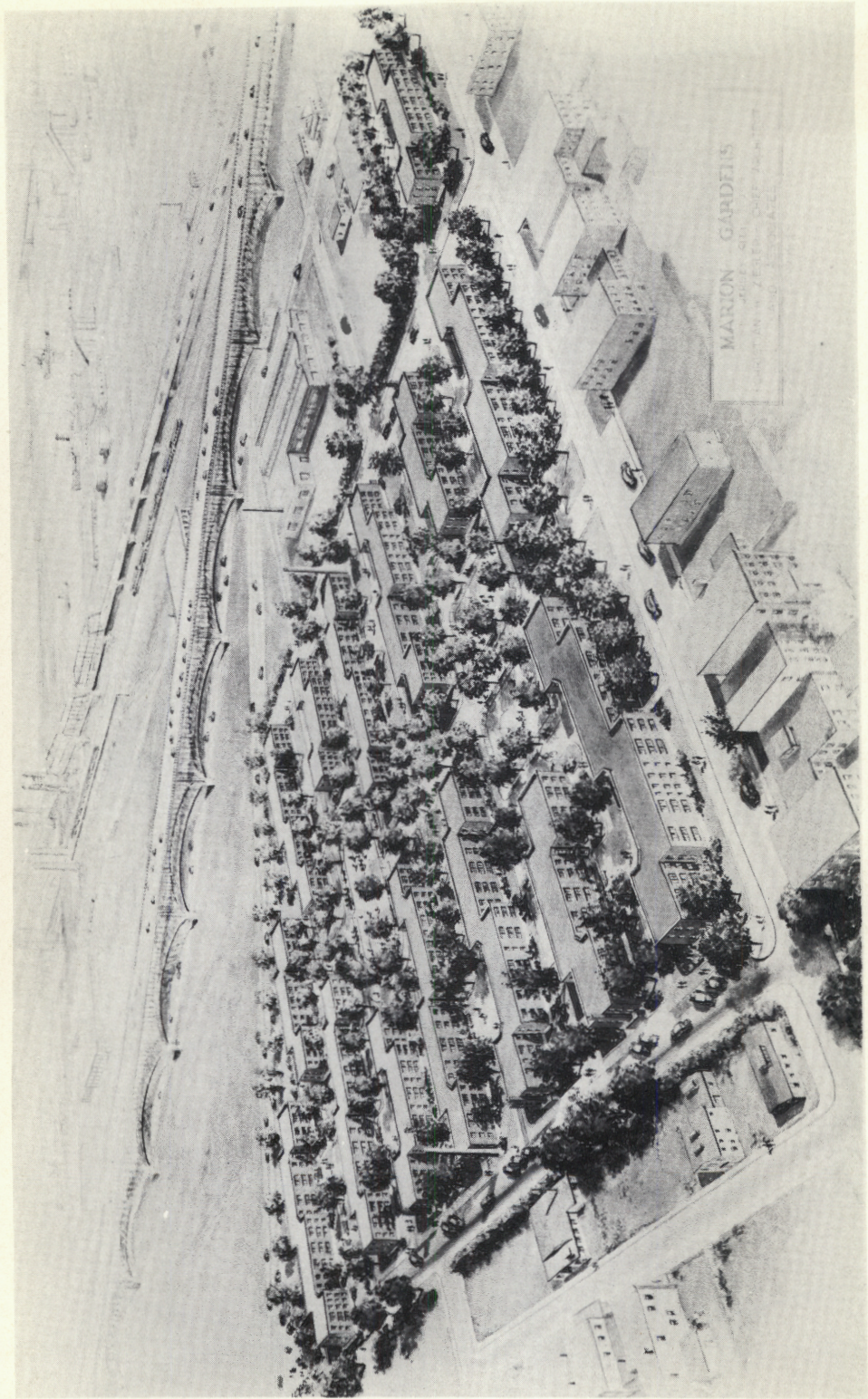
I am transmitting herewith the 1941 Annual  
Report of the State Housing Authority.

In addition to a review of the activities  
carried on by the Authority since its last report,  
there have been incorporated some pertinent suggest-  
ions - based on experience - as to the future of  
housing in this State.

The board trusts that you will find this  
report both interesting and instructive.

