

**SEWARD  
PARK**

SLUM CLEARANCE PLAN  
UNDER TITLE I OF THE  
HOUSING ACT OF 1949 AS AMENDED

## HISTORY OF PRIOR APPROVALS

### Original

City Planning Commission: August 14, 1957 (CP-13402)  
Board of Estimate: August 22, 1957 (Cal. No. 23)

**AUGUST 29, 1956**

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## REPORT TO MAYOR WAGNER AND THE BOARD OF ESTIMATE BY THE COMMITTEE ON SLUM CLEARANCE

The Seward Park Slum Clearance Report is the 17th proposed Title I project reported on. The preceding sixteen projects were:

Corlears Hook  
Harlem  
North Harlem  
West Park (Manhattantown)  
Morningside-Manhattanville  
Columbus Circle  
Fort Greene  
Pratt Institute Area  
New York University-Bellevue  
Washington Square Southeast  
Delancey Street  
South Village  
Washington Square South  
Williamsburg  
Seaside Rockaway  
Lincoln Square

The Committee on Slum Clearance was appointed on December 17, 1948 to study and expedite specific slum clearance projects by private capital under anticipated Federal law, later enacted as Title I of the Housing Act of 1949. We made a preliminary report on July 4, 1949 and were instructed to continue our studies and prepare a definite program for public discussion. On January 23, 1950 a further interim report was made outlining the problems, and recommending specific projects for further investigation. From time to time we submitted reports on completed redevelopment plans recommending approval of specific projects.

The ten first mentioned projects have been approved by the City and Federal governments and are under capital grant contract. Planning funds have been advanced by the Federal Government to make desirable revisions in the redevelopment of the Delancey Street project, originally proposed in 1951, and for studies of Park Row and Hammels project areas.

A report on Seaside Rockaway was completed in October 1954, but is being held in abeyance pending completion of the Hammels report so that both projects can be processed at the same time.

The South Village project is no longer under consideration for Title I assistance.

The original Washington Square South project has been dropped as such and replaced by the Washington Square Southeast project which covers about one-half of the originally proposed Washington Square South project area.

The Williamsburg project is completely inactive.

A report on Lincoln Square was completed recently and is being processed with various city agencies.

The Committee has conferred recently with the Administrator of the Housing and Home Finance Agency, and a general understanding has been reached under which an additional allocation will be made to the City, which will permit the preparation of plans for approximately 10 additional project areas in the City of New York. On the basis of the program envisaged during such meeting, \$77,500,000 of Federal funds heretofore allocated and reserved to the City of New York under 1949 and 1954 Housing acts, will be increased to a total of \$140,000,000. The City's share of the present program is provided in capital budget allocations of \$41,000,000 to meet acquisition and other costs, and a \$10,000,000 revolving capital fund required for temporary financing prior to receipt of Federal grants and complete payment from the sponsors. The City provides for the future program through allocation of \$10,000,000 per year in the capital budget program.

All litigation attacking the slum clearance program has now been settled. The entire New York City program has been adjudicated legal and constitutional by all State and Federal courts.

In the first ten projects, the land has been acquired by the City and resold to responsible builders who are engaged in carrying out the relocation of tenants and demolition of buildings. Construction is almost complete on the Corlears Hook project and initial occupancy of the apartments took place in November 1955. The Triborough Bridge and Tunnel Authority has completed construction of the New York Coliseum at Columbus Circle which was opened on April 28, 1956. Construction of the

housing section of the Columbus Circle project commenced this Spring.

Construction has started on the Morningside-Manhattanville project, Kingsview Homes section of the Fort Greene project, the educational section of the Pratt Institute project, North Harlem project, and the commercial areas of the Harlem and Pratt Institute area projects. The West Park, Harlem and North Harlem projects have been ready to proceed with the residential construction for some time but were held up by enactment of the Housing Act of 1954, promulgation of the rules and regulations, and issuance of mortgage commitments by FHA under such act. In a large measure, due to the efforts of this Committee, the first commitment, nationally, was issued by the FHA under the provisions of Section 220 of the National Housing Act of 1954 for the North Harlem project. Building loans for the construction of the first three buildings have been closed and the construction of the foundations is well advanced. The FHA has issued a commitment to finance the construction of the first building on the West Park project, and is processing the applications for two more apartment buildings on this project which should be forthcoming soon. The sponsors of the Harlem project, the rental housing in the Fort Greene project, and the housing section of the Pratt Institute project, are processing applications for mortgage commitments with FHA which should be forthcoming within the next two or three months. The sponsors of the housing section of the NYU-Bellevue project and the Washington Square Southeast project are presently negotiating with several financial institutions for conventional building loans.

The total expenditure by the Federal Government, City and private sponsors for the first mentioned ten projects will approximate \$350,000,000 and the estimated total expenditures for the projects in planning and to be planned in the near future, approximates \$830,000,000, for a total expenditure by the Federal and City governments and private sponsors of over \$1,180,000,000.

This field is relatively new, and the processing procedures are slow and cumbersome. Neither Federal nor Municipal funds are available in sufficient volume to do more than blaze a way for a larger future program. The size of New York's problems

can be measured by the 9,000 acres of recognized slums which cannot be eradicated by the ordinary private, speculative building. The present program of public and quasi-public housing completed, underway and scheduled, will clear approximately 1,400 acres by 1956. Obviously, private capital must be brought into the picture on a larger scale if we hope to escape a tremendously enlarged public housing program.

Following is a review of the law and procedure:

Title I of the National Housing Act of 1949 provides that any loss incurred by a city or local agency acquiring and clearing slum sites and making them available for private redevelopment will be shared two-thirds by the Federal Government and one-third by the local government. To enable the City to proceed with this program, this Committee advanced, and the State Legislature, at the request of the City Administration, adopted Chapter 784 of the Laws of 1949, Local Law No. 104 of 1949, amending Section C41-1.0 of the Administrative Code, authorized the Mayor to execute Federal slum clearance contracts. To remove completely any further doubts of our authority to take advantage of the Federal Law, at the request of the Federal Housing and Home Finance Agency, the City Administration requested, and the State Legislature adopted Chapter 799 of the Laws of 1950, which amended Section 72k of the General Municipal Law.

Briefly, the procedure under the Federal, State and local legislation is to present the data analyzing these slum areas to establish eligibility under State and Federal Law for clearance and redevelopment for new public and private facilities mainly devoted to housing, but including also, if and where desirable, business and manufacture. A comprehensive plan for the redevelopment of each area must be prepared and approved by the City Planning Commission and the Board of Estimate on behalf of the City, and by the Administrator of the Housing and Home Finance Agency of the Federal Government. This redevelopment will then be subject to an agreement between the City and Federal governments under which the Federal Government will absorb two-thirds of any loss incurred in acquiring and making a site available, and the City, one-third.

Provisions of the Federal law include in project

costs, site acquisition and clearance and construction of various site improvements such as utilities and public facilities, as well as the planning advances already provided. To induce private investors to redevelop these sites, losses will be incurred in offering the property for sale or lease. Normally, it is anticipated these losses would represent the value of the existing old buildings.

Tenant relocation, the cost of which will be borne by the developers, will be under control of the Board of Estimate through this Committee and the City Bureau of Real Estate. Tenant relocation offices will be established on each site and site tenants will be interviewed as to their needs and preferences. Experienced and reliable real estate firms are available and will be employed by the Director of the Bureau of Real Estate.

Low income site tenants will have priority in the housing constructed under the Federal public housing program and in other housing under the jurisdiction of the New York City Housing Authority. Site tenants whose incomes are too high for entry into subsidized low rent public housing, but whose incomes are not sufficient to pay the cost of modern private housing, will have priority in the no-cash subsidy projects now in operation and in the future program of approximately 16,000 additional dwelling units proposed for this program to meet the needs of lower middle income families. The site tenants have priority in all the dwelling units being constructed under the Title I slum clearance program throughout the City, including both the tax exempt cooperatives and the fully private developments where their income status will permit. In addition, they will receive special consideration for admission to other tax exempt or partially tax exempt developments throughout the City. Every assistance will be given to tenants displaced by Title I projects.

The Seward Park area was selected because of its blight and nuisance conditions, and high density of occupancy. Dwelling accommodations in the area are substandard. The high land coverage of old buildings presents both health and fire hazards.

This project is part of the overall plan to eliminate substandard areas in the City and create in their

**ROBERT MOSES, Chairman**  
City Construction Co-Ordinator and City Planning Commissioner

**THOMAS J. SHANAHAN, Vice Chairman**  
Vice-Chairman, New York City Housing Authority

**JAMES FELT,**  
Chairman, City Planning Commission

stead sound, permanent reuse areas for housing and community facilities, taking advantage of the location in the Borough of Manhattan, City of New York. The site is well located near rapid transit.

A market analysis by the Committee's Real Estate Consultants indicates that a \$33.50 per room monthly rental is feasible in this area. Such a rent would barely carry apartment construction costs on a full tax-paying basis at today's prices for building construction. The land value which such apartments would support at this rental would be \$2.50 per square foot.

A definite proposal comes from an experienced and qualified cooperative housing group, which is an outgrowth of the cooperatives which constructed East River Houses, Hillman Houses, the Bronx Co-operative Amalgamated Houses, and most recently the Corlears Hook project. All of the foregoing have had the benefits of partial tax exemption for a limited term of years. The terms of exemption for two of these projects have recently expired, so they now pay full taxes. Under such a basis of partial tax exemption the average monthly carrying charge as proposed would be about \$20 per room.

This proposed redevelopment is recommended by the Committee, and comprises the erection of non-profit cooperative housing for about 1,700 families of the low middle income group; also a commercial building, office building, stores, shopping center, garages, gardens and playgrounds.

