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A TENTATIVE FIVE YEAR PLAN  
for  
SLUM CLEARANCE AND LOW-COST HOUSING  
IN NEW JERSEY  
PREPARED BY THE  
NJ STATE HOUSING AUTHORITY OF NEW JERSEY

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20 Branford Place  
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FOR  
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Summary and Recommendation

In response to the request of the Housing Division of the Federal Emergency Public Works Administration, the State Housing Authority of New Jersey presents herewith a Five Year Plan for Slum Clearance and Low-Cost Housing in New Jersey. The tentative program which has been formulated, of necessity, has been based on the use of Real Property Inventory Data for the City of Trenton and Environs which has been collected and compiled jointly by the Bureau of Foreign and Domestic Commerce and the Bureau of the Census. The data of the Real Property Inventories on a state-wide basis for New Jersey which have been conducted in the field by the State Housing Authority of New Jersey, aided by the New Jersey State Emergency Relief Administration, will not be completely compiled and tabulated for several months.

The proposed rehousing for New Jersey which the tentative estimates indicate is formulated in Chapter I of this report and indicates the demolition and reconstruction of about one hundred thousand (100,000) dwelling or family units throughout the State with an estimated cost of an approximate total of four hundred million dollars (\$400,000,000). On the basis of a Five Year Program, this would imply the rehousing of about twenty thousand (20,000) families a year and an annual expenditure of approximately eighty million dollars.

An analysis of such a rehousing program as that tentatively formulated is made in Chapter II of this report, and developed three points of considerable interest:-

First- An analysis of the past residential construction in New Jersey between the years 1923 and 1933, as compared to the total volume of construction under the proposed tentative program, shows that this proposed program, however large it may look on first inspection, would be but 50% to 80% of the past total construction volume between the years 1923 and 1929.

Second- Likewise analysis shows that if a program such as that proposed for New Jersey were to be instituted on a pro-rata basis, considering the relationship of 1929 New Jersey Residential Construction to the National Residential Construction; the resulting construction volume would only total approximately two-thirds ( $2/3$ ) of the past volume of residential construction in the United States between 1923 and 1929.

Third- An investigation of market conditions for possible new residential construction in New Jersey, also based upon Trenton conditions as a sample, indicates that, when "extra" families now doubled-up with other families and dwellings unfit for habitation are considered, a considerable market for new construction will exist within the State as soon as re-employment and restoration of purchasing power can be obtained. Furthermore, if dwellings unfit for habitation were somehow to be eliminated from the residential real estate market and if consideration were given to what are usually considered normal vacancy conditions and which usually prevail in American cities due to maladjustments in sizes, locations and other factors which render some dwellings unmarketable; then the New Jersey conditions would actually indicate considerable opportunities for new construction.

The first of these indications is of considerable interest, since if a rehousing program such as that formulated were undertaken, the concomitant re-employment and restoration of purchasing power could be generally expected to improve the real estate market within the State in addition to improving the general level of business activity. The second

of these indications, while not strictly applicable to slum clearance and rehousing families in the lowest income brackets, would tend to show that some possibilities exist for the construction of new low-cost housing not necessarily limited solely to demolition of structures in slum areas and the replacement of an equivalent number of dwelling units.

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## CHAPTER I

THE GENERAL PROGRAMPART I - INTRODUCTION

The Federal Emergency Public Works Administration Housing Division has requested the State Housing Authority of New Jersey to submit a five year program for low-cost housing and slum clearance within the State of New Jersey.

In order to do this, at the present time, it is necessary for the Housing Authority to present very preliminary and outline figures directed towards total cost only without any great detail since the estimates which can be made up at this time must of necessity be based upon samples, rather than upon a complete survey of housing conditions within the State. A Real Property Inventory has been conducted in most populous and congested areas of the State including Hudson, Bergen, Passaic, Essex, Union, Middlesex, Camden and Atlantic Counties. Likewise, the Federal Government under the joint auspices of the Bureau of Foreign and Domestic Commerce and the Bureau of the Census has conducted a Real Property Inventory throughout the City of Trenton and the major portion of Mercer County, including likewise Bordentown and a small portion of Burlington County, immediately adjacent to Trenton. \*

PART II - GENERAL DATA ON NEW JERSEY

The total population of New Jersey was 4,041,334, based upon 1930 Census figures, and 3,339,244, or 82.6% is classed as urban as against 702,090 classed as rural. New Jersey ranks ninth among states in population, is fifth according to the highest rate of population increase between 1920 and 1930. As may be seen from the table on urban and rural population,

\*See Table III on Page 7 of this report.

TABLE I-A

ANALYSIS OF FAMILY FIGURES IN NEW JERSEY  
BASED ON 1930 U. S. CENSUS

COUNTIES	Total Families	Non-Farm Families	Farm Families	<u>FAMILIES IN CITIES</u>	
				A of 10,000 Population or over.	B of 25,000 Population or over.
Atlantic	32,087	30,446	1,641	20,033	16,986
Bergen	90,859	89,989	870	41,795	6,674
Burlington	22,851	20,437	2,414	2,576	-
Camden	61,396	60,425	971	34,598	27,873
Cape May	8,267	7,884	383	-	-
Cumberland	18,076	15,234	2,842	8,256	-
Essex	203,233	202,886	347	193,689	174,466
Gloucester	17,777	15,085	2,692	-	-
Hudson	165,104	165,014	90	159,199	151,842
Hunterdon	9,270	6,428	2,842	-	-
Mercer	42,711	41,327	1,384	26,417	26,417
Middlesex	47,671	46,258	1,413	28,304	23,461
Monmouth	38,969	36,368	2,601	11,666	-
Morris	26,122	24,744	1,378	6,285	-
Ocean	9,247	8,370	877	-	-
Passaic	75,060	74,532	528	63,585	60,418
Salem	9,337	7,796	1,541	-	-
Somerset	15,151	13,535	1,616	-	-
Sussex	7,184	5,735	1,449	-	-
Union	72,529	72,222	307	64,688	34,475
Warren	12,735	11,372	1,363	4,689	-
TOTAL FOR THE STATE	985,636	956,087	29,549	665,780	522,612

Table I-A page 2, New Jersey has a remarkably small proportion of farm population, and ranks third among all states as to lowest farm population. On the other hand, her rank in urban population is very high, particularly according to cities. This is clearly shown by her position among other states as follows:

Fourth in largest number of cities of 100,000 or more population									
" " " " " " " " 25,000 to 100,000 "									
" " " " " " " " 10,000 " 25,000 "									
" " " " " " " " 5,000 " 10,000 "									

Another feature of interest regarding New Jersey's economic status is revealed by the fact that she is fifth highest in median rental for rented non-farm homes, and is second highest of all states in median value of owned non-farm homes.

A reconnaissance of the principal areas of the State which should be given primary consideration for slum clearance and low-cost housing indicates Hudson, Bergen, Passaic, Essex, Union, Middlesex, Camden, Atlantic, and Mercer Counties. The total population of these counties is 3,273,044 as based on the 1930 census. Thus the total population of the above named counties is approximately 81% of the total population of the State and approximately equivalent to 98% of the total population of the State which is classified as urban.

It is further noteworthy that this population is concentrated in nine out of the total twenty-one counties of the State, and for the most part, fairly well concentrated within these nine counties, thus illustrating the density of population in the State. On the other hand the remaining nineteen percent of the total population of the State is scattered about in the other twelve counties with only occasional towns or cities.

From the view point of housing, the figures on the number of families and their distribution throughout the State is of perhaps greater importance than figures on the population in general. The total number of families in the State of New Jersey as based upon the 1930 census, is 985,636 of which 956,087, or 97%, are classified as "non-farm families." Within the counties previously named for particular study (Hudson, Bergen, Passaic, Essex, Union, Middlesex, Camden, Atlantic, and Mercer) are included a total of 792,252 families, which is approximately equivalent to 80% of the total families in the State. See Tables I-A opposite and I-B at the end of Part II of this chapter.

It is thus expected that about 80% of the total number of families in the State will be enumerated shortly in Real Property Inventories. (An expanded Inventory has just been inaugurated to cover the remaining twelve counties in the State not included in the purview of the first or principally urban surveys. When this is completed in 1935, data will be made available on all areas and towns which have even small slum areas.)