Respectfully submitted,  
CHRISTIAN H. ZIEGLER,  
Chairman



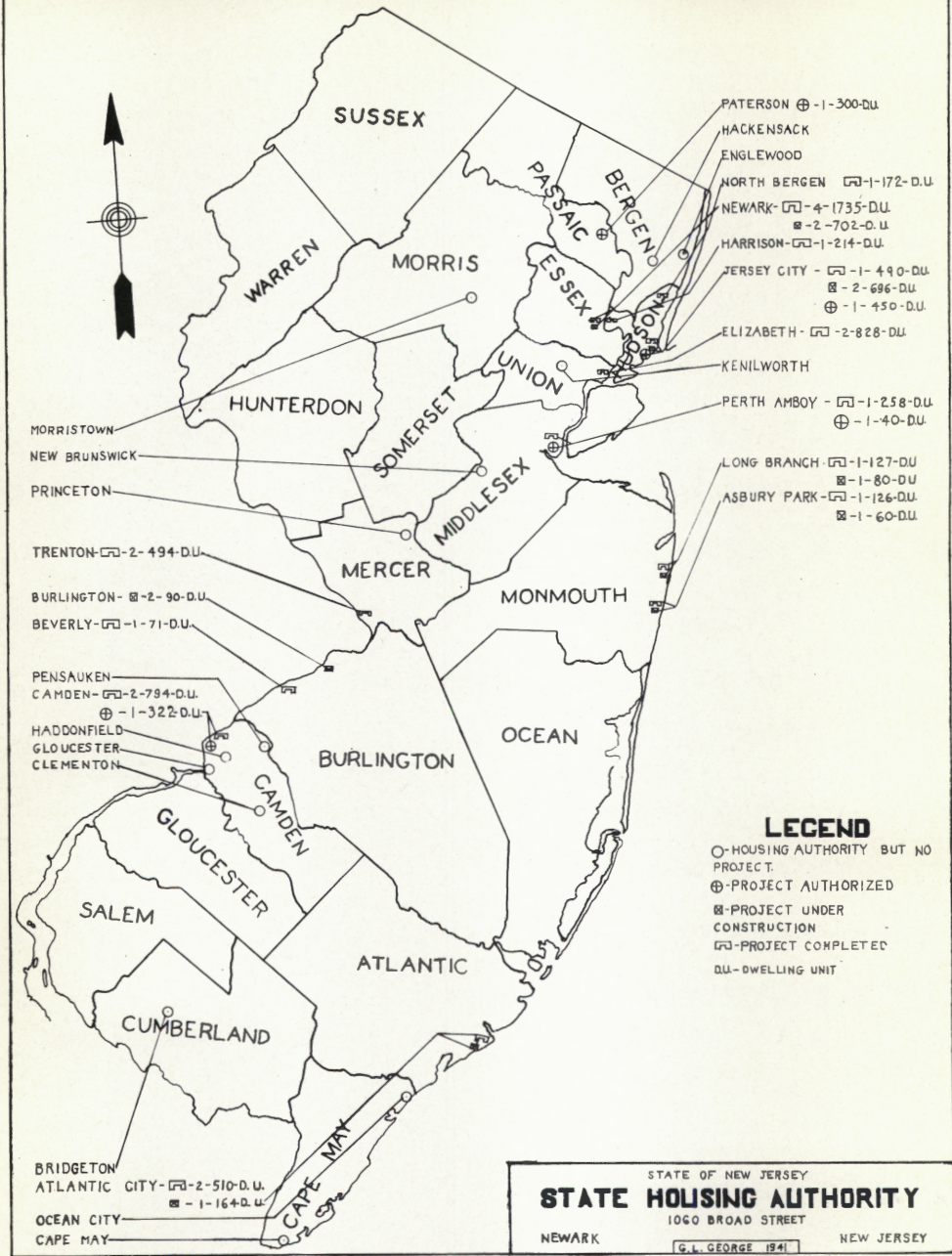


MARION GARDENS • JERSEY CITY

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**MAP SHOWING LOCATION OF LOW RENT HOUSING PROJECTS**



MAP OF HOUSING PROJECTS

## Introduction

It may be said, at the beginning of this report, that an interesting development in connection with the slum-clearance program in this State has been the ever-increasing public interest in low-rent housing projects. The baneful social and economic effects of substandard housing have been so thoroughly publicized that they have been impressed upon the public consciousness as a problem of genuine gravity and significance, and as a public responsibility on a par in importance with our educational system, our health and sanitary codes, our recreational facilities, and our relief and allied welfare activities.

Convincing proof of this awakened public interest is the fact that certain municipalities, after a first venture into the slum-clearance field, are requesting funds for additional projects. This would also seem to demonstrate that the State's housing program is workable, and is effectively providing the solution to the problem of decent living accommodations for families handicapped by low incomes.

Incidental to the steady growth in housing-consciousness has been the frequent use made of the State Housing Authority library during the past year. This library has been augmented in many ways and has served as the recognized clearing-house for information requested by newspapers, real estate boards, department stores, public utilities, civic groups and other organizations. Supplementing this informational service, this Authority has furnished speakers to address groups interested in the subject of housing.

It is gratifying to note these indications of the support of an enlightened public, for cooperative public opinion can be of incalculable benefit in any public enterprise.