The Committee has received an offer of \$2.50 per square foot from the United Housing Foundation, Inc., whose members consist of a federation of cooperative organizations, labor unions and other non-profit organizations, which proposes to organize a corporation pursuant to the provisions of the Redevelopment Companies Law and would be operated on a non-profit cooperative basis. It is expected that as the project is developed, labor unions would participate in the sponsorship and mortgage financing of the project.

The Committee recommends that the Board of Estimate approve the redevelopment plan outlined herein and the report of the City Planning Commission, and that the Committee be authorized to apply to the Housing and Home Finance Agency for approval of the plan and the grant under Title I of the National Housing Act of 1949, as amended.

**BERNARD J. GILLROY,**  
Commissioner, Department of Buildings

**ROBERT G. McCULLOUGH,**  
Chief Engineer, Board of Estimate

## **HOUSING AND HOME FINANCE AGENCY OF THE UNITED STATES**

**ALBERT M. COLE, Administrator**

**JAMES W. FOLLIN, Commissioner, Urban Renewal Administration**

## **BOARD OF ESTIMATE OF THE CITY OF NEW YORK**

**ROBERT F. WAGNER, Mayor**

**LAWRENCE E. GEROSA, Comptroller**

**ABE STARK, President, The Council**

**HULAN E. JACK, President, Borough of Manhattan**

**JAMES J. LYONS, President, Borough of The Bronx**

**JOHN CASHMORE, President, Borough of Brooklyn**

**JAMES A. LUNDY, President, Borough of Queens**

**ALBERT V. MANISCALCO, President, Borough of Richmond**

## **COMMITTEE ON SLUM CLEARANCE**

**ROBERT MOSES, Chairman, City Construction Co-Ordinator and Planning Commissioner**

**THOMAS J. SHANAHAN, Vice-Chairman, New York City Housing Authority**

**JAMES FELT, Chairman, City Planning Commission**

**BERNARD J. GILLROY, Commissioner, Department of Buildings**

**ROBERT G. McCULLOUGH, Chief Engineer, Board of Estimate**

**GEORGE E. SPARGO, Assistant to Chairman**

**WILLIAM S. LEBWOHL, Director**

## **CONSULTANTS**

**SKIDMORE, OWINGS & MERRILL, Architects-Engineers and Coordinating Architects**

**H. J. JESSOR, Architect**

**CHARLES F. NOYES COMPANY, INC., Real Estate Consultants**

**WOOD, DOLSON COMPANY, INC., Real Estate Consultants**

**SLUM CLEARANCE PLAN**

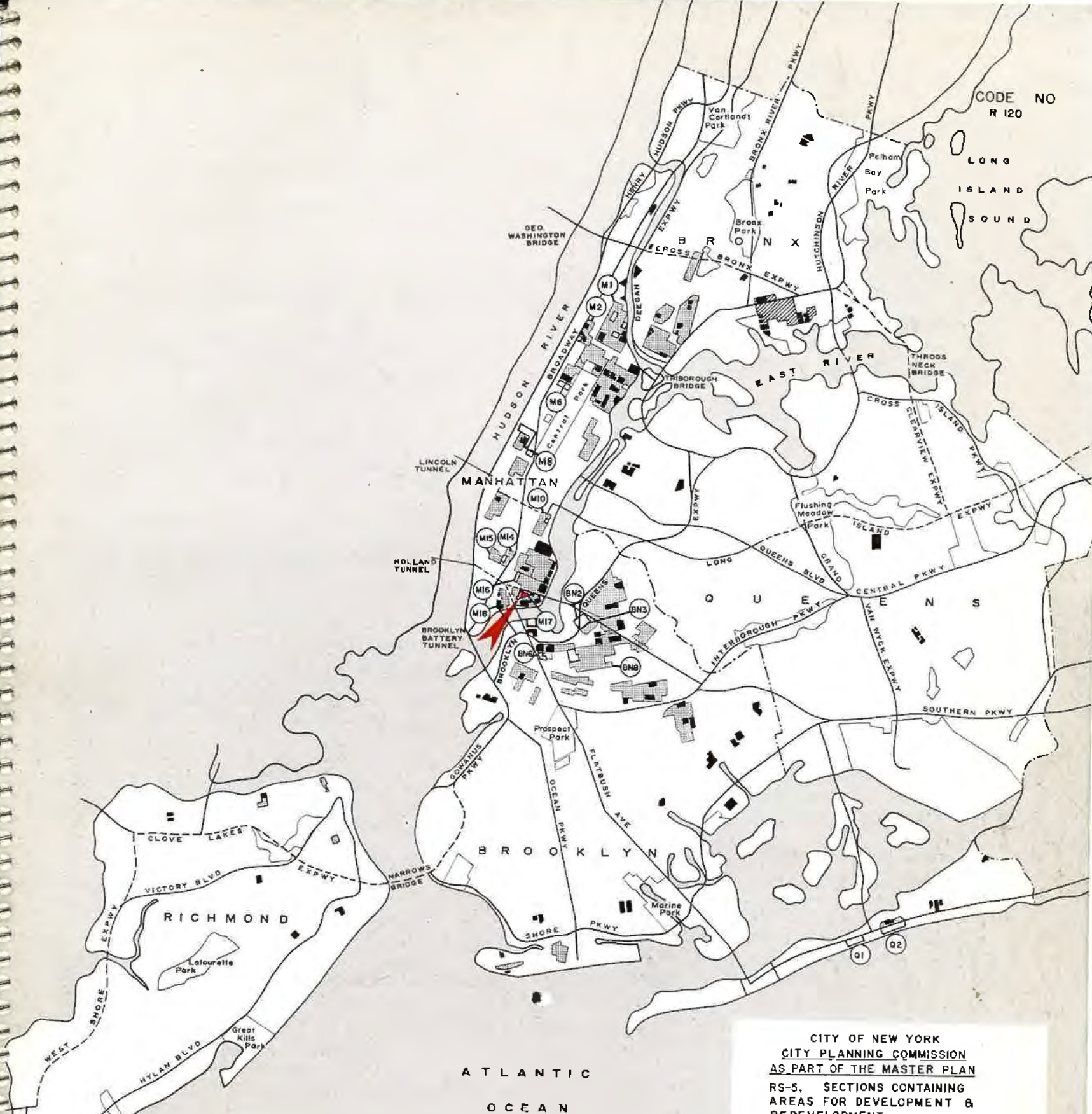


# LOCATION

As shown on the accompanying map, the project is part of Area M-16 of the Master Plan for Clearance and Development, located in the Lower East Side of Manhattan.




The site is bounded by Grand Street to the north, Ahearn Park to the east, East Broadway to the south, Seward Park and Athletic Field and Essex Street to the west. Adjoining the site on the north is an area scheduled to be cleared for a Title I Project. To the east are New York City housing and the newly completed Title I Corlears Hook Projects. To the south are Vladek Houses, which are expanding, and the new LaGuardia Houses are now under construction. To the west is Seward Park and an area of several blocks scheduled to be cleared for redevelopment, as are the blocks to the north of the project up to Delancey Street.





CITY OF NEW YORK  
CITY PLANNING COMMISSION  
AS PART OF THE MASTER PLAN  
RS-5. SECTIONS CONTAINING  
AREAS FOR DEVELOPMENT &  
REDEVELOPMENT.

LEGEND

-  SECTION CONTAINING SUB-STANDARD & UNSANITARY AREAS SUITABLE FOR CLEARANCE, REPLANNING, RECONSTRUCTION & REHABILITATION FOR PREDOMINANTLY RESIDENTIAL USE.
-  SECTION CONTAINING PREDOMINANTLY VACANT AREAS SUITABLE FOR PREDOMINANTLY RESIDENTIAL USE.
-  HOUSING OR REDEVELOPMENT PROJECT.
-  TITLE I HOUSING OR REDEVELOPMENT PROJECT.
-  INDICATES INDIVIDUAL SECTIONS.

# REDEVELOPMENT PLAN

general statement  
land use map  
boundary map  
proposed zoning

1. General Statement: See page opposite.
2. Technical description of the project: The Project Area is situated in the Borough of Manhattan of the City of New York and is described as follows:

Beginning at the corner formed by the intersection of the northerly line of Grand Street with the westerly line of Essex Street,

Running thence eastward along said northerly line of Grand Street, crossing Norfolk, Suffolk, Clinton, Attorney, Ridge, Pitt and Willett Streets to a point opposite the easterly tip of Ahearn Park,

Running thence southeastward in a direction perpendicular to the southeasterly line of East Broadway,

Running thence southwestward along the said southeasterly line of East Broadway, crossing Scammel, Gouverneur, Montgomery, Clinton and Jefferson Streets to its point of intersection with the westerly line of Jefferson Street,

Running thence northwestward and north along said westerly line of Jefferson Street to its intersection with the northwesterly line of Division Street,

Running thence northeastward along said northwesterly line of Division Street to its intersection with the westerly line of Suffolk Street,

Running thence northward along said westerly line of Suffolk Street to its intersection with the southerly line of Hester Street,

Running thence westward along said southerly line of Hester Street to its intersection with the westerly line of Essex Street,

Running thence northward along said westerly line of Essex Street to the point or place of beginning.