This work is now practically completed in the field and compilation and tabulation of the data is already under way. However, it will probably not be possible to present general summaries of this information for approximately two or three months.

Fortunately, a completed Real Property Inventory is available for the urban portions of the Mercer County area, namely: Trenton and environs, which include the most important portions of Mercer County, as well as the small area in Burlington County lying immediately adjacent to the City of Trenton. (For detail figures on the Trenton Metropolitan Area, see Table III included at the end of Part II of this chapter.) It is proposed to use this completed sample Metropolitan Area within the State of New Jersey as an Index of the conditions within the State as a whole.

TABLE II

ANALYSIS OF SALIENT FACTORS SHOWN BY THE R.P.I.

ITEMS	U.S. Composite Based on 64 Cities		Trenton City		Trenton Environs		Trenton Metropolitan Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Residential Structures	1,931,055	100.0	14,841	100.0	11,715	100.0	26,556	100.0
.....								
<u>Condition</u>								
1. Good	726,180	37.7	5,725	38.6	4,546	38.7	10,271	38.7
2. Need Minor Repairs	857,648	44.5	7,298	49.2	5,973	51.1	13,271	50.0
3. Need Structural Repairs	297,791	15.5	1,592	10.7	1,062	9.2	2,654	10.0
4. Unfit for Habitation	43,068	2.3	211	1.4	112	1.0	323	1.2
.....								
Total in Bad Condition (Classes #3 & #4 above)	340,859	17.8	1,803	12.1	1,174	10.2	2,977	11.2
.....								
Total Dwelling Units	2,633,135	100.0	28,476	100.0	14,325	100.0	42,801	100.0
.....								
Occupied D.U's	2,428,908	92.2	26,801	94.1	13,560	94.4	40,361	94.3
Vacant D.U's	204,227	7.8	1,675	5.9	765	5.6	2,440	5.7
.....								
Total Families	2,612,100	100.0	28,719	100.0	14,427	100.0	43,146	100.0
.....								
Total Extra Families	183,192	7.0	1,918	7.2	867	6.0	2,785	6.9

5.

On the accompanying Table II herewith of this memorandum report will be seen a very brief comparison of the salient conditions of this Metropolitan Area of Trenton and the City of Trenton itself, tabulated with the composite conditions revealed by the Federal Real Property Inventory as conducted in 64 cities located throughout the continental United State, including Trenton's Metropolitan Area.

The housing conditions in the Trenton areas are somewhat superior to those revealed by the composite picture of the other 63 cities and the Trenton area itself, which were inventoried by the Federal Government. For instance, approximately 17.8% of the residential structures in the composite picture are in poor condition (i.e. require structural repairs or are unfit for occupancy) as against approximately 11.2% shown for the Trenton Metropolitan Area. Furthermore, the composite vacancy in the 64 cities shows an average of about 7.8% as against 5.7% shown for the Trenton Metropolitan Area.

There is no question but that the Trenton figures are a very conservative index of conditions in the other populous and congested area of the State of New Jersey, particularly when such cities as Newark, Jersey City, Atlantic City, Trenton, Camden, Elizabeth, Bayonne, East Orange, Passaic, Hoboken, Union City, and Irvington are considered. Of course, it is not at present possible to actually substantiate that an index for the State of New Jersey as a whole, based upon the conditions of the Trenton Metropolitan Areas is on the side of conservation, but nevertheless, it is readily believed that even a casual inspection of the other eight counties where the majority of opportunities for a slum clearance and low-cost housing lie, will show the conservation of the sample available and selected.

Table I-BAnalysis of Major Areas in Which R. P. I. was Conducted

<u>Counties</u>	<u>Total Population</u> (1930 Census)	<u>Total Families</u> (1930 Census)	<u>F. F.</u>
Atlantic	124,823	32,242	(3.87)
Bergen	364,977	90,934	(4.01)
Camden	252,312	61,458	(4.15)
Essex	833,513	203,676	(4.09)
Hudson	690,730	165,537	(4.17)
Mercer	187,143	42,808	(4.37)
Middlesex	212,208	47,782	(4.44)
Passaic	302,129	75,161	(4.02)
Union	<u>305,209</u>	<u>72,654</u>	<u>(4.20)</u>
Totals	3,273,044	792,252	(4.13)

Total Urban Population      3,011,453

Urban Population as a  
percent of Total Population      92.0%

TABLE III  
ANALYSIS OF TRENTON METROPOLITAN AREA, (Partial)

(A) (Total Mercer County)	<u>Population</u>	<u>Families</u>	<u>F. F.</u>
Mercer County Total	187,143	42,810	(4.36)
Trenton City	123,356	27,183	(4.54)
Mercer Co. less Trenton	<u>63,787</u>	<u>15,627</u>	
<hr/>			
(B) Trenton Metropolitan Area (Excluding Townships in Penna.)			
Trenton City	123,356	27,183	(4.54)
Ewing Twp.	6,942	1,646	(4.22)
Hamilton Twp.	27,121	6,691	(4.05)
Lawrence Twp.	6,293	1,453	(4.33)
Princeton Borough	6,992	1,771	(3.95)
Princeton Twp.	<u>2,738</u>	<u>631</u>	(4.34)
Sub-total in Mercer County	173,442	39,375	
<hr/>			
Bordentown City	4,405	1,152	(3.82)
Burlington Twp.	2,587	602	(4.30)
Fieldsboro Borough	<u>493</u>	<u>122</u>	(4.04)
Sub-total in Burlington Co.	7,485	1,876	
<hr/>			
Grand Total Trenton Metropolitan Area	180,927	41,251	
(Excluding Townships in Penna.)			



TABLE IVCOMPARISON OF CONDITIONS IN TRENTON, TRENTON ENVIRONS  
AND THE TRENTON METROPOLITAN AREA FROM R. P. I. FIGURES

Items	Trenton City	Trenton Environs	Trenton Metropolitan Area	Composite of 64 U. S. Cities*
In Bad Condition				
Percent of Residential Structures in Classes				
#3 and #4	12.1	10.2	11.2	17.8
Renting under \$15. per mo. Percent of total Rental Units	17.4	15.8	16.9	20.6
Valued under \$1500 Percent of owner-occupied dwelling units	1.8	6.1	3.4	12.7
Renting under \$15. per mo. and/or Valued under \$1500 if owner-occupied, Percent of Total Dwelling Units	10.0	10.5	10.1	25.4
Crowded or worse, Percent of Occupied Dwelling Units	14.6	10.5	13.4	15.3
Without Running Water Percent of Total Dwelling Units	0.2	9.6	3.3	8.0
Without Gas or Electricity Percent of Total Dwelling Units	5.2	7.3	5.9	8.9
Without Private Indoor Water Closet, Percent of total Dwelling Units	10.0	24.6	14.9	17.1
Without Bath Tub or Shower, Percent of Total Dwelling Units	14.1	21.9	16.7	23.3
Fifty years old or older, Percent of total Structures	22.3	12.7	18.1	7.8
Ratio Total Dwelling Units to Total Structures	1.62	1.22	1.61	1.36

\*Notes: - This composite includes the Trenton Metropolitan Area figures.

## CHAPTER I

### ESTIMATE OF TOTAL SUB-STANDARD HOUSING IN NEW JERSEY

#### PART III

##### Conditions in the Trenton Metropolitan Area as a Sample of Those in the State of New Jersey.

In Table IV, which is presented on the opposite page, may be seen a comparison of a number of salient features which have been revealed by the Real Property Inventory in Trenton, in the Environs of Trenton and in the Trenton Metropolitan Area. For purposes of comparison, similar figures have been likewise set up based upon the composite findings of the Real Property Inventory for 64 representative cities of the United State.\*

Even a cursory study of the comparisons between the composite pictures in 64 United States cities and in the City of Trenton, itself shows conclusively that Trenton is in a generally superior condition to a composite evaluation of the other cities. It may thus be reiterated as highly important and significant that the use of any Trenton figures as an index of conditions will not only result in a conservative estimate for any rehousing program that may be formulated, as such a program might be applied to other cities in the United States, but also in a like measure the use of such an index based upon Trenton as a sample will be very conservative if applied to other urban communities within the State of New Jersey.\*\*

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\*Note- These figures are based upon the Real Property Inventory findings tabulated in the November issue of the Architectural Forum.