## New Authorities

Since our last report, local housing Authorities have been created, and their members appointed, by the municipalities of Gloucester, Pennsauken, Englewood and Paterson. Certificates authorizing these municipal bodies to transact business have been issued by the State Housing Authority. Paterson was recently allotted an appropriation of \$1,500,000 by the United States Housing Authority, providing funds for a project of approximately 300 dwelling units. As it does in all such cases, the State Housing Authority assisted in every way in the formation of the Paterson Housing Authority, and aided in preparing



ONE OF THE BETTER  
SLUM-INTERIORS



TYPICAL OF INTERIOR  
IN HOUSING-PROJECT

the application of that Authority for a Federal loan to construct a low-rent housing project. The need of better living accommodations for the low-income families of Paterson warrants the hope that the present effort will create an incentive for additional housing projects in that city.

### Applications

Applications for earmarking of funds have been filed with the State Housing Authority by the local housing Authorities of the following municipalities:

Asbury Park	\$ 750,000
Atlantic City	2,000,000
Beverly	160,000
Camden	1,890,000
Elizabeth	3,000,000
Hackensack	900,000
Jersey City	1,000,000
Long Branch	600,000
Morristown	750,000
Newark	6,000,000
Paterson	5,400,000
Perth Amboy	200,000

It is noteworthy that, with the exception of Hackensack, Morristown and Paterson, these requests were filed by local housing Authorities which had already constructed one or more projects.

As a result of these requests the United States Housing Authority has earmarked funds to provide low-rent housing in:

Asbury Park	60 families	\$ 310,000
Atlantic City	164 families	820,000
Long Branch	88 families	460,000
Perth Amboy	40 families	207,000
Paterson	300 families	1,500,000

The other applicants for funds have been advised that money is not at present available for their projects.

## Projects

The housing projects which have been completed and occupied since June, 1940, the date of the last report of this Authority, are as follows:

<u>City</u>	<u>Name of Project</u>	<u>Number of Dwelling Units</u>	<u>Cost</u>
Asbury Park	Asbury Park Village	126	\$ 780,000
Atlantic City	Dr. Jonathon Pitney Village	333	1,892,000
Beverly	Delacove Homes	71	350,000
Camden	Clement T. Branch Village	279	1,424,000
Elizabeth	Pioneer Homes	405	2,239,000
Harrison	Harrison Gardens	214	1,060,000
Jersey City	Lafayette Gardens	490	2,653,000
Long Branch	Garfield Court	127	619,000
Newark	Stephen Crane Village	354	1,634,000
Newark	Seth Boyden Court	534	2,766,000
Newark	Jas. M. Baxter Terrace	611	3,486,000
North Bergen	Meadow View Village	172	991,000
Perth Amboy	William Dunlap Homes	258	1,280,000
Trenton	Lincoln Homes	118	620,000
Trenton	Mayor Donnelly Homes	376	1,930,000

As of the date of this report 19 projects, with a capacity of approximately 5900 families, have been completed. Five projects still under construction will accommodate more than 1600 families when completed. These figures do not include the allotments in Paterson and Asbury Park, or five other projects on which construction has not as yet been started.

## Investigations

Since the publication of the last report of this Authority, the activities of two local housing authorities, in Camden and in Newark, have been subjected to investigation.

The Camden investigation was conducted by the United States Housing Authority, and resulted in the resignation of the members of the Camden Authority and the appointment of a new group. This Authority was requested by local residents to investigate the Camden body but, after the resignation of the members of that board, decided that further investigation would serve no useful purpose.

Early in January of this year, public charges made by a member of the Newark Housing Authority were brought to the attention of this board by the ex officio member sitting with that body. An investigating committee was accordingly appointed by the Chairman of the State Housing Authority. Witnesses were subsequently called before this committee, hearings were conducted, and much testimony was taken. At the conclusion of the hearings a report was submitted to His Excellency, the Governor, and a copy of the report, with recommendations attached, was forwarded to the Prosecutor of Essex County. The Prosecutor brought the matter before the Essex County Grand Jury, which subsequently made a presentment in which it sharply criticized the conduct of the Newark Authority.



A TYPICAL SLUM-KITCHEN



A TYPICAL SLUM-EXTERIOR

During the course of this investigation the statutory limitations of the investigatory powers of the State Authority became very apparent. While most witnesses showed a disposition to aid the inquiry, this case focused attention on the fact that they could not be sworn and could not be compelled to divulge data in their possession. This Authority's lack of power in such instances prompted the Grand Jury in its presentment to urge the passage of a law giving the State Housing Authority a reasonable control over all municipal housing Authorities.