Excluded from this area are the following properties:

Tax Lot 31 of Block 285  
Tax Lot 45 of Block 286

Seward Park Athletic Field of Block 311

3. Land Use Map (on page 10)		<u>Totals</u>
Areas: (in Acres)		
Housing		8.69
Commercial—		
Stores	1.63	
Loading Areas	.30	
Commercial Bldgs.	.17	
Office Bldg.	.10	
Open Space	<u>1.05</u>	
Total		3.25
Institutional		.19
Park		
Seward addition	.36	
Ahearn (relocated)	<u>.09</u>	
Total		.45
TOTAL		<u>12.58</u>

4. Boundary Map (on page 11)
5. Proposed Zoning Map (on page 12)
6. The maximum population density shall be 556 persons per net residential acre. The population density shall be based upon the following ratio:
 

3 room apartments	2 persons;
3½ room apartments	2 persons;
4 room apartments	2 persons;
4½ room apartments	4 persons;
5½ room apartments	6 persons.
7. The maximum building average of net residential area shall not exceed 26%.
8. The height, set back and other building requirements shall be within the limitations and requirements of the zoning indicated on the proposed zoning (Item #5 above). There shall be provided parking spaces equal in number to 20% of the dwelling units in accordance with the zoning proposed for this site.

# GENERAL STATEMENT

The following is the general statement on the project.

## Limitations on Changes:

No increase in density or change in land use shall be made for a period of 40 years except upon the approval of the Board of Estimate of the City of New York.

## Non-Discrimination:

Under this redevelopment plan and the Contract for Federal financial assistance with the Housing and Home Finance Administrator, the City covenants and agrees that in the redevelopment of this project it will not itself effect or execute, and will adopt effective measures to assure that there is not effected or executed by the purchaser or lessees from it (or the successors or interests of such purchasers or lessees), any agreement, lease, conveyance or other instrument whereby land in the project area disposed of by the City is restricted, either by the City or by such purchasers, lessees or successors in interest, upon the basis of race, creed or color, in the sale, lease or occupancy thereof.

## Utilities:

The existing utilities will require changes and enlargement for the purposes of this project. All utilities may remain in the beds of the closed streets provided they do not interfere with the redevelopment construction and will be preserved and protected by the builder to the extent necessary or required by the City or the appropriate utility company. The City or such utility company will have the right to remove such utilities as are no longer required.

## Easements:

In the contract with the redeveloper selected, right of access for maintenance, repair or replacement will be reserved for all utilities, both public and private, which are left in place.

## Building Requirements:

Building requirements for the structures to be erected in the retail areas designated on the Land Use Map shall be in accordance with applicable local codes and ordinances.

## Conformity to General Plan:

### (a) Land Uses

The redevelopment plan for this area conforms to the general plan for the City as a whole and the land uses for the area in which the project is located are consistent with such plan.

### (b) Streets and Highways

The width and location of streets in the area as shown on the Boundary Map are adequate for the local traffic and the construction of this project conforms with the street system, existing highways and proposed extensions of the highway system of the City as provided by the Master Plan of Arterial Highways, & Major Streets as last amended.

### (c) Transit Facilities

Transit facilities are adequate for the proposed redevelopment of the project area and the rebuilding of the area is compatible with the Transit Improvement Program of the Transit Authority included in the Capital Budget and Program adopted by the City Planning Commission.

### (d) Utilities

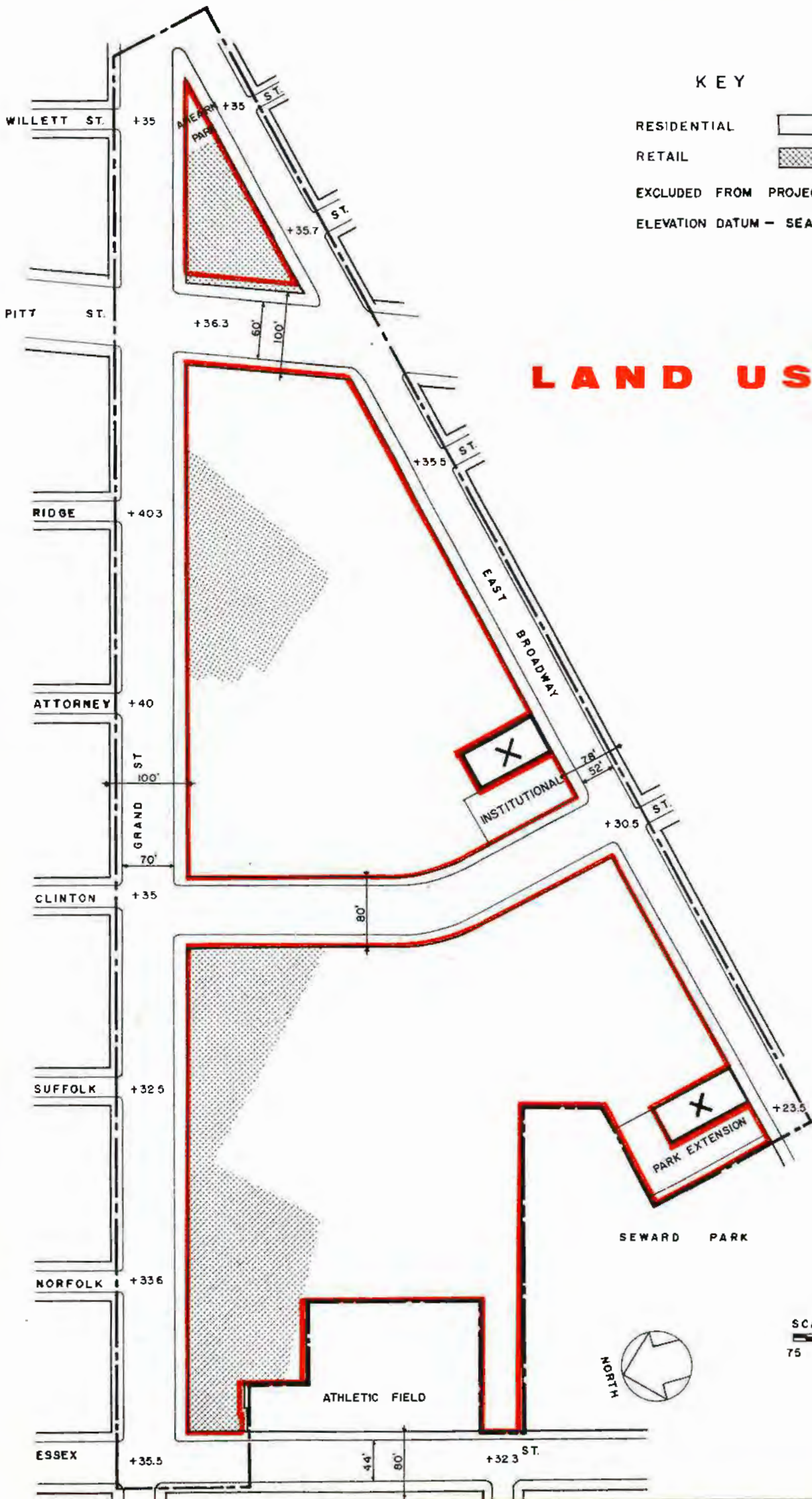
Utilities existing and planned in the project area are adequate to support and provide for the proposed redevelopment of the project area and such redevelopment is compatible with proposed improvements and extensions of the utilities system.

### (e) Recreational and Community Facilities

The redevelopment of the project area is compatible with the recreational and community facilities programs and the school programs provided by the Capital Budget and Program adopted by the City Planning Commission. The provisions made are adequate for the proposed redevelopment.

### (f) Other Improvements

The Capital Budget and Program provides for accelerated programs in hospital, incinerator, sewage disposal system, health building, school and library construction and of other City facilities. The extensive Arterial Highway Program is provided for through City Capital funds, City Assessable Improvement funds, and State and Federal funds.



KEY

- RESIDENTIAL
- RETAIL
- EXCLUDED FROM PROJECT
- ELEVATION DATUM - SEA LEVEL

CODE NO.