\*\*Note-A few tests made by District Managers of the State Housing Authority of N. J. in other areas have indicated conclusively that the use of Trenton as a sample is most conservative when Jersey City, Newark and certain other cities are considered.

DETAILED ESTIMATE

In making a tentative and preliminary estimate of the total rehousing and replacement of family accommodations within the State of New Jersey, it is proposed to consider only the total "non-farm" families within the State, or 956,087 families out of the gross total of 985,636 families in the State, thus omitting from consideration all families definitely classed as "farm". These "Non-farm" families will then be sub-divided into two sections as follows:

- A- These families residing in cities with a population of 25,000 or over, and
- B- These remaining families (non-farm) residing in the smaller towns and communities which have a population of less than 25,000 and which may be termed "non-farm" families in marginal areas.

In setting up these estimates the following general procedure is used: For conditions in all cities having a population of 25,000 or over, the conditions of the City of Trenton itself will be assumed as representing state-wide urban requirements; on the other hand for the various marginal areas, as previously discussed and defined, the conditions revealed by the Trenton environs will be assumed as an index.

Reference to Table I-A of this report shows that a total of 522,612 families are situated in cities which have a population of 25,000 or over. These cities thus accommodate about 53% of the total families in New Jersey. The Real Property Inventory figures for the City of Trenton show that 12.1% of all residential structures are in bad condition, either requiring structural or major repairs, or being in an uninhabitable condition. (Condition class No. 3 and No. 4). This information and other salient factors pertaining to Trenton may be seen in Table IV of this report. Furthermore, it may be noted that 13.7%

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of all the dwelling units in Trenton are crowded or worse; 10% of all these dwelling units do not have a private indoor water closet; 14% lack either a bath tub or a shower; and over 22% of all structures in this city are 50 years of age or over. From these conditions it is conservatively estimated that at least 12% of all dwelling units within the City should be demolished and replaced in any comprehensive rehousing program that might be suggested.

If the relationship existing between the total dwelling units within the City of Trenton and the total structures within this same area is studied it may be seen that if 12% of the total structures were to be replaced, a somewhat higher proportion of dwelling units should be replaced. An inspection of Table IV shows the ratio of dwelling units to structures as being 1.62 for the City of Trenton, while for the Environs of Trenton this ratio drops to 1.21 dwelling units per structure. This shows markedly the influence of urban congestion. It is also noteworthy that there are very few apartments (or tenement buildings) in the City of Trenton. This is well demonstrated by the fact that Trenton apartments constitute about 3.4% of the total dwelling units in the city.\* Furthermore, even if those dwelling units in 3 or 4 family structures are considered, the total dwelling units contained in various types of multi-family structures (those containing 3 or more families) only a total of about 5.4% of the total dwelling units in the city will be accounted for. This indicates very clearly that Trenton is not an apartment or tenement city, but rather one where the great majority of families are housed in smaller structures. Thus, it may be readily seen that for the various

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\*Note:- See summary tables of the Real Property Inventory data published in the Architectural Forum of November 1934.

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slum or blighted areas where a large number of persons are found per acre and where greater conditions of over-crowding prevail, there will be an even higher ratio of dwelling units per structure than maintains as an average for the city as a whole.

Therefore, based upon this consideration, the use of an estimate calling for the replacement of about 12% of the total dwelling units in the city, will unquestionably be a very conservative approximation and an understatement of conditions in those areas which present the greatest field for a slum clearance program.

#### ANALYSIS OF THE VALIDITY OF BASIS OF ESTIMATE

It is but logical to examine critically the validity of the assumption which has been made regarding the replacement of a number of buildings equal to the total number of structures which are either in need of structural repairs or which are in uninhabitable condition. Although this assumption at best is approximate, and the question may be raised that, although the great majority of buildings in bad condition lie within the various slum areas; nevertheless, it is reasonable to suppose that some of these in a bad condition are probably scattered throughout other areas of the city. Although on the one hand, the point may be raised that to include all buildings which are in bad condition as the number requiring demolition and reconstruction might indicate an excessively large estimate for any slum clearance program; nevertheless, on the other hand, it must be borne in mind that many structures which are in superior condition are located in these slum areas, and must be demolished along with those adjoining structures which are in considerably worse conditions.\*

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\*Note:- This on the assumption of a slum clearance program involving demolition and rebuilding of portions of communities.

In other words, in the event that any comprehensive slum clearance program is undertaken or even if more localized projects involving only a few blocks are inaugurated, it would be necessary to demolish an appreciable percent of good buildings along with their inferior neighbors. Therefore, it may be logically assumed that any #3 condition buildings which might be improperly estimated in a rehousing program due to the fact that they might lie in areas which were otherwise generally excellent would be offset in number by those buildings in superior condition which would lie within slum areas and for which the only possible treatment would be a complete demolition and replacement program necessitated by the blighted condition of the entire area.

#### ESTIMATE OF DWELLING UNITS IN BAD CONDITION

In estimating the total number of dwelling units which should be reconstructed, it is therefore estimated that 12% of the total number of family units located in cities with a population of 25,000 or over (522,612 dwelling units) or a total of 62,713 dwelling units would require replacement.

On a similar general basis of estimation, and this time using the general findings of the R. P. I. for Trenton Environs as an index, it is estimated that approximately 10% of all structures and dwelling units in the so-called marginal areas would require replacement. It has been previously shown that the total number of "non-farm" within the State is 956,087, and that the total number of families in cities of 25,000 or over, is 522,612, thus leaving a total of 433,475 families which are classified as "non-farm" and which we here consider by definition as residing in the so-called "marginal areas". On a basis generally similar to that used for the estimate of the number of dwelling units requiring replacement in cities of 25,000 or over, an estimate of replacement

required in these marginal areas is developed, and it should be assumed that approximately ~~of~~ of all the family units in such marginal areas (433,475) or 43,300 dwelling units should be demolished and reconstructed.

#### TOTAL ESTIMATE OF SUBSTANDARD HOUSING

Summarizing the foregoing estimates it has been found that approximately 63,000 dwelling units should be reconstructed within the cities having a population of 25,000 or more, and approximately 43,300 dwelling units should be reconstructed in the various marginal areas containing families classified as "non-farm", which areas comprise the smaller communities of the State. From the foregoing figures, it can therefore be approximately and tentatively estimated that even on a conservative basis in state-wide and general comprehensive rehousing program should involve the complete demolition and reconstruction of slightly over 100,000 dwelling units.

#### TENTATIVE ESTIMATE OF TOTAL COST

The total cost of such a state-wide and comprehensive rehousing program, on the assumption of an average cost of about \$4,000 per dwelling unit,\* can thus be estimated to total approximately \$400,000,000. If such a program is promised within a period of five years, and if it is tentatively assumed to involve equal annual expenditures, the annual rate of expenditure would reach a total of approximately \$80,000,000.

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\*Note:- See Table V immediately following on Page 14.



Table V

Average Cost of New Dwellings per Family in 257 Identical Cities1921 to 1932

	Average Cost of New Dwellings per Family				Index Numbers of Cost of Dwellings per Family			
	1 Family Dwelling	2 Family (2) Dwelling	Multi-Family (3) Dwelling	All Classes Dwellings	1 Family Dwelling	2 Family (2) Dwellings	Multi-Fam. Dwelling (3)	All Classes of Dwellings
1921	\$3,972	3,762	4,019	3,947	100.0	100.0	100.0	100.0
1922	4,134	3,801	3,880	4,005	104.1	101.0	96.5	101.5
1923	4,203	4,159	4,001	4,127	105.8	110.6	99.6	104.6
1924	4,317	4,336	4,418	4,352	108.7	115.3	109.9	110.3
1925	4,618	4,421	4,289	4,464	116.3	117.5	106.7	113.1
1926	4,725	4,480	4,095	4,422	119.0	119.1	101.9	112.0
1927	4,830	4,368	4,170	4,449	121.6	116.1	103.8	112.7
1928	4,937	4,064	4,129	4,407	124.3	108.0	102.7	111.7
1929	4,915	4,020	4,402	4,566	123.7	106.9	109.5	115.7
1930	4,993	3,924	3,857	4,385	125.7	104.3	96.0	111.1
1931	4,834	3,607	3,644	4,225	121.7	95.9	90.7	107.0
1932	3,943	3,250	3,011	3,705	99.3	86.4	74.9	93.9

Source:  
Monthly Labor Review  
Vol. 36 No. 4 April 1933  
U. S. Dep't of Labor

- (1) Includes only cost of the buildings
- (2) Includes 1 family and 2 family dwellings with store
- (3) Includes multi-family dwellings with stores.