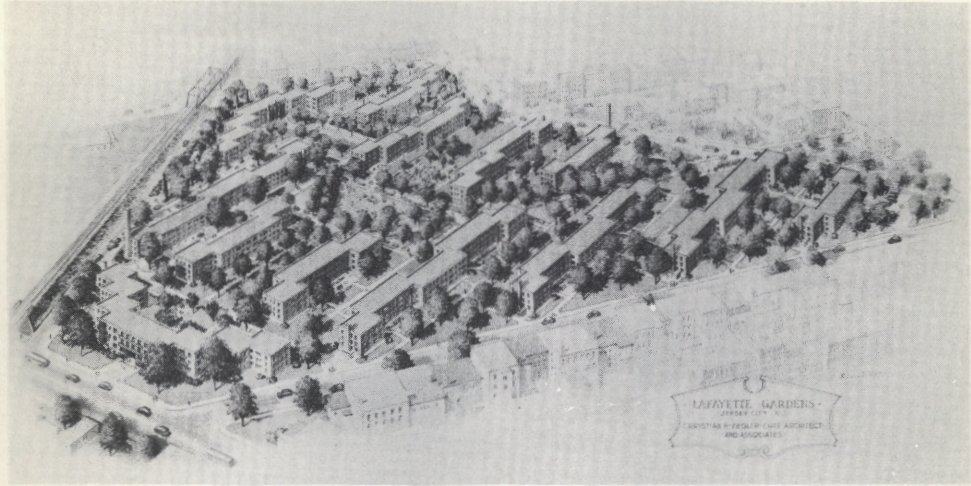
It should be noted here that the situation in both Camden and Newark is now improved.

#### Defense Housing

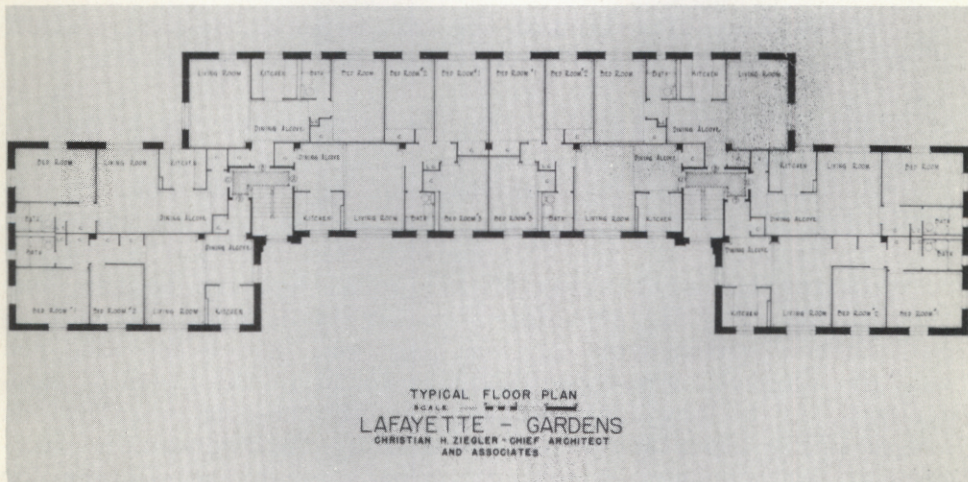
It was inevitable that the tremendous defense activities which this country has undertaken, particularly those involving defense housing, would affect the program of the State Housing Authority. Two members of this Authority are identified with the New Jersey Defense Council. One is a member of the Fact Finding Committee, while another is Chairman of the Committee on Housing, Works and Facilities and as such is a member of the Council. Through an understanding with the Defense Council and with the consent of the State Housing Authority, some of the trained personnel of the Authority have been loaned to the Defense Council's Committee on Housing and have done excellent work for it. This cooperative effort has resulted in a comprehensive survey of defense housing in the State; special reports on housing vacancies in certain key cities; research on labor conditions, payrolls and rent schedules; estimates of possible future labor employment; and the determination of areas in which would occur the greatest need for defense housing. In many cases, the Authority personnel have accompanied Federal officials sent into this State to investigate, and have aided them in every possible way. At this writing, an extensive study is being made of evacuation and billeting. Departmental officers identified with both the Federal and State defense programs have freely acknowledged the general cooperation given them, the practical value of this Authority's housing information, and the intelligent assistance rendered them by the staff.

#### Special Studies

Supplementing its promotional activities, this Authority has made many special studies and surveys, for the purpose of improving and augmenting authoritative information about the manifold phases of housing. Its Real Property Inventory



BIRD'S-EYE VIEW OF LAFAYETTE GARDENS, JERSEY CITY



FLOOR LAYOUT AT LAFAYETTE GARDENS, JERSEY CITY

constitutes one of the most extensive as well as most valuable efforts ever made by a state in the study of its housing problem. More than 800,000 New Jersey dwellings were enumerated, and from the resultant data was obtained an authentic and clear-cut picture of existing housing conditions.