- R 209-d
- R 240
- R 250
- R 251-a
- R 210-c-1

**LAND USE MAP**



KEY

STREETS TO BE CLOSED AND DEEDED TO DEVELOPER



PROPERTY DEEDED TO CITY FOR STREET WIDENING



BOUNDARY LINE



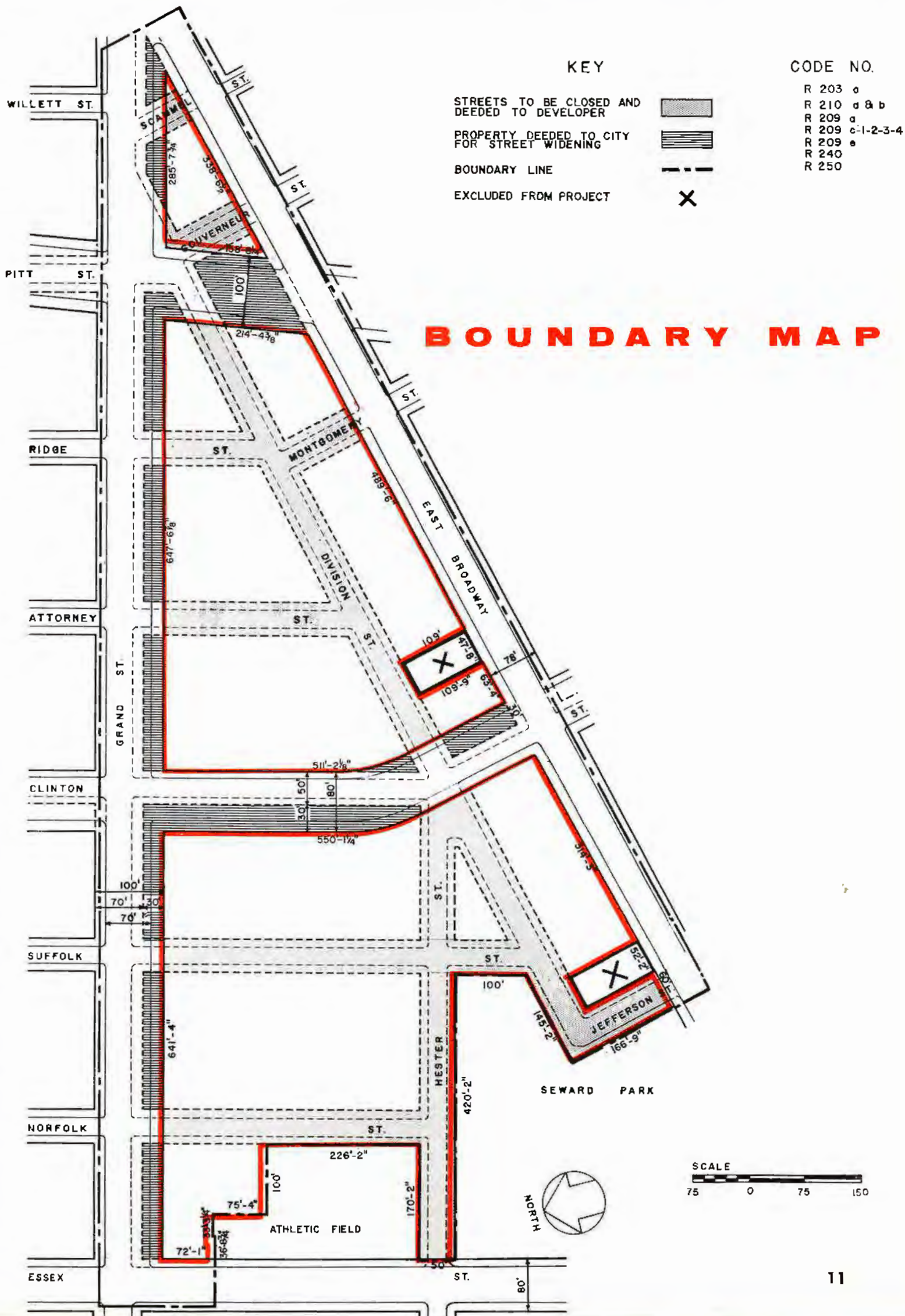
EXCLUDED FROM PROJECT



CODE NO.









- R 203 a
- R 210 a & b
- R 209 a
- R 209 c-1-2-3-4
- R 209 e
- R 240
- R 250

# BOUNDARY MAP

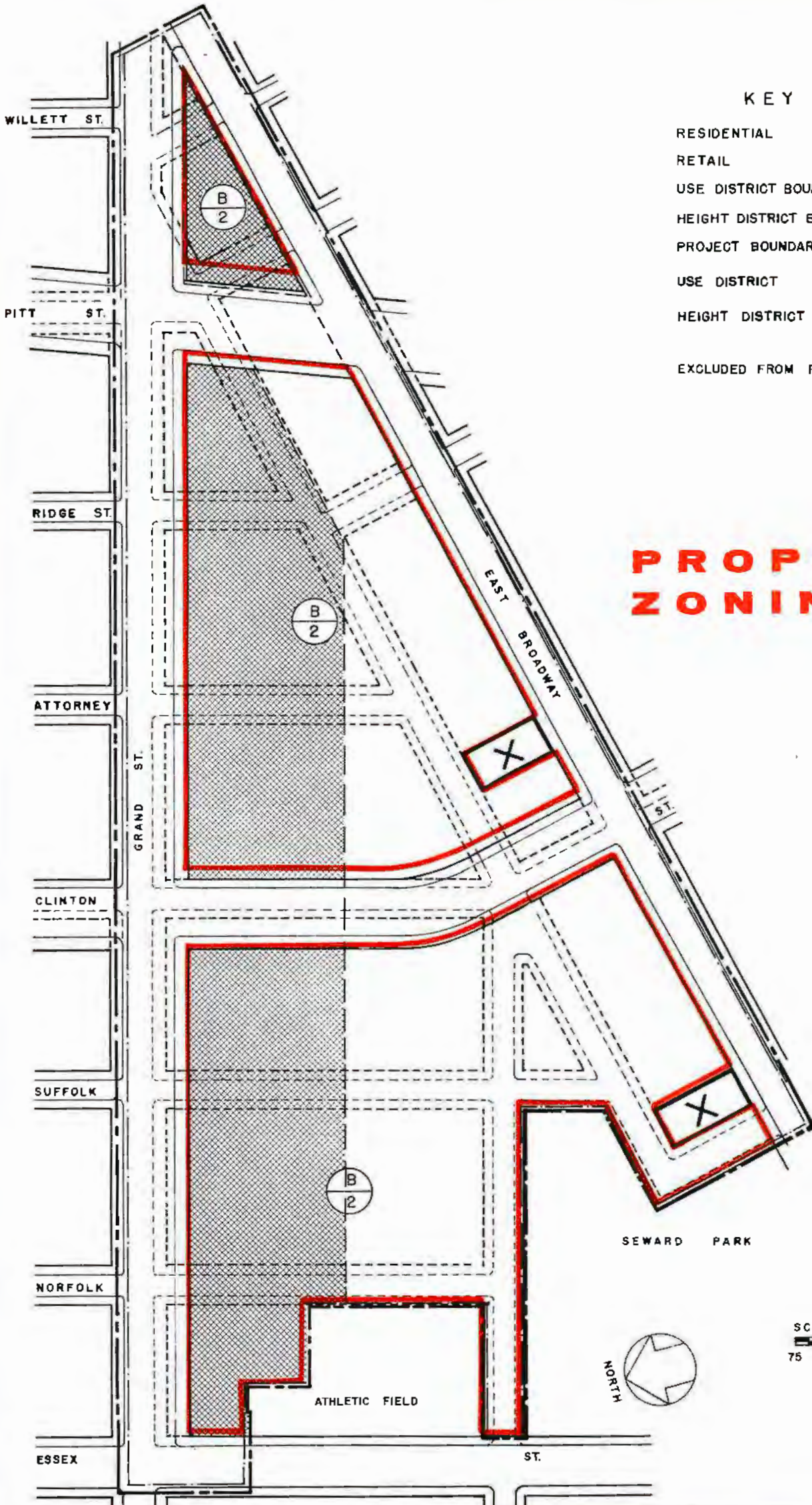


CODE NO.  
 R 203-a  
 R 210 c 3  
 R 211 a

KEY

- RESIDENTIAL 
- RETAIL 
- USE DISTRICT BOUNDARY 
- HEIGHT DISTRICT BOUNDARY 
- PROJECT BOUNDARY 
- USE DISTRICT 
- HEIGHT DISTRICT 
- EXCLUDED FROM PROJECT 

**PROPOSED ZONING**



SEWARD PARK

ATHLETIC FIELD



# **PROPOSED DEVELOPMENT**

**site plan  
aerial view  
unit plan  
cost estimates and financial plan  
utilities—gas, water, sewer, electric**



# SITE PLAN

The Site Plan is composed of four apartment buildings, one-story stores, a one or two story shopping center, an office building and a commercial building. Garage space will be provided under the garden areas. There will also be playgrounds and nursery rooms, community rooms, etc. In general it will follow the pattern of the Corlears Hook Project, a non-profit cooperative housing development which occupies the adjacent area to the east, and is the first Title I project to be built and occupied.

Two superblocks and a third small block have been created in the redevelopment. The orientation is such that the two superblocks will accommodate the housing structures, shopping center, stores and office building. The small block will be devoted to a commercial building with a park in the eastern portion.

The apartment buildings will be 20 and 21 stories in height with setbacks on the upper three floors, thus providing a sufficient number of dwelling units on a minimum of land coverage and making the project economically feasible. The coverage by the four residential structures will be about 18%. There will be 22 dwelling units on each typical floor, resulting in a total number of 1,704 dwelling units for all four apartment buildings.

On the ground floors of these residential structures it is proposed to provide nursery and community rooms; also such necessary facilities as laundries, carriage rooms, bicycle rooms, storage rooms, etc.

Garage facilities for the tenants will be provided under the garden areas, with access thereto from the main streets surrounding the project.

Along Grand Street there will be one-story stores for general trade.

A one or two story shopping center will accommodate the usual neighborhood stores such as butcher, baker, barber, etc., and of course, a self-service food market. These shopping facilities will not only serve the project families, but the surrounding areas as well.

All business buildings will be serviced by off-street loading.

It is also contemplated to erect office and commercial buildings to house a savings bank and provide space for business and fraternal organizations for use by residents of the area.

The office and commercial buildings will be situated at the extreme ends of the project away from the apartment buildings. The stores and shopping center of one and two story heights will not affect the light or view of the apartment building occupants, since the first floor of each apartment building will be devoted to entrance hall and service rooms, the dwelling units being placed on the second floor upwards.

Of the total site area of about 12 acres, about 4 acres will be occupied by housing and commercial buildings and about 8 acres by gardens, playgrounds and open spaces. In addition, there are Seward Park and Seward Park Athletic Field on the western perimeter of the Project and a park on the eastern end.

## LAND USE

	<u>Areas in Square Feet</u>	<u>Areas in Acres</u>
Total Area to be Acquired by Condemnation	447,980	10.28
Total Area to be Acquired by Closing Streets	214,660	4.93
Total Gross Area	662,640	15.21
Area Lost to Street Widening	114,604	2.63
Net Area for Redevelopment	548,036	12.58
<u>Net Residential</u>		
Total	378,408	8.68
<u>Commercial</u>		
Stores	71,035	1.63
Loading Areas	13,086	.30
Commercial Buildings	7,200	.17
Office Buildings	4,525	.10
Institutional	6,962	.16
Open Space	66,820	1.54
Total	169,628	3.90
<u>Totals</u>	548,036	12.58

## SITE PLAN

<u>Net Areas</u>	<u>Sq. Ft. Area</u>	<u>Area in Acres</u>
<u>Housing Areas</u>		
*Net Residential		
1. Area for Redevelopment	378,408	8.68
* Underground Garages under Garden Courts.		
<u>Shopping Area</u>		
Stores	71,035	1.63
Loading Areas	13,086	.30
Commercial Buildings	7,200	.17
Office Buildings	4,525	.10
Institutional	6,962	.16
Open Space	66,820	1.54
2. Area for Redevelopment	169,628	3.90
Total Area for Redevelopment	548,036	12.58
<u>Land Coverage in Housing Area</u>		
Apartment Buildings	97,336	2.23
<u>Percentage Covering of Housing Area for Redevelopment</u>		
By Apartments only		17.7%
By Stores only		12.1%
By Commercial and Office Building only		2.1%
Total		31.9%

\* Garages—350 cars.