CHAPTER IDETAILED FORMULATION OF THE PROGRAM LATERPART IV

Of necessity, and pending the completed tabulation of Real Property Inventory results for the principal urbanized areas within the State of New Jersey, it will not be possible to make detailed estimates of rehousing activities with allocations to the various counties, cities or other communities of the State. The purpose of the present report and the deductions contained therein is to develop a preliminary and tentative "overall" cost estimate of the slum clearance and low-cost housing needs and possibilities within the State. However, it may be safely assumed that a major portion of the activity would naturally result in Hudson, Bergen, Passaic, Essex, Union, Middlesex, Mercer, Camden and Atlantic Counties, which Counties contain approximately 80% of the total urban population of the State. However, it should not be assumed that rehousing activities should be limited solely to these counties, although they contain the largest and most congested cities. Indeed there are other communities within the State which should receive consideration, study and analysis.

Cities including Phillipsburg, Asbury Park, Long Branch, Morristown, Dover, Burlington, Vineland, Millville, Bridgeton, Salem, Woodbury and the like, merit some consideration since, although these cities do not have as large and probably as congested slum areas as exist in New Jersey's major cities, nevertheless, sub-standard, congested and blighted areas exist to a degree perhaps relatively as acute as that prevailing in such cities as

Newark, Jersey City, Trenton, Camden, Atlantic City, etc.\*

Another difficulty prevents any exact and detailed formulation of a rehousing program in advance of full compilation, analysis and interpretation of the results of the Real Property Inventories. This is the exact definition as to the general character of the program to be adopted. Although it is known in advance that the program will be directed primarily toward slum clearance, nevertheless the exigencies of the situation which may later develop might materially affect carrying out any program directed solely to slum elimination clearance. Among these contingencies might be excessive or speculative land values, which would render low-cost housing in the more open and undeveloped areas highly desirable; or general decentralization of particular industries from certain over-congested towns, which might render almost imperative, at least, some, marginal low-cost housing, in contradistinction to a program of slum clearance.

For these reasons, therefore, it is concluded that this tentative and preliminary report and analysis formulating a "five-year program" should be directed merely towards a determination of blanket or "over-all" requirements of the State of New Jersey; and that all detailed planning and allocation of the program to various portions of the State or to specific sites in certain cities, should be postponed as a subject matter for later study and presentation.

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\*Note:- The State Housing Authority of New Jersey, with the cooperation of the State of New Jersey Emergency Relief Administration is now conducting a Real Property Inventory and other special studies in various of the smaller cities and communities of the State, such as those mentioned above.

RECAPITULATION OF PRINCIPAL FEATURES OF THE  
PROPOSED "FIVE YEAR" PLAN OR PROGRAM

- 1) The demolition and reconstruction of approximately 100,000 dwelling or family units within New Jersey
- 2) The probable cost of such a program could be expected to total about \$400,000,000.
- 3) Such a program, if carried out within five years, would consist of the rehousing of approximately 20,000 families per year at an annual rate of expenditure of about \$80,000,000.\*

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\*Note:- Rehousing of 20,000 families per year would involve insuring accommodations for less than 2% of the total urban families in the State, and should not cause any very acute problem, since vacancies in Trenton, which is assumed as a fair sample of state-wide conditions, are 5.9%, and it is highly probable that this vacancy figure will be exceeded in the majority of other areas.

CHAPTER II.ANALYSIS OF THE PROGRAMIntroduction. Tests and Analysis to be Applied.

Admittedly the cost estimates formulated in the preceding chapter are preliminary and tentative pending the complete tabulation and interpretation of the Real Property Inventories covering the principal urban areas of New Jersey. These data can hardly be expected for another two or three months, and the compilation of figures for more outlying and scattered communities on which the field survey is now commencing may not be completed for another four to six months. However, it is deemed of importance and interest to take the estimates previously formulated and recapitulated at the end of Part IV of Chapter I and examine them critically by the application of several tests. These tests will include the following:

- (1) Study of the relationship of an annual rehousing expenditure of \$80,000,000 to past residential construction volume in New Jersey.
- (2) Analysis of what an expenditure of this amount would mean if carried on in an approximate pro-rata (based on relation of New Jersey residential construction to U.S. Total Construction in the past) in all other states of the Union; and a comparison of the U.S. estimated total thus derived with past estimated total construction, both residential and aggregate. Such an analysis presents an interesting broad perspective of how such a tentative proposed program would affect part of the "capital goods" section of our national economy.

- (3) Investigate what is shown by the Trenton R.P.I. figures, as an indicative sample for the New Jersey state-wide conditions, particularly considering total structures, total dwelling units, proportions of each of these in bad and in uninhabitable condition, conditions of occupancy and vacancy, total families and "extra" or doubled-up families.

Although the tentatively proposed program would consider a demolition of substantially the same number of dwelling units as would be replaced under a plan principally directed towards slum clearance, nevertheless, some knowledge as to the possibilities of the real estate market may be of value should the program be directed towards at least some low-cost housing construction of new dwelling units outside slums and in the more open and undeveloped areas.

Table VI  
Valuation of Construction Work in  
New Jersey 1923 to 1933

Year	No. of Residential Structures Considered	Value of Residential Construction	Values Expressed in Thousands of Dollars	
			Value of Total Construction	% of Residential Construction
1923	8505	111,679	221,518	50.4
1924	8776	122,144	238,824	51.2
1925	9775	137,086	292,278	47.5
1926	8056	138,622	293,003	47.3
1927	7626	148,774	350,832	42.4
1928	10757	168,154	365,952	46.0
1929	7259	104,843	313,634	33.4
1930	3920	49,035	228,804	21.4
1931	4983	46,794	167,507	27.9
1932	2931	19,011	64,944	29.3
1933	2795	16,381	53,812	30.4
<b>Total</b>	<b>75,383</b>	<b>1,062,523</b>	<b>2,591,108</b>	<b>41.1</b>

Note: The values expressed in this table are taken from the books of the Dodge Statistical Research Service and are based on contracts awarded for erection and/or repairs.

Under the heading "Value of Total Construction" are included the following classes of work: Residential, Commercial, Industrial, Educational Hospital and Institutional, Social and Recreational, Military and Naval, Public Buildings, Public Works and Religious and Memorial.

CHAPTER IIPart I. Relationship between the Proposed Tentative Estimate and Past Residential Construction Volume in New Jersey.

Inspection of Table VI included opposite this page shows the total construction in New Jersey, the total residential construction in the State and the total number of residential structures considered in the operations between years 1923-1933. It is particularly significant to note residential construction was slightly over \$100,000,000 in 1923 and progressively increased until the year 1928 when it had reached approximately 150% of the 1923 total. In 1929 a sharp decrease occurred, the volume again returning to slightly less than 1923 total. Thence from 1930 until 1933, residential construction has fallen very sharply in the State and in 1933 the figures are only about 15% of the total residential construction volume for the year 1923. These figures are based upon the value of total construction as supplied by F.W.Dodge Company Statistical Research Service. It should be noted that the values of residential construction in this table included not only new construction or the erection of dwellings, but all known repair and restoration work. However, inasmuch as these figures are based upon actual construction or repair contracts let, the latter type of contracts probably constituted only a very small proportion of the totals reported particularly for the years from 1923 to 1929. The situation, however, has changed markedly since the year 1930, and the importance of repairs, restoration and modernization contracts has borne a very much larger share in the totals than they have in other years covered by these figures. In other words, while repair and modernization restoration volume was relatively a small proportion of the total construction up to the year 1929, this class of work has maintained its normal volume and thereby has considerably augmented the total volume in the years following 1929. Thus actual volume of strictly new construction has

has been appreciably smaller since 1929 than these figures would show and has been a relatively smaller proportion of the total contracts let.