Research is being continued in the form of intensive surveys of substandard housing and its occupants. The primary purpose of these surveys is to obtain information needed in the initiation, design and management of low-rent housing projects.

Among numerous studies made during the period covered by this report the most important was the Low-Income Housing Area Survey, the tabulation of which has been completed for Newark, Atlantic City, Asbury Park, Perth Amboy, Elizabeth and Bridgeton. Recently, the procedure for this survey has been revised and improved. It is now known as the Survey of Low-Rent Housing Needs. Jersey City, Camden, Harrison and Paterson are currently being surveyed according to the revised procedure.

The field-work in this connection has been performed by trained personnel of the Work Projects Administration, whose efforts call for special commendation from the Authority and whose cooperation is hereby gratefully acknowledged.

#### Ex Officio Members

Since the publication of the last report, the entire staff of ex officio members has been reorganized in the interests of a State-wide cooperative program. The appointment of an ex officio member to a local Authority is provided for by legislation in this State, and the wisdom of this has been established beyond question. The value of ex officio members appointed by this Authority to local boards has been demonstrated more than once. It is also apparent that this Authority, by correlating the activities of all local housing bodies, can through its ex officios be constructively helpful in the long pull through which every project must go. Since the long-run test of the housing movement will be found in the field of management, it is obvious that management-and-tenant relations are of prime importance. On the premise that general mismanagement, or scandals in connection with tenant-selections, or any other disturbing condition, will hurt the housing program it is the logical responsibility of the State Authority to safeguard all public housing in the State against the bad effects of such developments in any of the projects. This can best be accomplished through constant missionary work and through the close contacts maintained by the ex officio repre-

sentatives, who constitute an effective liaison between this Authority and the local bodies.

### 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 believes that these functions can best be performed by the Municipal 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.

### The Future

Housing is now eight years old as a State matter. Much constructive work has been accomplished during this eight-year period, and the completion of projects here and there throughout the State has caused many to become housing-conscious. Yet, a certain portion of the State's population is still comparatively ignorant of the advantages of the program. As this ignorance is dispelled and as housing knowledge increases, it is inevitable that the demand for public low-rent housing will grow in direct proportion.

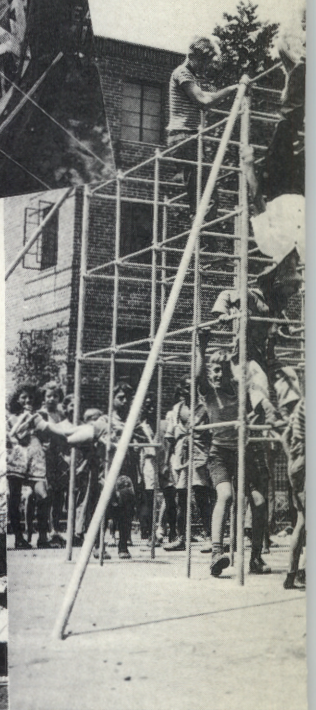
Moreover, when it is more generally recognized that the public housing project is the only effective solution to the housing problem of the low-income family, there will be increasing demands that its needs be met. In an effort to meet similar demands the neighboring state of New York has provided funds to supplement Federal subsidies. The provision of State aid in the construction of low-rent housing projects may well be the next logical step in the development of the State's housing program.

The need for neighborhood rehabilitation is a problem which presents itself for solution in the immediate future. Many cities 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, Michigan and New York have adopted rehabilitation statutes which enlist private enterprise in the restoration of blighted urban neighborhoods. Under this type of legislation, special inducements are offered prospective builders, while