\* Garages excluded in Land Coverage inasmuch as they are totally underground.

# SITE PLAN

STREET

NORFOLK ST.

SUFFOLK ST.

STREET

G R A N D

office building

PARKING & LOADING

one story shopping

two story shopping

ATHLETIC FIELD

GARAGE UNDER

CLINTON

PLAYGROUND

home for the aged

institutional

SEWARD

PARK

public library

EAST

NORTH

ESSEX



ATTORNEY ST.

RIDGE ST.

STREET

WILLETT ST.

STREET

PARKING & LOADING

one story shopping

GARAGE  
UNDER

PITT

BROADWAY

two story commercial

PARK

HERMAN J. JESSOR  
ARCHITECT

SKIDMORE, OWINGS & MERRILL  
COORDINATING ARCHITECTS



**AERIAL VIEW**

HERMAN J. JESSOR ARCHITECT



# UNIT PLAN

In developing a practical and economically feasible plan for the apartment buildings in the Seward Park Area it was necessary to provide a unit plan to fulfill the daily requirements of the families to be housed.

These families are of the low and middle income groups, workers and small business men with a sprinkling of professionals. The proportion of children is greater than in the families of the higher income groups and by the very nature of the tenancy, the customary household chores and attention to children are performed by the mother. They also can afford comparatively short vacations and spend most of their summer at home. The apartment layouts reflect the requirements of these families. Privacy, each room being a separate entity, proper ventilation of the apartments and outdoor balconies fulfill these needs.

All rooms are accessible from a central foyer without passing through another room, so that complete privacy is obtained. The bathroom is adjacent to the bedrooms and they are so arranged as to be shielded from view from the living and dining areas.

The dining area is not incorporated as part of the living room, but adjoins the kitchen area. The feeding of the children from infancy to adolescence will therefore be confined to this area and the older members of the family can use the living room undisturbed.

Apartments have cross or through ventilation, except two of the smaller apartments, thus insuring that the slightest breeze will be taken advantage of and the rooms comfortably ventilated.

About 800 of the 1,700 apartments have balconies or terraces. This enables the occupants to relax in the outdoors. It is a particular boon to elderly people and mothers with infants. A mother can place her infant on the balcony for fresh air and continue with her household chores. Many of the balconies are so arranged that a window from the kitchen opens onto them, so that the mother can watch her baby while attending to other duties. This window also serves as a pass-through to serve food to diners on the balcony.

The Unit Plan has three cores with various types of apartments so as to provide for the needs of diverse families. There are 1, 2 and 3 bedroom apartments. Some of the one-bedroom apartments have kitchenettes and are designed for use by elderly or business couples who do light housekeeping. The three-bedroom apartments have two bathrooms, a necessity for the average family of five. Each core serves seven to eight families per floor. There are

two high speed (250 feet per minute) automatic elevators; incinerators; two stairs. The elevators stop at alternate floors, one on the odd floors and the other on the even floors; thus every floor is served by an elevator and the service is speeded up. The Unit Plan has a total of 22 apartments with 75 construction rooms.

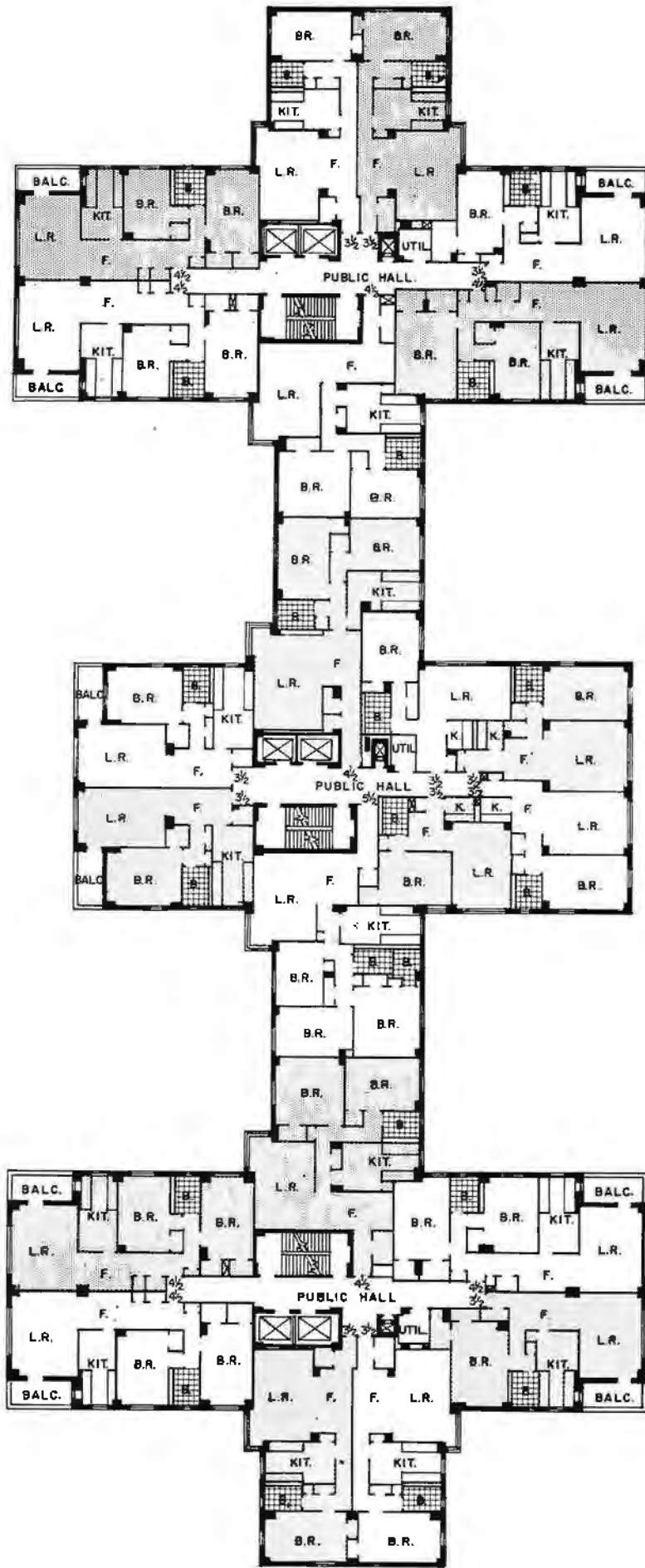
The buildings are 20 and 21 stories in height. The Unit Plan and the height of the buildings are similar to those used in the recently completed I.L.G.W.U. Cooperative Village (Corlears Hook Project). This site is approximately of the same acreage and by adopting the plan of those buildings, it is possible to provide the maximum amount of open space giving each apartment ample light and air.

The buildings have been oriented to the point of the compass so that every apartment will be exposed to sunlight and have the benefit of expansive vistas over the City and the East River.

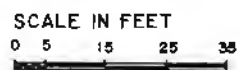
There is no cellar below ground. The lowest floor at ground level is used for the entrance lobbies and tenant services. Thus, the lowest apartment floor is on the second floor and no apartment interiors are exposed to the view of passersby at street level. Tenant services consist of storage rooms, laundries, perambulator and wheel toy storage spaces. Maintenance areas such as porters' and painters' locker rooms, etc., are provided. There are social and hobby rooms for children and adults, and a nursery with an adjacent enclosed playground. The main lobby on this floor serves the entire building—the three cores—and there is direct access from this lobby to the underground garages without the need to leave the building. These lobbies all face toward the surrounding streets and are reached by paths through landscaped areas. The advantages of this arrangement are twofold: the lobbies are visible and accessible from the street, and the spaces between the buildings are therefore private gardens. These gardens are fenced and have gates to the streets which are opened in the morning and closed at night. Direct access to the gardens may be had from the buildings.