If residential construction volume of approximately \$80,000,000 per annum were developed in New Jersey by a comprehensive re-housing program particularly directed towards slum clearance, it is admittedly not strictly comparable to any past figures of construction volume for new construction, nevertheless, in getting broad perspective on possible effects of a rehousing expenditure at the rate of substantially \$80,000,000 it is of distinct interest to note the following points:

(1) Such volume of expenditure directed towards rehousing in slum areas would only amount to between 70 to 80% of the past residential construction volume, in the year 1923. Furthermore, an annual rehousing expenditure of \$80,000,000, which seems at first inspection a prodigious sum, would amount to a progressively smaller percent of the total New Jersey residential construction volume for the years following 1923 and up to 1928, when such expenditure for rehousing in slum areas would only amount to about 50% of the total New Jersey residential construction volume.

(2) Without going into any lengthy analysis of the present large number of masons, bricklayers, carpenters, roofers and many other types of artisans and craftsmen who are now unemployed within the State of New Jersey, it is believed that these figures show without much danger of controversy the present deplorable and unprecedented conditions of unemployment in this branch of New Jersey industry.

(3) Furthermore, based upon these figures it can be readily seen that if private capital does not immediately step in and launch construction work on a large scale, there can be no question whatever but that the number of artisans and craftsmen in the construction industry can be very



readily recruited for a rehousing construction program within the State, since this tentatively proposed annual rehousing volume would only amount to between 50 and 80% of the estimated residential construction volumes between the years of 1923-1928.

(4) The proposed total replacement program of approximately 100,000 dwelling units in the State of New Jersey over a five year period or at the rate of 20,000 dwelling units per year is only equal to a total of about 10% of the dwelling units in the State, and approximates, therefore, only a rate of 2% per annum.\*

Furthermore, since the total assessed valuation of residential property in New Jersey is today approximately six billion dollars (\$6,000,000,000) it may be readily assumed that their normal value is in the neighborhood of eight billion dollars (\$8,000,000,000). The replacement of substandard dwelling units involving over a total of \$400,000,000 is therefore only a very small part of the total value of residential properties, to wit:- approximately 5%. On either basis, the contemplated replacement is so small that a gradual change would be effected without causing any undue dislocation of the real estate or the financial structure of the State.

Immediately following this portion of the report, Graph I has been prepared to illustrate the Valuation of Construction Work in New Jersey, between 1923 and 1933, as obtained through the courtesies of the F.W. Dodge Corporation.

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\*Note:- The total number of families in New Jersey is 985,636 and with allowances for vacancies, doubled-up or "extra" families, the total number of dwelling units probably exceeds a million (1,000,000).

TABLE VII

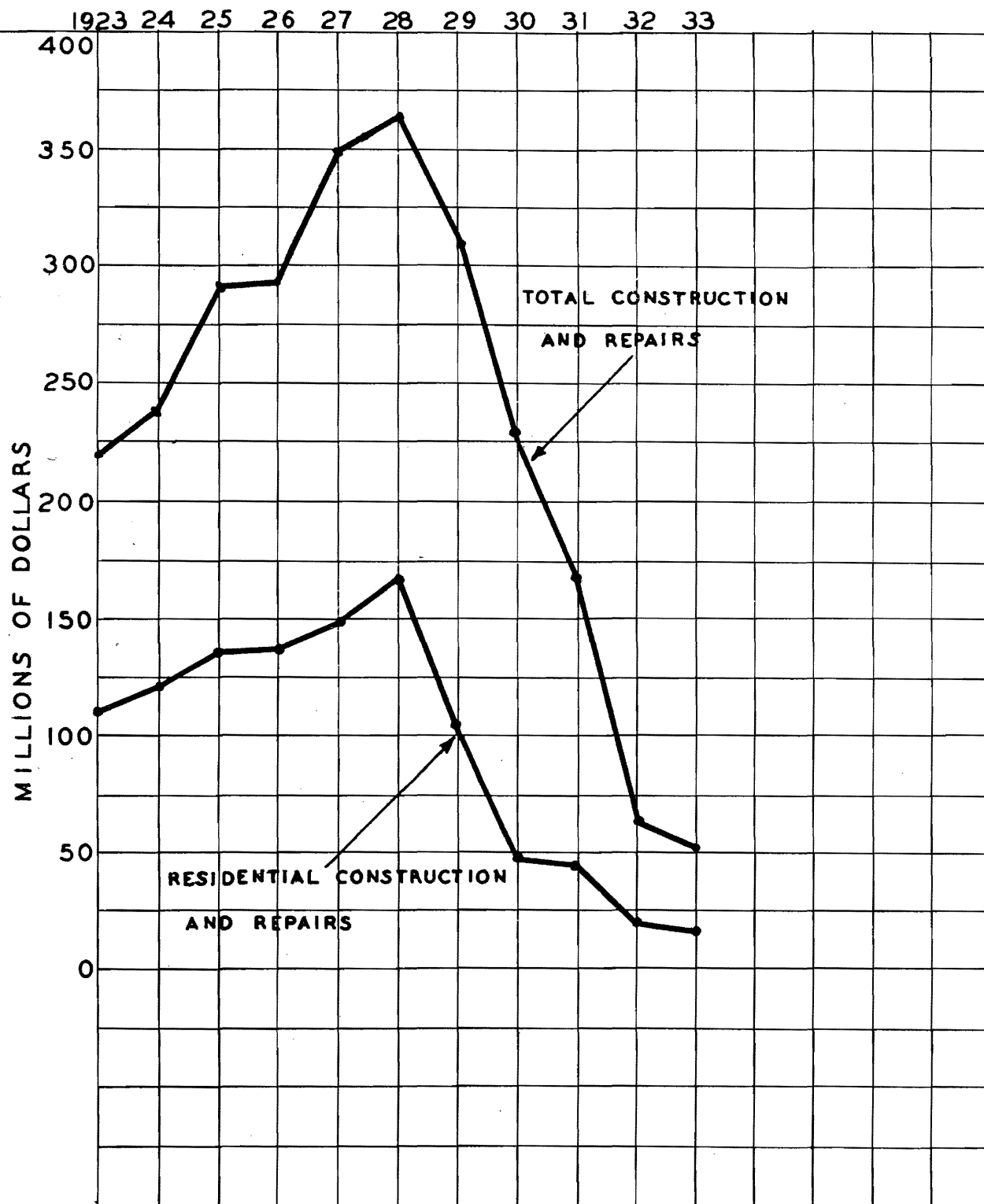
ANALYSIS OF  
CONSTRUCTION VOLUME FOR 1929  
IN NEW JERSEY AND THE UNITED STATES  
(Values expressed in thousands of dollars)

Type of Construction	United States	New Jersey	% in N. J.
PRIVATE			
<u>RESIDENTIAL</u>	<u>\$ 850,713</u>	<u>\$ 44,777</u>	<u>5.25%</u>
COMMERCIAL	862,566	29,404	3.41
FACTORIES	407,763	30,377	7.43
SOCIAL, RECREATIONAL, RELIGIOUS & MEMORIAL	177,377	8,028	4.53
MISC.	<u>567,340</u>	<u>26,160</u>	<u>4.61</u>
Sub-Total, PRIVATE	2,865,759	138,746	4.83
MISCL. UTILITIES			
RAILROADS	89,519	1,875	2.09
ELECTRIC POWER	152,865	12,881	8.43
TELEPHONE CONST.	3,205	434	13.50
WATERWORKS	92,635	11,222	12.10
SEWAGE DISPOSAL	92,376	6,192	6.70
HIGHWAYS & MISC.	<u>878,004</u>	<u>25,926</u>	<u>2.93</u>
Sub-Total, MISC. UTIL.	1,308,604	58,530	4.49
PUBLIC			
MUNICIPAL	669,260	32,168	4.81
COUNTY	238,079	17,122	7.20
STATE	468,289	19,406	4.15
FEDERAL	<u>113,244</u>	<u>7,170</u>	<u>6.32</u>
Sub-Total, PUBLIC	1,488,872	75,866	5.10
NOT CLASSIFIED	<u>587,031</u>	<u>19,033</u>	<u>3.24</u>
GRAND TOTAL	\$6,250,266	\$292,175	4.68%

Note: The above statistics are taken from the 1930 census of construction in the United States as published by the Bureau of the Census. Since it was compiled from information received only from firms doing more than \$25,000 worth of business a year and since all of these firms did not report, it is not an accurate statement of the value of construction taking place during the year 1929 but it is an accurate cross-section of the industry and will serve adequately for the purpose of comparison and obtaining percentages.