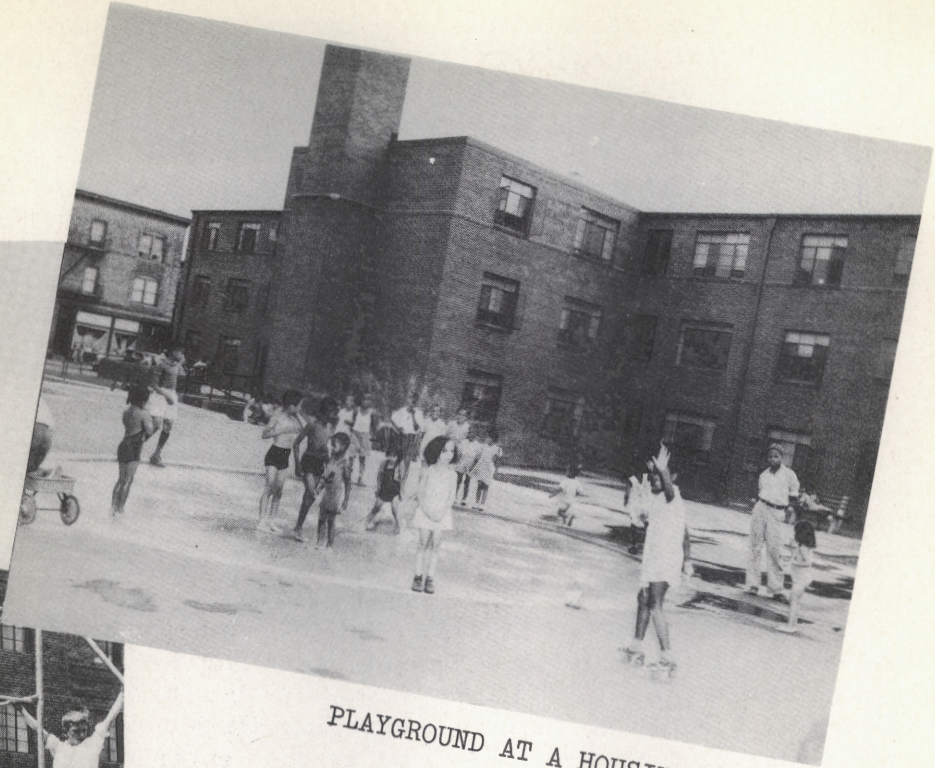
A TYPICAL SLUM-BACKYARD

RECREATION  
AT A HOUSE



ANOTHER  
SLUM-BACKYARD

FACILITIES  
ING PROJECT



PLAYGROUND AT A HOUSING-PROJECT



TYPICAL EXTERIOR  
OF A HOUSING-  
PROJECT



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. As evidence of the practicability of the neighborhood-rehabilitation plan, the National Association of Real Estate Boards has gone on record in the recommendation of public aid to and supervision of neighborhood-rehabilitation programs.

In addition to those families whose low incomes and substandard living accommodations qualify them for tenancies in low-rent housing projects, there are two groups whose housing needs should be given thoughtful consideration in a well-rounded housing program.

The first group consists of "white collar" workers whose incomes are sufficient to disqualify them for low-rent projects but are still insufficient to enable them to pay without difficulty the higher rentals prevailing elsewhere. It is a well established economic fact that private enterprise, which is concerned primarily with speculative profit, is unable or unwilling to provide for this sizable segment of our population. This situation places such "white-collar" workers at a definite disadvantage and poses a problem which merits the attention of the State.

The second group, smaller in size but no less deserving, is made up of families which are handicapped by low incomes yet have managed in some way to rent quarters which are not considered substandard. In many instances the main consideration of these families is the ill health of one or more of its members, which accounts for their occupancy, despite their economic circumstances, of dwellings above the substandard classification. Under the present regulations governing tenancies in low-rent housing projects such families are ineligible for housing aid. There is no suggestion here that the qualifications for project-tenancies be made less stringent, for the number of qualified applicants under existing restrictions is still considerably in excess of the capacity of completed projects. It is suggested, however, that the problem confronting needy yet ineligible families be given serious study.

It is possible that the problems of both of these groups can best be solved by the limited-dividend corporation. In many states throughout the country such corporations, which are restricted to a specified return on their investment, have supplemented the activities of the public housing program. In New York State alone, fourteen limited-dividend projects have been constructed, costing an aggregate of approximately \$30,000,000 and providing for nearly 6,000 families. As suggested above, the merits or demerits of housing by limited-dividend corporations may well be studied for its possible application in this State.

Still another problem confronting the State is that of the housing of migrant labor in the rural areas. The New Jersey farmer cannot longer be expected to shoulder the burden of finding adequate housing facilities for his labor. As the migrant laborer arrives in large numbers for harvest periods he creates a vexing local problem, the solution of which should properly be assumed by the State. Coupled with this situation is that of the resident agricultural laborer who is domiciled in a given community in the State but who is migrant so far as his employment is concerned. Such employment is usually desultory and irregular, family-income is low, and housing conditions are invariably substandard.

The many aspects of this problem of rural housing have been studied by Dr. Agger of this Authority, in close cooperation with the Farm Security Administration. It is a source of satisfaction to report here that the Farm Security Administration announced in November that an experimental project providing for both migrant and resident agricultural labor would be established in the Bridgeton area in the near future.

### Conclusion

In conclusion, may this Authority point out that the demonstrated value of State Housing Authorities throughout the country has been attested to by no less an agency than the National Committee on Housing Emergency. At its National Convention, held in Washington last June and presided over by Mrs. Samuel I. Rosenman, this group strongly urged the formation of Housing Authorities in all states where the same had not as yet been created.

EX OFFICIO MEMBERS OF LOCAL HOUSING AUTHORITIES

Asbury Park Housing Authority  
Harry H. Jones                      Ex Officio  
1002 Fifth Avenue, Asbury Park, N. J.