Average room sizes are as follows:

Kitchen and Dining Alcoves	7'6" x 16'0"
Bathrooms	5'0" x 7'5"
Balconies (typical)	5'6" x 12'6"
Living Rooms	12'0" x 18'0"
Bedrooms (large)	11'0" x 15'6"
Bedrooms (medium)	10'0" x 15'0"
Bedrooms (small)	9'6" x 12'6"
Foyers	7'6" x 12'0"



TYPICAL FLOOR PLAN





## APARTMENT DISTRIBUTION

### Apartments per Floor

Apartment Types	Bed Rooms	1st Floor	2nd to 17th Floor	18th to 20th Floor	Total per Building
3 Room	1	4	4	4	80
3½ Room	1	6	8	6	152
4½ Room	2	9	9	5	168
5½ Room	3	1	1	3	26
Totals		20	22	18	426

### TOTALS FOR SITE

Apt. Types	Bed Rooms	Project Totals	Percentage	Total Constr. Rooms	Apts. w/ Aux'y Bathrms.	Apts. with Balc.	Apts. with Terr.	Apts. w/setbk. Balc.	Total Rental Rooms
3	1	320	18.8	800	0	0	0	0	960
3½	1	608	35.7	1,824	0	304	16**	16*	2,304
4½	2	672	39.4	2,688	24	408	8***	16**	3,272
5½	3	104	6.1	520(1)	104	0	8***	16**	656
		1,704	100.0	5,832	128*	712*	32	48	7,192

\* ½ Room for Rental Count  
 \*\* 1 Room for Rental Count  
 \*\*\* 2 Room for Rental Count

(1) Additional Construction Room Count  
 128 Auxiliary Bathrooms  
 712 Balconies  
 80 Terraces

## BUILDINGS

Number of Buildings	4-21 Stories (Basement, 19 stories and penthouse—and 20 stories of apartments)
Number of Apartments	1,704
Number of Construction Rooms	5,832
Number of Rental Rooms	7,192
Gross Area per Construction Room	312.4 square feet (including balconies) 302.0 square feet (excluding balconies)
Gross Area per Typical Floor Plan	23,430 square feet (including balconies)
Estimated Population	
By H. H. F. A. Ratio	5,168 Persons
By Standard Ratio	4,644 Persons
Population Density	
Persons per redeveloped acre	By Standard Ratio 380      By H. H. F. A. Ratio 423
Persons per acre of net residential area	499      556
Cubage	
Apartments (excluding basements)	15,653,752 cubic feet
Stores (excluding cellars)	852,420 cubic feet
Commercial and Office Building (excluding cellars)	317,000 cubic feet
Underground Garage	1,336,088 cubic feet
Total	18,159,260 cubic feet
Areas	
Residential—including balconies (total floor area)	1,952,248 square feet
Residential—including balconies (gross rentable area)	1,854,912 square feet
Residential—(basements)	97,336 square feet
Stores —(excluding cellars)	71,035 square feet
Commercial and Office Building (excluding cellars)	26,500 square feet
Underground Garages	102,776 square feet

# **COST ESTIMATES AND FINANCIAL PLAN**

## **ESTIMATED COST OF PROPOSED REDEVELOPMENT**

Listed hereafter, are detailed figures as to the resale value of the land within the site, and the probable cost of erecting the projected buildings.

The resale value of the land represents the appraiser's opinion of the worth of this land, as if cleared, for use in the manner planned.

The cost of improvements was supplied by the project architects. The field cost of the structures includes a reasonable profit for the builder.

Additional project charges, viz., interest on land and on buildings during construction, real estate taxes on land during construction, and finance, legal

and organization expense, as set forth below, are the expenses incidental to any building operation, and the cost figures applicable to the various items listed represent our judgment of the attendant costs, based upon a wide experience.

In the schedules set forth on these pages, the cost estimates and financial plans for the private redevelopment of this area have been set up in two ways, to encompass two possible different types of investment; (a) rental housing of a standard nature, and (b) cooperative housing sponsored by a non-profit organization.

**ESTIMATED COST OF PROPOSED REDEVELOPMENT  
(A. Rental Housing)**

LAND:	532,561 square feet @ \$2.50	\$ 1,331,403
BUILDING:	Field Cost of Structures	\$18,451,100
	Architect's Fee (3.5%)	645,789
	Total Structural Cost	\$19,096,889
	Cost of Landscaping and Site Improvements	450,000
	Total Cost of Buildings and Site Improvements	\$19,546,889
PROJECT:	Interest on Land during Construction	\$ 79,884
	Interest on Building during Construction	586,407
	Total Interest on Working Capital	\$ 666,291
	Real Estate Taxes on Land during Construction	\$ 180,791
	Finance, Legal and Organization Expenses	390,938
	Total Interest, Taxes and Financing during Construction	\$ 1,238,020
	Total Estimated Cost of Building	\$20,784,909
	TOTAL ESTIMATED COST OF PROJECT	\$22,116,312

**ESTIMATED COST OF PROPOSED REDEVELOPMENT  
(B. Cooperative Plan)**

LAND:	532,561 sq. ft. @ \$2.50	\$ 1,331,403*
BUILDING:	Field Cost of Structures	\$18,451,100
	Architect's Fee (2.5%)	461,278**
	Total Structural Cost	\$18,912,378
	Cost of Landscaping and Site Improvements	450,000
	Total Cost of Buildings and Site Improvements	\$19,362,378
PROJECT:	Interest on Land during Construction	\$ None *
	Interest on Building during Construction	586,407
	Total Interest on Working Capital	\$ 586,407
	Real Estate Taxes on Land during Construction	180,791
	Finance, Legal and Organization Expenses	390,938
	Total Interest, Taxes and Financing during Construction	\$1,158,136
	Total Estimated Cost of Building	\$20,520,514
	TOTAL ESTIMATED COST OF PROJECT	\$21,851,917

\* Acquisition Cost of Land paid with funds from equity investment by Tenant-Cooperators, who do not receive any return on their investment except in the form of low rent; hence no interest charge has been shown.

\*\* Fee is based on application of Corlears Hook apartment layout (with slight modifications).

In the schedules set forth in the following pages, alternative plans have been set up for (a) rental housing and (b) cooperative housing. These present in effect a pro forma statement of the potential income and expenses that will be incurred by the developer in the operation of each type of projected housing, weighted against the estimated cost of the project, in order to indicate the financing required to attain the low rentals of this program. In addition to this function, each statement forcibly demonstrates through its potential income stream the validity and accuracy of the estimate of the value of this land for resale purposes.

**Rentals Under Cooperative Plan:**

Rentals would be as low as permitted by the cost of land, cost of financing, cost of construction, and the extent of tax exemption received from the City of New York. Assuming that the project received partial tax exemption to the full extent permitted by Section 26 of the Redevelopment Companies Law, it is contemplated that the average rental would not exceed \$20 to \$21 per room per month.

Rentals in this range would make it possible for wage earners and other persons of low or moderate income to occupy these apartments.

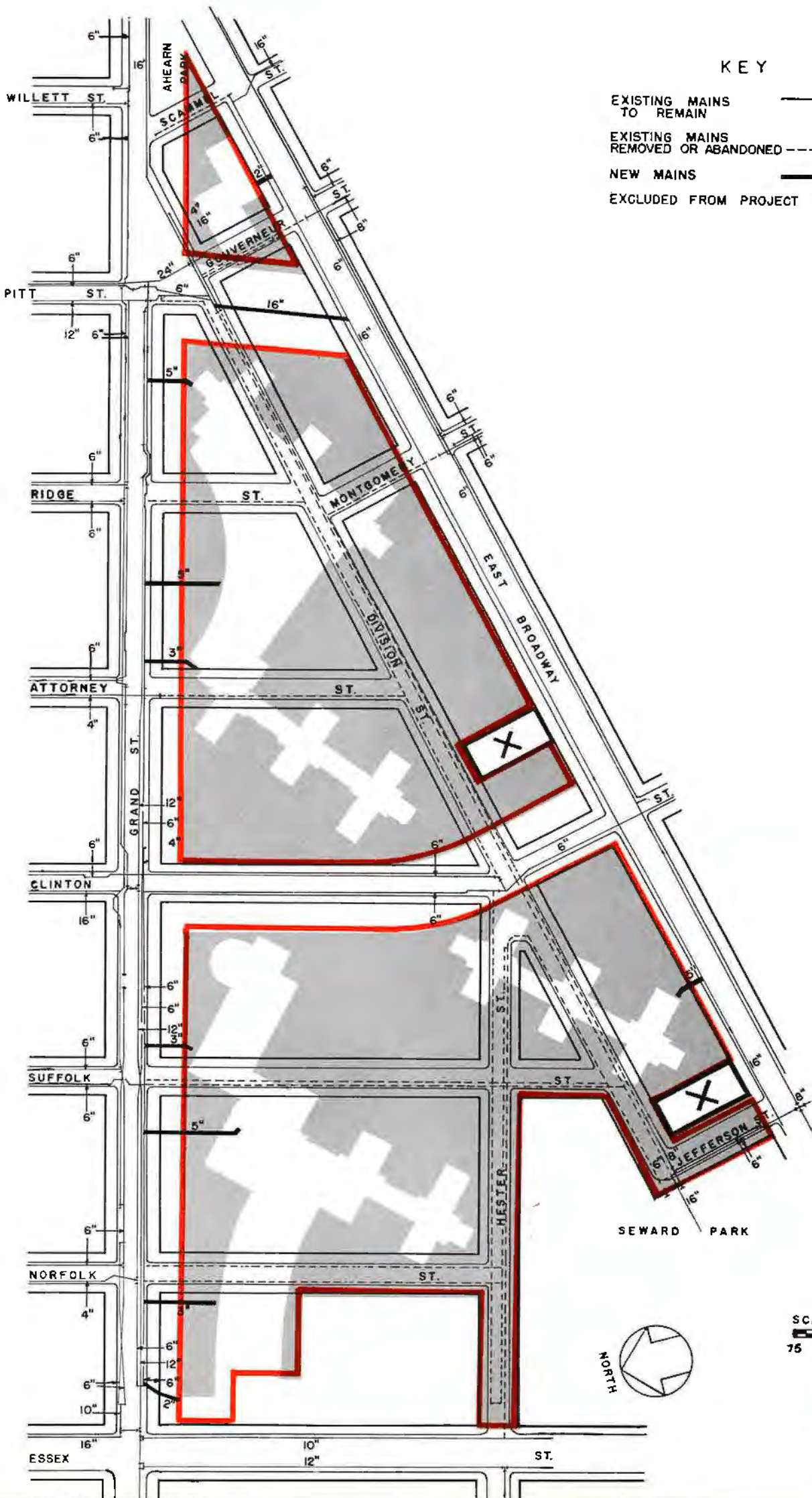
**FINANCIAL PLAN  
(A. Rental Housing)**