# CONSTRUCTION VALUES IN NEW JERSEY

BASED ON FIGURES FROM F.W.DODGE CORP.



STATE HOUSING AUTHORITY

20 BRANFORD PLACE

NEWARK

NEW JERSEY

DEC 8 1934.

DRWG. NO  
ST-2

Part II. - Effect of Such a Proposed Program if Inaugurated  
Throughout the U. S.

As a further rationalization of the estimates made in Chapter I, and summarized in part IV of this report, it is perhaps reasonable to compare the annual residential construction volume which would result in the United States, if all other states had rehousing programs similar\* to the tentative one proposed for New Jersey.

It is not possible to obtain complete figures covering all branches of construction in New Jersey, and over a period of years which would correlate its construction with that in the entire United States. However, the construction census for 1929, which was published by the United States Bureau of the Census, as a part of their 1930 data, gave highly significant figures for both New Jersey, and the other States of the Union, based upon returns received from firms in the construction industry doing a business of over \$25,000. per annum. While, of course, these figures are in no sense complete, nevertheless they present a fairly adequate cross section of the construction industry for general purposes of comparison. As may be seen in Table No. VII set up opposite, construction in the State of New Jersey totals about 4.7% of the aggregate U.S. construction, based upon the returns of firms doing an annual business of \$25,000, or more. However, in the field of private residential construction, construction in New Jersey in 1929 was  $5\frac{1}{4}\%$  of the total U.S. private residential construction. Although probably a great many firms did not report to the U.S. Bureau of the Census, and although a vast amount of construction was carried on by firms doing an annual business of less than \$25,000. a year, it is believed reasonable for purposes of a very approximate estimate, to assume that

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\* Note:- Based on a pro-rata relationship of New Jersey's total past residential construction to total U.S. past residential construction.

New Jersey would probably represent about 1/20th of construction in the United States.

On the basis of this assumption, it may be roughly estimated that if rehousing construction were carried on in the State of New Jersey at the rate of about \$80,000,000. per annum, the total U.S. construction on equivalent basis might total approximately one billion, six hundred million dollars (\$1,600,000,000). Although this total, admittedly arrived at on a very rough and approximate basis of estimate, may appear staggering in magnitude, nevertheless it is most significant to compare this with an analysis of estimated construction which was compiled in the year 1933 by the Federal Employment Stabilization Board. These figures for estimated total construction are included herewith as Table VIII, of this report. Reference to the first line in this table, namely residential construction as a part of total private construction, shows that private residential construction hovered closely around three billion dollars (\$3,000,000,000.) for 1925 to 1928, dropped to about two billion dollars (\$2,000,000,000) in 1929, and finally reached slightly over two hundred million dollars (\$200,000,000) in the year 1933. This decrease involved a shrinkage down to approximately 7% of the private residential construction maintained in the four years between 1925 and 1928. Although figures for the year 1934 are not yet available, the changes reported would not indicate that any tremendous increase may be expected for 1934 over and above the 1933 figures. For instance, the Engineering News Record construction show that although 1934 exceeded 1933 with a slight margin from February through and until the end of September, the reports for October and November construction volume have fallen below the 1933 figures. Even if the 1934 private residential construction volume should total \$400,000,000. as

TABLE VIII

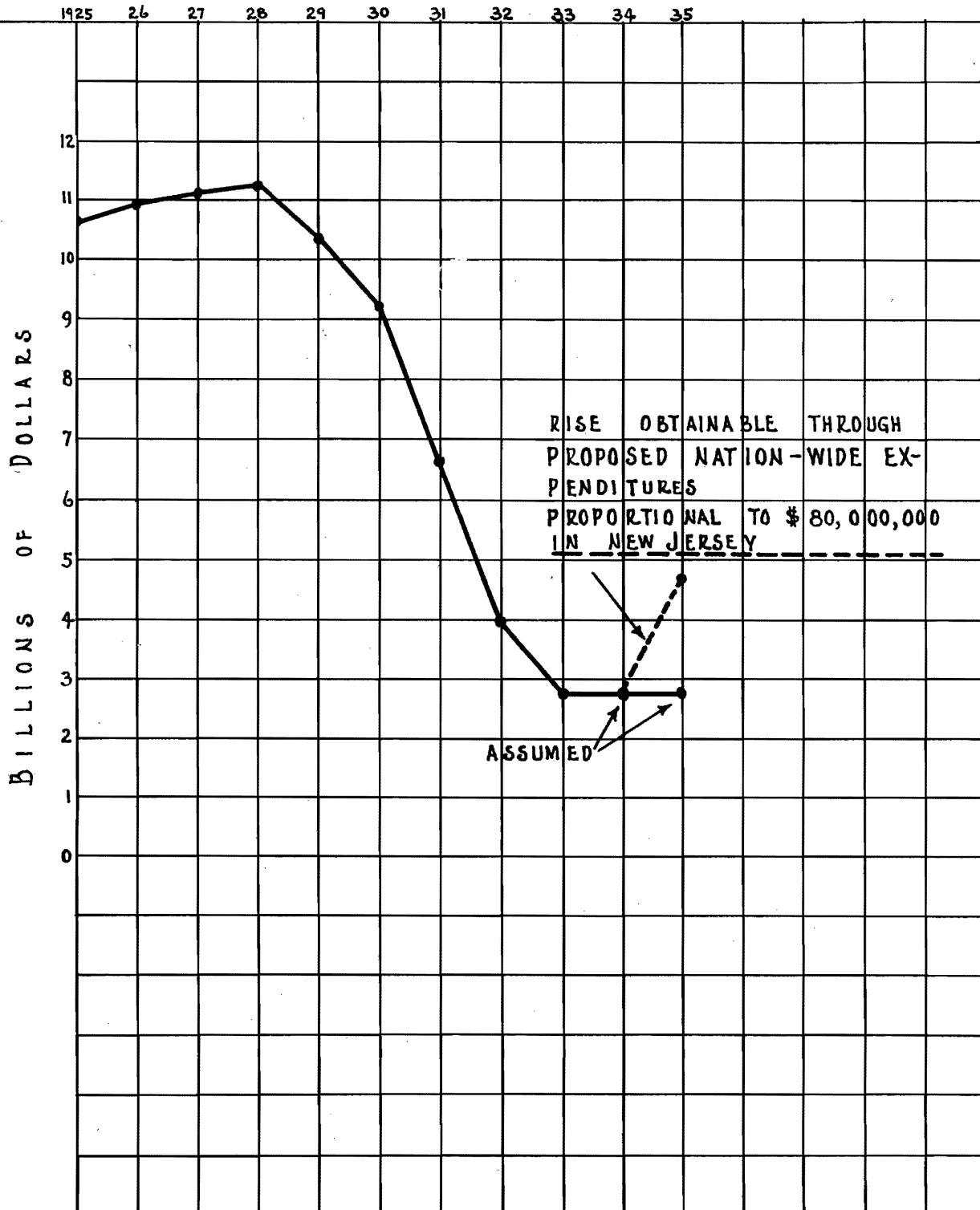
ESTIMATED CONSTRUCTION  
(In millions of dollars)