Atlantic City Housing Authority  
Lewis P. Scott                      Ex Officio  
Boardwalk National Bank Bldg.  
Atlantic City, N. J.

Beverly Housing Authority  
Ernest E. Sever                      Ex Officio  
First National Bank    Beverly, N. J.

Burlington Housing Authority  
Harold V. Holmes                      Ex Officio  
26 W. Union Street, Burlington, N. J.

Camden Housing Authority  
Sylvan G. Fletcher                      Ex Officio  
366 New Jersey Avenue  
Collingswood, N. J.

Elizabeth Housing Authority  
William A. Stafford                      Ex Officio  
938 Salem Avenue                      Hillside, N. J.

Jersey City Housing Authority  
Christian H. Ziegler                      Ex Officio  
26 Journal Square, Jersey City, N. J.

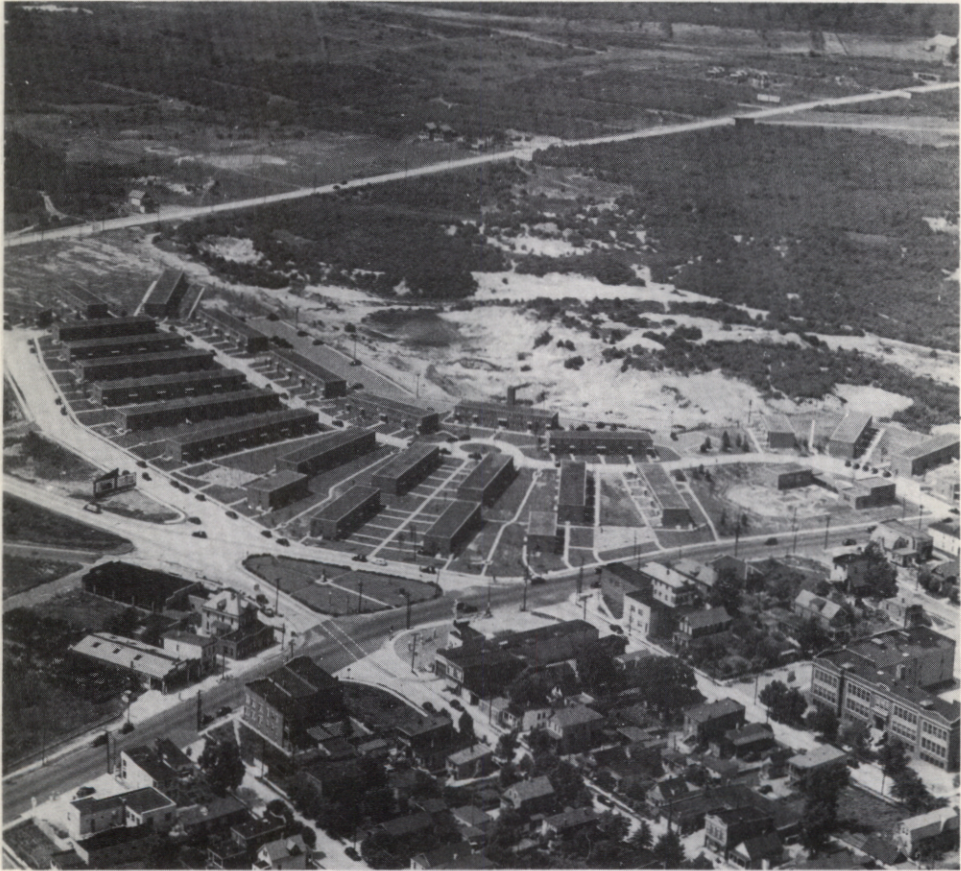
Newark Housing Authority  
William T. Vanderlipp                      Ex Officio  
130 Bránford Place                      Newark, N. J.

New Brunswick Housing Authority  
Eugene E. Agger                      Ex Officio  
Rutgers University  
New Brunswick, N. J.

Princeton Housing Authority  
Mrs. Harry E. Hutchinson                      Ex Officio  
83 Jefferson Road                      Princeton, N. J.

Paterson Housing Authority  
Jack Lee                                      Ex Officio  
794 Madison Avenue                      Paterson, N. J.

Trenton Housing Authority  
Frederick W. Hughes                      Ex Officio  
65 No. Clinton Avenue, Trenton, N. J.



BIRD'S-EYE VIEW OF WILLIAM DUNLAP HOMES, PERTH AMBOY

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Bridgeton, New Jersey



BIRD'S-EYE VIEW OF BOOKER T. WASHINGTON APARTMENTS, JERSEY CITY

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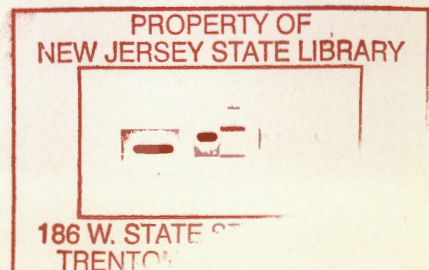
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Executive Director  
921 Bergen Avenue  
Jersey City, N. J.