Total Estimated Cost of Project	\$22,116,312
Estimated Rental Value:	
Apartments: 7,192 rental rooms @ \$33.50 per room per month, or \$402 per room per annum	\$ 2,891,184
Stores: 71,035 square feet @ \$3.00 per annum	213,105
Offices: 4,525 square feet @ \$2.50 per annum	11,313
Garages: 350 cars @ \$240 per annum	84,000
Commercial Bldg.: 7,200 square feet @ \$2.00 per annum	14,400
Loading Areas: 4,525 square feet @ \$2.00 per annum	9,050
Total Estimated Rental Value	\$ 3,223,052
Less: Vacancy Reserve of 7%	225,614
Effective Rental Value	\$2,997,438
Operating Expenses:	
Apartments: 7,192 rental rooms @ \$100 per annum	\$ 719,200
Stores: 71,035 square feet @ 35¢ per annum	24,862
Offices: 4,525 square feet @ 75¢ per annum	3,394
Com'l Bldg.: 7,200 square feet @ 50¢ per annum	3,600
Total Operating Expenses	\$ 751,056
Real Estate Taxes:	709,200
Total Operating Expenses and Taxes	\$ 1,460,256
Net Return on a Free and Clear Basis	\$ 1,537,182
Percentage of Net Return on Investment	6.95%

**FINANCIAL PLAN**  
**(B. Cooperative Plan)**

Estimated Cost of Project		\$21,851,917
Financial Investment:		
Mortgage (\$17,177,117) say	\$17,200,000 (rounded)	
Equity by Tenant-Cooperators		
7,192 rental rooms @ \$650	4,674,800	\$21,874,800
Estimated Rental Value:		
Apartments:	7,192 rental rooms @ \$20 per room per month or \$240 per room per annum	\$ 1,726,080
Stores:	71,035 sq. ft. @ \$3.00 per annum	213,105
Offices:	4,525 sq. ft. @ \$2.50 per annum	11,313
*Garages	350 cars @ \$240 per annum	84,000
Com'l Bldg.:	7,200 sq. ft. @ \$2.00 per annum	14,400
Loading Areas:	4,525 sq. ft. @ \$2.00 per annum	9,050
Total Estimated Rental Value		\$ 2,057,948
Less: Vacancy Reserve of 3%		61,738
Effective Rental Value		\$ 1,996,210
Operating Expenses:		
Apartments:	7,192 rental rooms @ \$80 per annum	\$ 575,360
Stores:	71,035 sq. ft. @ 35¢ per annum	24,862
Offices:	4,525 sq. ft. @ 75¢ per annum	3,394
Com'l Bldg.:	7,200 sq. ft. @ 50¢ per annum	3,600
Total Operating Expenses		\$ 607,216
Real Estate Taxes		220,000
Total Operating Expenses and Taxes		\$ 827,216
Financing Charges:		
Interest on Mortgage	\$731,000	
Amortization on Mtge. @ 2%	344,000	\$ 1,075,000
Total Operating, Expenses, Taxes and Financing Charges		\$ 1,902,216
Margin		\$ 93,994

\* Rental value based on the concept of a lease to garage operator.



KEY

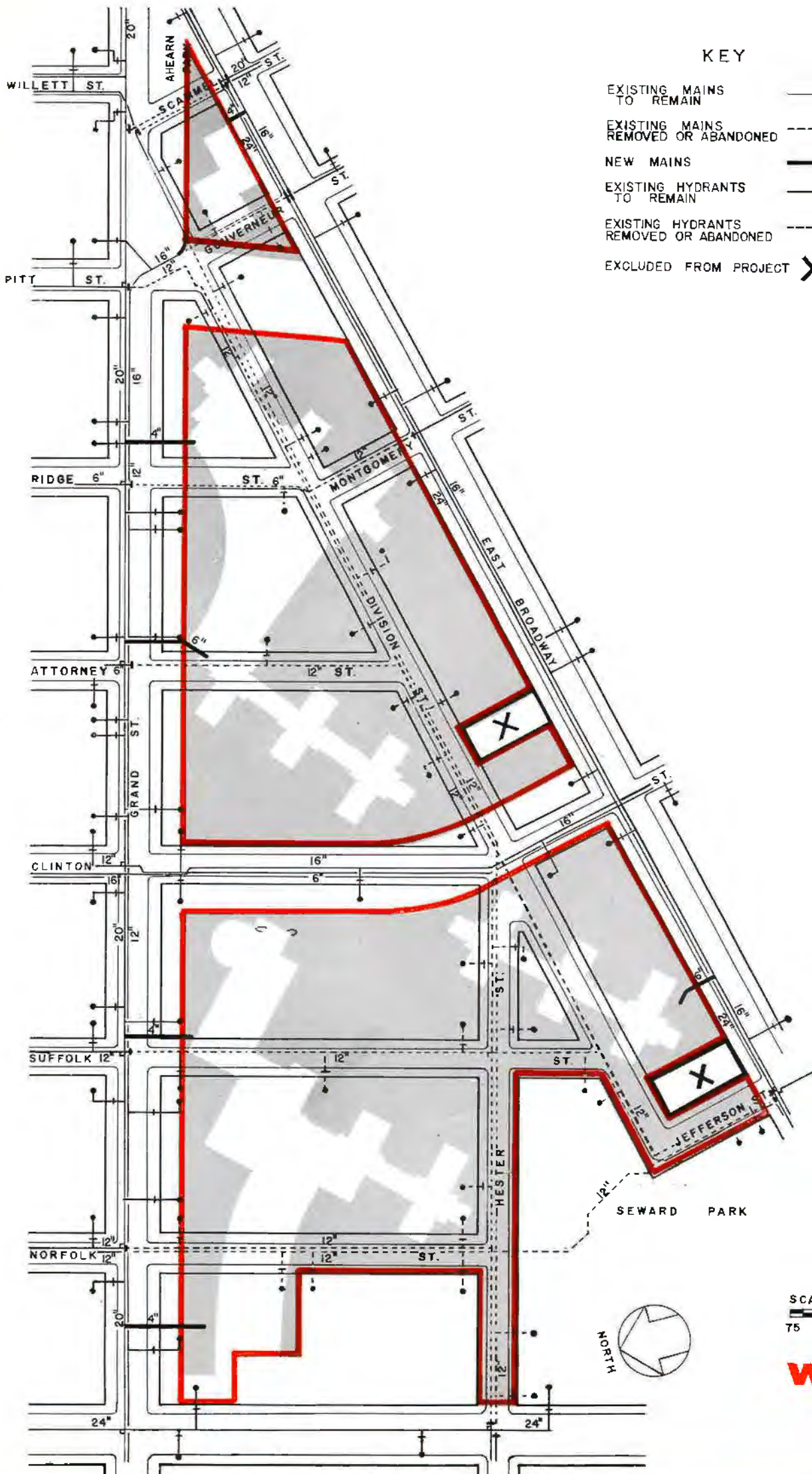
- EXISTING MAINS TO REMAIN ———
- EXISTING MAINS REMOVED OR ABANDONED - - - -
- NEW MAINS ———
- EXCLUDED FROM PROJECT X

CODE NO.

R 203-d  
R 209-g



**GAS**



KEY

- EXISTING MAINS TO REMAIN
- EXISTING MAINS REMOVED OR ABANDONED
- NEW MAINS
- EXISTING HYDRANTS TO REMAIN +
- EXISTING HYDRANTS REMOVED OR ABANDONED +
- EXCLUDED FROM PROJECT X

CODE NO.

R-203-d  
R-209-g



**WATER**

KEY

CODE NO.