	1925	1926	1927	1928	1929	1930	1931	1932	1933
Residential	3050	2965	2856	3095	2127	1222	900	311	232
Commercial	968	1022	1035	962	1031	684	345	136	103
Factories	363	523	417	565	606	285	129	48	140
Theatres, Clubs									
Lodges, Religious									
& Memorial	386	385	393	311	224	188	129	47	25
Farm Construction	470	470	473	463	463	367	258	125	75
<b>TOTAL PRIVATE</b>	<b>5237</b>	<b>5365</b>	<b>5175</b>	<b>5416</b>	<b>4451</b>	<b>2746</b>	<b>1751</b>	<b>667</b>	<b>575</b>
Railroads	1223	1371	1339	1280	1370	1230	787	478	395
Electric Power Co.	884	823	844	813	906	968	654	322	75
Telephone Co.	502	534	545	613	795	817	604	434	352
Electric R.R. Co.	242	207	205	194	194	189	155	98	80
<b>Sub-Totals</b>	<b>2851</b>	<b>2935</b>	<b>2933</b>	<b>2900</b>	<b>3265</b>	<b>3204</b>	<b>2200</b>	<b>1332</b>	<b>902</b>
Pipe Line Co.						515	469	165	35
Gas Co.						226	167	96	35
Telegraph Co.						73	37	21	9
Waterworks Co.						44	25	15	8
<b>TOTAL R.R. &amp; PUB. U.</b>						<b>4052</b>	<b>2598</b>	<b>1629</b>	<b>989</b>
Cities	1283	1302	1482	1422	1339	1495	1302	797	400
Counties	778	676	885	829	556	709	329	137	100
States (Excl. Fed. Aid)	411	404	438	502	576	706	786	551	300
Federal (Incl. Fed. Aid, Excluding D.C.)	245	230	240	270	305	390	510	580	500
<b>TOTAL PUBLIC</b>	<b>2717</b>	<b>2612</b>	<b>3045</b>	<b>3023</b>	<b>2776</b>	<b>3300</b>	<b>2927</b>	<b>2065</b>	<b>1300</b>
<b>Sub-Totals</b>	<b>10,805</b>	<b>10,912</b>	<b>11,153</b>	<b>11,339</b>	<b>10,492</b>	<b>9250</b>	<b>6888</b>	<b>4054</b>	<b>2777</b>
<b>GRAND TOTAL</b>						<b>10,108</b>	<b>7588</b>	<b>4361</b>	<b>2864</b>

This table for the years 1925-1932 was compiled by the Federal Employment Stabilization Board based on reports to the F. W. Dodge Corporation, to the Department of Agriculture, the Bureau of the Census and the Federal Employment Stabilization Board, 1933 was estimated from the same sources by the Division of Economic Research and Planning of the National Recovery Administration.

# CURVE SHOWING VOLUME OF TOTAL CONSTRUCTION IN THE UNITED STATES

BASED ON FIGURES FROM  
FEDERAL EMPLOYMENT STABILIZATION BOARD



★ STATE HOUSING AUTHORITY ★  
20 BRANFORD PLACE  
NEWARK NEW JERSEY

DATE  
DEC. 8, 1934  
DRWG. No  
ST-3



against a total of \$232,000,000. for 1933, it may be seen that the addition of one billion six hundred million dollars (\$1,600,000,000.) to a hypothetical 1934 volume of four hundred million dollars (\$400,000,000.) would only bring the total private residential construction back to approximately two billion dollars (\$2,000,000,000) or in round figures to about 2/3rds of the private residential construction volume maintaining in the four years between 1925 and 1928. Although unquestionably construction volume in these four years, namely 1925 to 1928, exceeded the reasonable needs of the country and followed the acute housing shortage in the latter years of the World War period and in the opening years of the postwar period, nevertheless, it should be borne in mind that practically all types of construction in the United States have been at an exceedingly low ebb for the four years from 1931 to date, and was also subnormal in 1930. Thus, although the country has not had the general stimulus to business activity, occasioned by the World War, and in fact, has had influences which were quite the reverse, nevertheless there is every reason to believe that an acute housing shortage has been developing during the last years.

Evidences of a potential housing shortage are unquestionably shown by an analysis of real property inventory figures for the 64 U.S. cities surveyed jointly by the Bureau of Foreign and Domestic Commerce and by the Bureau of the Census. A somewhat parallel estimate made in this report as Part III of this Chapter II, likewise indicates this. An estimate by the U.S. Department of Commerce in Washington, dated August 30, 1934, and based upon Real Property Inventory data, is included hereinafter as an exhibit of possible interpretation of these inventory findings, although this particular estimate is believed somewhat over-optimistic.



CHAPTER IIANALYSIS OF THE POTENTIAL HOUSING MARKET IN NEW JERSEYPart III.A. - Future Influence of "Extra Families".

It is of interest to investigate and analyze the present housing condition in New Jersey, using Trenton as an index for the State, as to total structures and dwelling units, those unfit for occupancy, those occupied and vacant against the total numbers of families in the State; considering both families which occupy dwelling units in the normal manner and families which are "extra" or doubled-up with other families within a dwelling unit designed for one family under more usual conditions.

Of course, at the outset it is promised that any housing program is based upon the conception that it is preferable to demolish and replace approximately equal numbers of dwelling units and that these operations will be conducted in substandard or slum areas. Nevertheless, it is of interest to test in a preliminary way (using data available at present) the potential market for housing in the State.

Referring to Table II inserted previously in this report, it may be seen that in the City of Trenton there are 14,841 structures, and of these 1,592, or 10.7% require major or structural repairs, while 211 or 1.4% are deemed unfit for habitation. Thus a total of 1,803, or 12.1% of Trenton's 14,841 structures are in bad condition.

If it were assumed that the 211 structures unfit for habitation were eliminated from the housing market by condemnation or demolition, the number of structures remaining, or 14,630, would be in a habitable condition. Thus this apparent present surplus of dwelling units would change

to a shortage of approximately 643. In other words there would be about three extra families as potential tenants for every two vacant habitable dwelling or family units within the City of Trenton.

While this report and analysis holds no brief for anything but rehousing of those now accommodated in substandard quarters, nevertheless it is highly significant that Trenton, as an indicative sample of state-wide New Jersey conditions, gives every indication that if housing activity is commenced in the State, the very reemployment and restoration of purchasing power that this will afford will have a direct effect upon lowering vacancies and other economic losses now maintaining within the State.

B.- Considering Normal Vacancies.

The foregoing basic figures giving an indication of the residential real estate market in Trenton might be recast in another manner which would have a great deal of significance in illustrating the potential market in this City for new home construction. Although this is not germane to a discussion of slum clearance, nevertheless, it might readily have interesting implications in the event that at least some rehousing of the population should be attempted outside of areas which are definitely slums in character. The salient features illustrating conditions in Trenton which have been previously set up in Table II of this report, reveal that there are 1,675 vacant dwelling units within the City of Trenton. However, this apparent vacancy which amounts to 5.9% is offset by the number of extra families amounting to a total of 1,918, so that the actual net shortage which will maintain as soon as economic conditions better themselves is 243 family units. This net shortage, however, would be increased to a total of 643 in the event that the estimated dwelling units which are unfit for habitation, totaling approximately 400\*, are somehow removed from the present housing market. It is not definitely published how many dwelling units

\*Note:- This figure of 400 is arrived at by multiplying 211 structures in uninhabitable condition by 1.6, the average number of dwelling units per structure in the City of Trenton, thus giving the approximate estimate of the number of uninhabitable dwelling units.

are situated within structures rated as unfit for habitation, however, inasmuch as Trenton in particular and New Jersey in general, is not greatly given to apartments, tenements, or multi-family dwellings (only about 6% of the total family or dwelling units in Trenton are located in structures with three or more families) and since congestion and over-crowding is synonymous with slum areas, it may be safely assumed that at least the same relationship between dwelling units and structures will prevail in the poorest areas as prevails for the city as a whole. On this basis it can be conservatively assumed that if 1.4% of total structures are in an uninhabitable condition, at least the same percent of dwelling units are in this class by condition. Thus it may be assumed that approximately 400 dwelling units in Trenton are unfit for occupancy. This would leave the remainder, or about 28,076, habitable, although of these some 1,600 would be subject to major repairs.

The elimination by condemnation or demolition of 400 dwelling units in Trenton would reduce the present number of vacant dwelling units from 1,675 or 5.9% down to 1,275 or to slightly less than 4.5%. Since a vacancy of 5% is generally considered quite usual in most U.S. cities even in normal times, conditions in Trenton are really not very abnormal even in the present times.