BIRD'S-EYE VIEW OF GARFIELD COURT, LONG BRANCH

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Dr. Carl A. Baccaro  
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John F. Lee  
William T. Vanderlipp,  
Ex Officio Member

Agent for Correspondence

Neil J. Convery,  
Executive Director  
57 Sussex Avenue  
Newark, N. J.



PLAYGROUND AT WILLIAM DUNLOP HOMES, PERTH AMBOY



COURT-VIEW OF MORAGLOG MANOR, ELIZABETH

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George Baldanzi  
Joseph F. Hammond

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John E. Quinn, Secretary  
Paterson City Hall, Room 16  
Paterson, N. J.

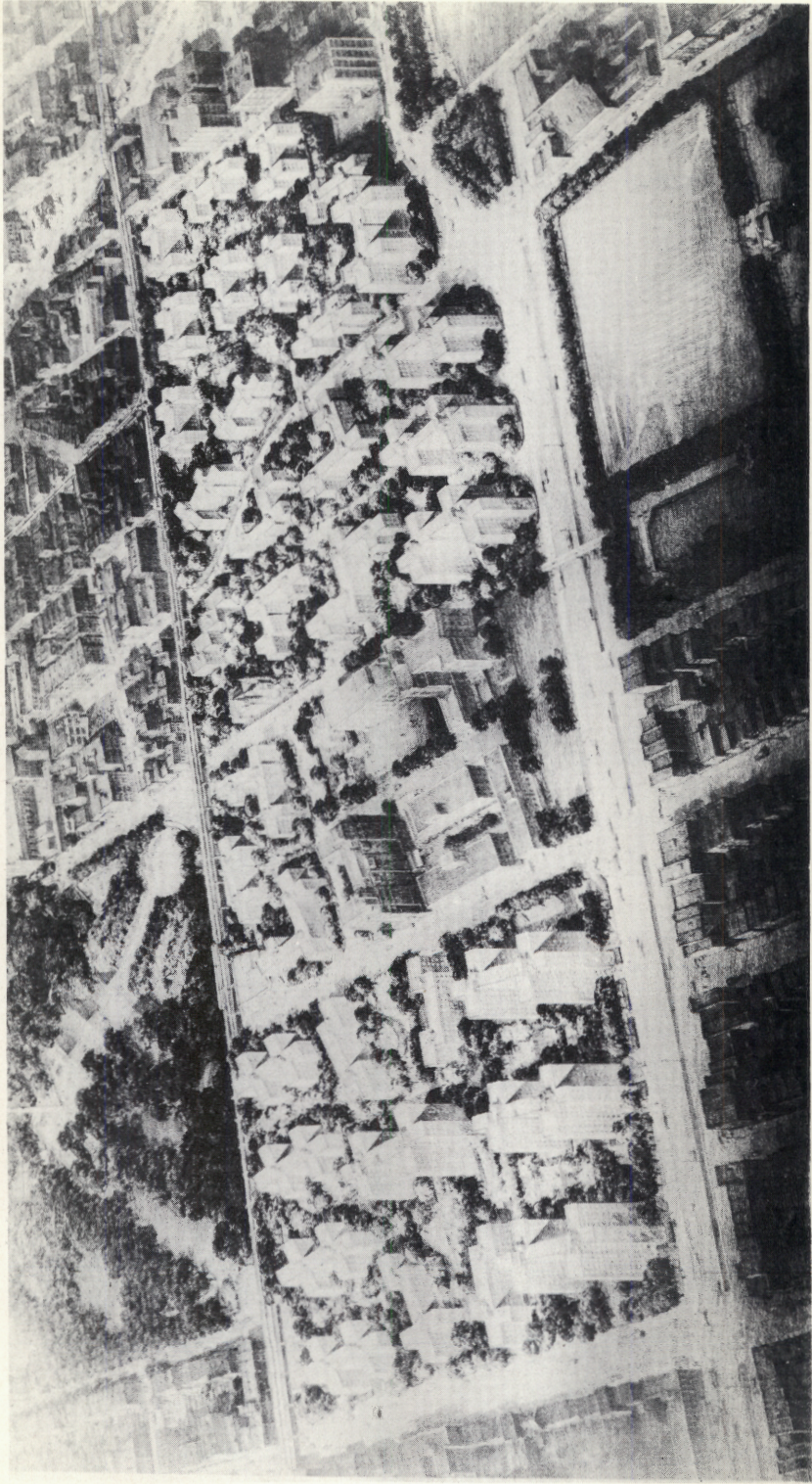
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Samuel Haverstick, Secretary  
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