However, one very vital factor should be considered which, while it is a product of the present depressed times, would rapidly create a tremendous change in Trenton's Housing Market as soon as times improve. This is the factor of extra or doubled-up families now totaling 1918 in the City of Trenton. It can be readily prophesied that as soon as business conditions grow better these extra families, or certainly the great majority of them, will seek their own individual and separate quarters or dwelling units. As soon as this happens, the present apparent surplus of dwelling units (the 1275\* vacant habitable dwelling units) would be completely absorbed by Trenton's doubled-up families numbering 1918.

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\*Note:-This figure is arrived at by subtracting from the total of 1,675 vacant dwelling units an estimate of 400 such units unfit for habitation.

While this total shortage thus indicated is an extremely significant reversal of the apparent surplus which the Trenton figures revealed before they were given some detailed analysis, nevertheless, there is another highly important factor which should be considered. Even in times which are considered normal, it has been quite usual to find a vacancy of substantially 5% maintaining in most cities of the country. This vacancy may be explained by various maladjustments which are bound to occur. As an illustration of these maladjustments, it is almost obvious that a certain proportion of dwelling units will be either located improperly for available tenants in any given income class, or they will be unadapted as to size, arrangements and many other factors to potential tenants. If a fair consideration is given to normal vacancies caused by factors similar to those previously described, and if these normal vacancies are assumed at 5% which figure is considered quite usual, then the total potential shortage in the City of Trenton would be increased by approximately 1423 dwelling units, or to a total of about 2066.

On this basis of analysis and interpretation of the Real Property Inventory figures for the City of Trenton, the superficial and apparent housing surplus amounting to 1675 dwelling units or approximately 5.9% of the total might be reasonably and justifiably estimated to be a potential shortage of 2066 or about 7% based upon the present total of 28,476 dwelling units.

- 30 -

DEPARTMENT OF COMMERCEWASHINGTON

August 30, 1934

## POSSIBLE POTENTIAL MARKET FOR NEW RESIDENCE CONSTRUCTION.

Number of dwelling units enumerated in	
R.P.I. Survey in 63 cities .....	2,313,954
Occupied dwelling units in same area .....	<u>2,136,717</u>
Number of Vacant Units .....	177,237
Less Normal vacancies in 63 cities (5% basis) .....	<u>115,697</u>
Apparent or probable surplus ....	61,540
Extra families in 63 cities .....	161,933
Less probable surplus .....	<u>61,540</u>
Indicated Shortage .....	100,393
Plus dwelling units unfit for use .....	50,917
Plus 50% of crowded, overcrowded and greatly	
overcrowded .....	<u>189,662</u>
Total indicated shortage .....	340,972
Population of 63 Cities, based on 1930 Census .....	8,598,382
Population of United States " " 1930 Census .....	122,775,046
The population of the 63 cities enumerated covered by	
the R.P.I. survey .....	7,942,230

Taking the actual population of the cities enumerated and of the entire continental United States, it will be found that the latter is approximately 14.2 times greater than the 63 cities. Using this ratio then, and multiplying the total indicated shortage or 340,972 by 14.2 will give a grand total of 4,841,802, as the indicated shortage in the country as a whole. To this, however, must be added the estimated increase in population during the past four years, or 1930 to 1933 inclusive, since the Fifteenth Decennial Census was taken, which would give an indicated shortage for the country of 5,115,638. In arriving at the 5,000,000 indicated shortage, it will be noted then, that we have dropped 115,638 from the indicated shortage total and have taken no cognizance whatever of the buildings in need of major or structural repair which might have to be eliminated from the calculation of structures available for use. It must be likewise borne in mind that there is a decided tendency away from the larger units into smaller units which would further emphasize the need of small home construction. It must also be taken into consideration that the entire 5,000,000 homes would not be constructed the first year, but over a period of years, and that during this time there would be a further demand for available living quarters, due to increase in what is generally considered a healthy normal vacancy condition, based on total living units.

# IN 64 CITIES

(POPULATION 9,793,371 )

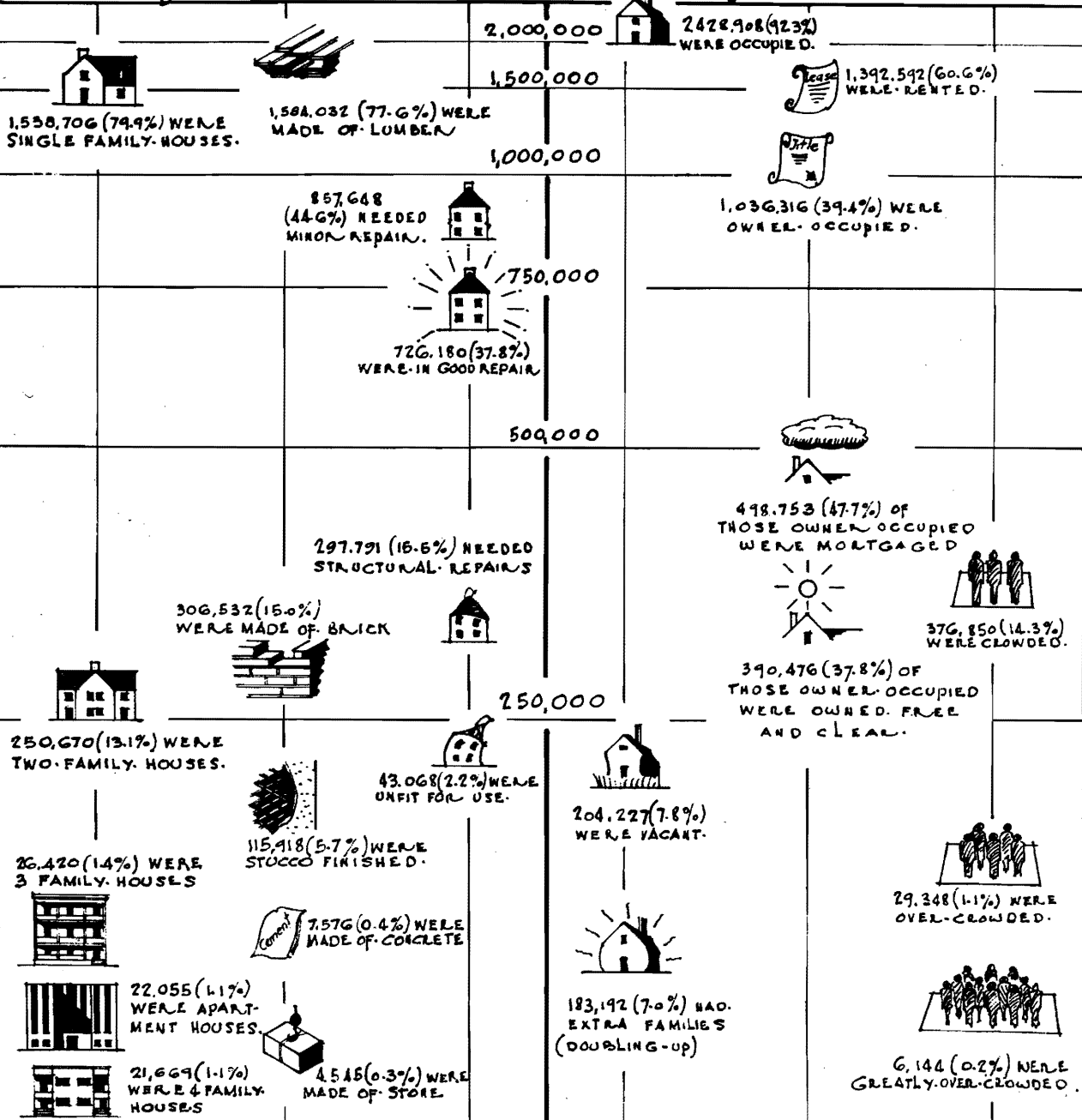
## The Government Counted\*

1,931,055 STRUCTURES with 2,633,135 DWELLING UNITS.

of these

2,500,000

of these



TYPE MATERIAL CONDITION OCCUPANCY TENURE ADEQUACY.

STATE HOUSING AUTHORITY.

20 BRANFORD PLACE

NEWARK.

NEW JERSEY.

DATE Nov. 21, 1934

DRAWING No.

ST-1

6624CJ  
LBC  
06-13-06 31725  
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