EXISTING SANITARY & STORM SEWERS TO REMAIN



R 203-d

EXISTING SEWERS TO BE REMOVED OR ABANDONED



R 204-a

NEW SEWERS



R 209-g

EXISTING MANHOLES



REBUILT MANHOLES



EXISTING CURB BOX



EXISTING CURB BOX, REMOVED OR ABANDONED



NEW CURB BOX



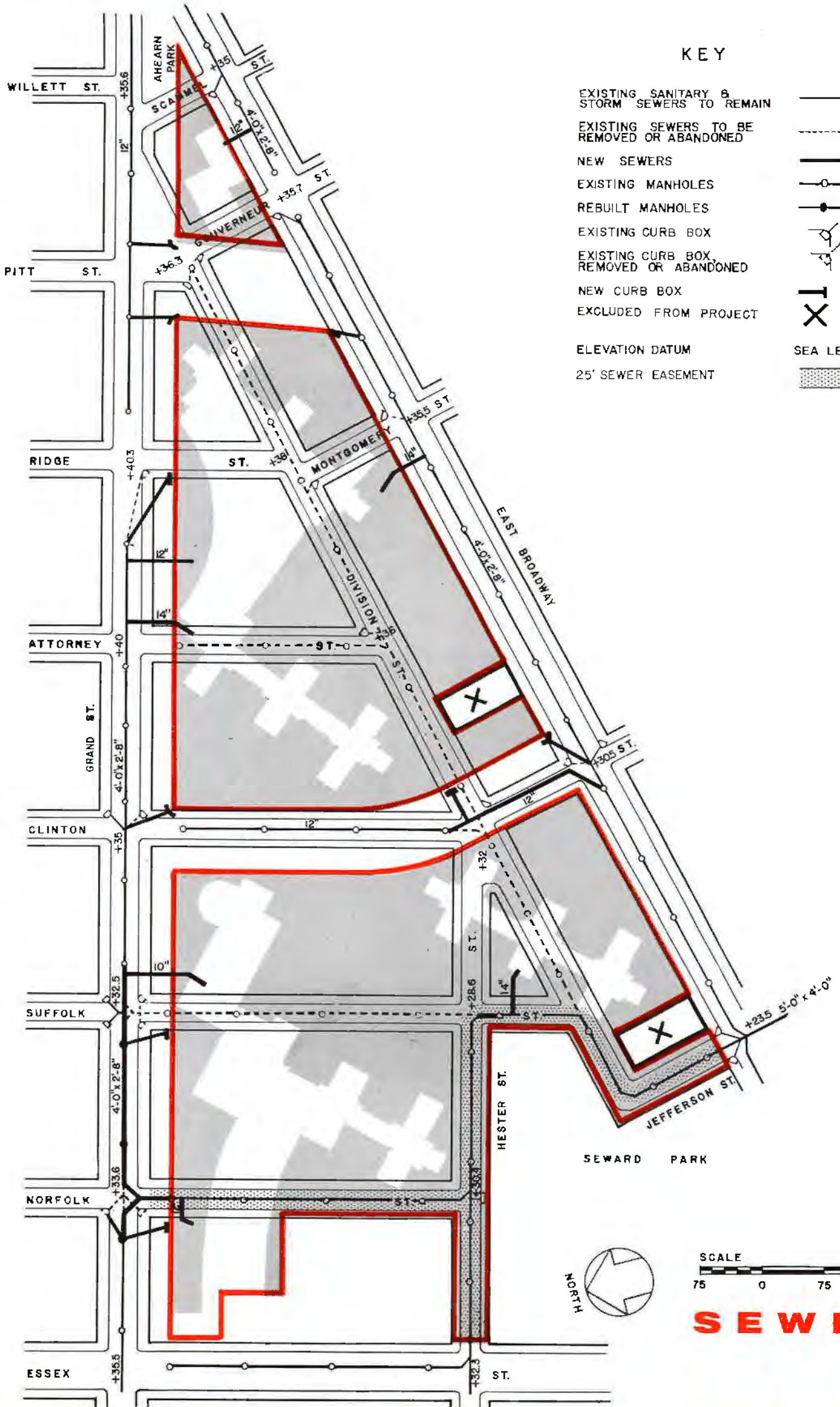
EXCLUDED FROM PROJECT



ELEVATION DATUM

SEA LEVEL

25' SEWER EASEMENT



**SEWER**

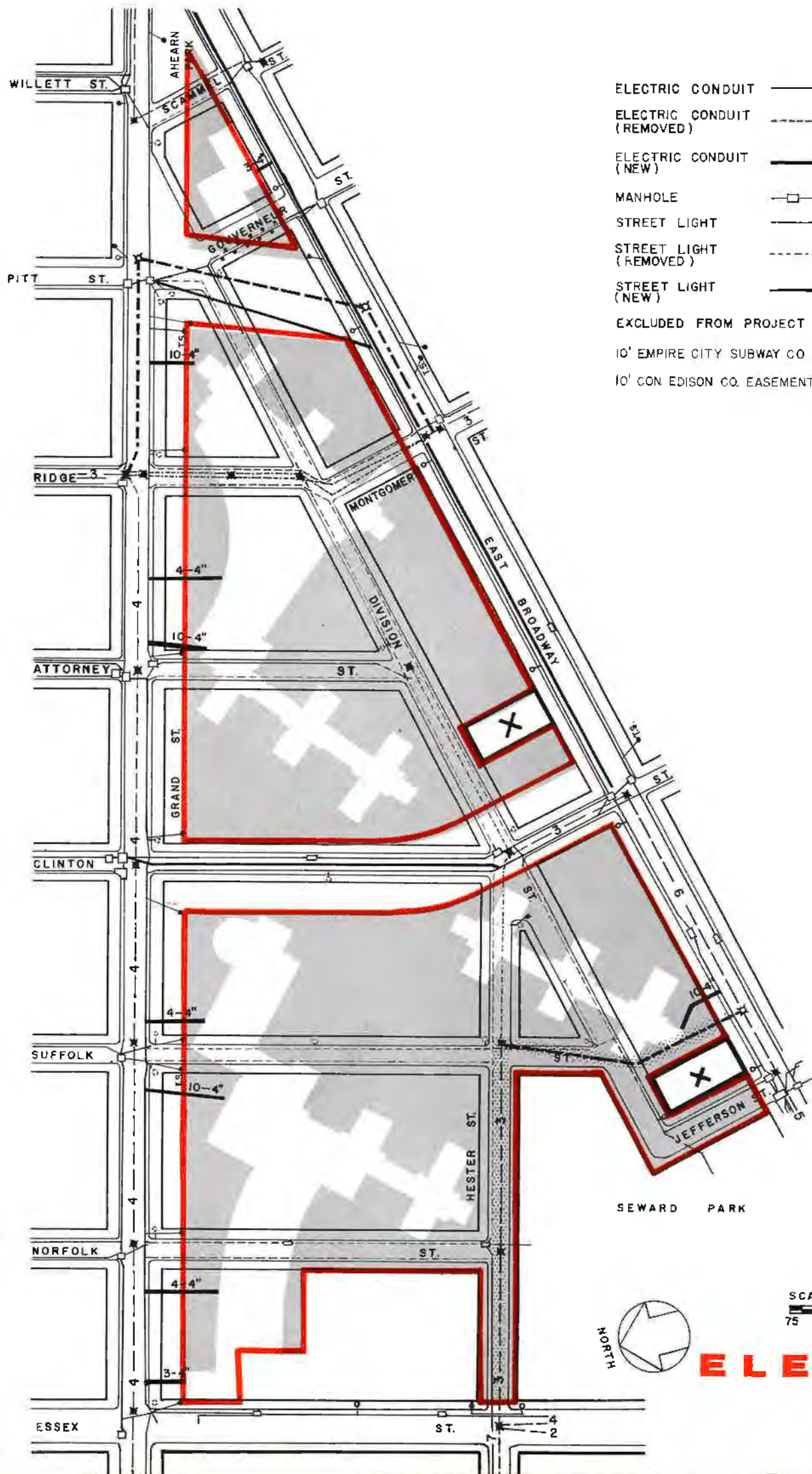


CODE NO.

R 203-d  
R 209-f  
R 209-g

KEY

- ELECTRIC CONDUIT (NEW) ———
- ELECTRIC CONDUIT (REMOVED) - - - -
- ELECTRIC CONDUIT (NEW) ———
- MANHOLE □
- STREET LIGHT (REMOVED) ○
- STREET LIGHT (NEW) ●
- EXCLUDED FROM PROJECT X
- 10' EMPIRE CITY SUBWAY CO EASEMENT [Pattern]
- 10' CON EDISON CO. EASEMENT [Pattern]
- TRAFFIC SIGNAL ○ T.S.
- TRAFFIC SIGNAL (REMOVED) -○ T.S.
- TRAFFIC SIGNAL (NEW) ● T.S.
- E.C.S. PLANT □
- E.C.S. (REMOVED) -○
- E.C.S. (NEW) -○



**ELECTRIC**

# EFFECT ON AREA

## community facilities transportation streets and local transportation

### COMMUNITY FACILITIES

Seward Park and Seward Park Athletic Field are located on the western edge of the project. On the eastern point is a small park. To the east, within pleasant walking distance, is Franklin D. Roosevelt Park along the East River accessible by pedestrian overpasses, and Corlears Hook Park.

In the immediate vicinity are seven Public Schools (P.S. 4, 160, 110, 147, 31, 42 and 65), two Junior High Schools, two High Schools and two annexes (Seward Park, Metropolitan Vocational and Annex; and Murray Hill Vocational High School), one Public Library, and about 25 churches of all denominations.

Beekman Street Hospital and Gouverneur Hospital are nearby. A Health Center is not far away,

just a few minutes by bus.

The Municipal Building, City Hall and State and Federal offices are a short bus ride away.

Non-profit cooperative housing projects—Hillman Houses, Amalgamated Dwellings, and I.L.G.W.U. Cooperative Village (Corlears Hook Houses) are on both sides of Grand Street to the east, and with this project will make an unbroken line of modern, low-rent housing to Franklin D. Roosevelt Drive. There are a number of subsidized housing projects in the vicinity—Baruch Houses, Vladeck Houses and La Guardia Houses.

At Grand Street there are approaches to Franklin D. Roosevelt Drive.

### TRANSPORTATION

Rapid transit facilities for the area are very adequate.

The Independent Subway Line "D" train, connecting with Manhattan, the Bronx, Brooklyn and Queens, has two stations nearby—one at East Broadway and Essex Street and another at Delancey and Essex Streets.

The B.M.T. subway line, connecting to lower and midtown Manhattan, Brooklyn and Queens, has a station at Delancey and Essex Streets.

A crosstown bus in both directions runs on Grand Street, and on Madison Street, two blocks south of

East Broadway, there is the Chambers Street crosstown line. Both these lines traverse Manhattan from east to west and connect with all north and south bus lines and the Lexington and Broadway-7th Avenue subway lines.

The Avenue "B" line which runs from Union Square to Chatham Square in both directions, passes by the project along Essex, East Broadway and Clinton Streets.

Thus there is excellent transportation to serve the residents of the project.

### STREETS AND LOCAL TRANSPORTATION

The creation of the two superblocks and a smaller third block by the closing of some streets and the widening of others, will facilitate the flow of traffic in the neighborhood.

The streets being closed are generally narrow, mostly one block in length, and their present traffic is predominantly local in nature, as can readily be seen from the map showing streets and local transportation.

The streets being widened will favor through north-south traffic and also crosstown movement. Street widenings which take place within the project boundaries are as follows:

**Grand Street:** from 70 to 100 feet between Essex Street and East Broadway. This is a two-way street with a bus line, and the widening of this section, combined with the approved widening of Grand Street to Franklin D. Roosevelt Drive, will be of great help for east-west traffic.

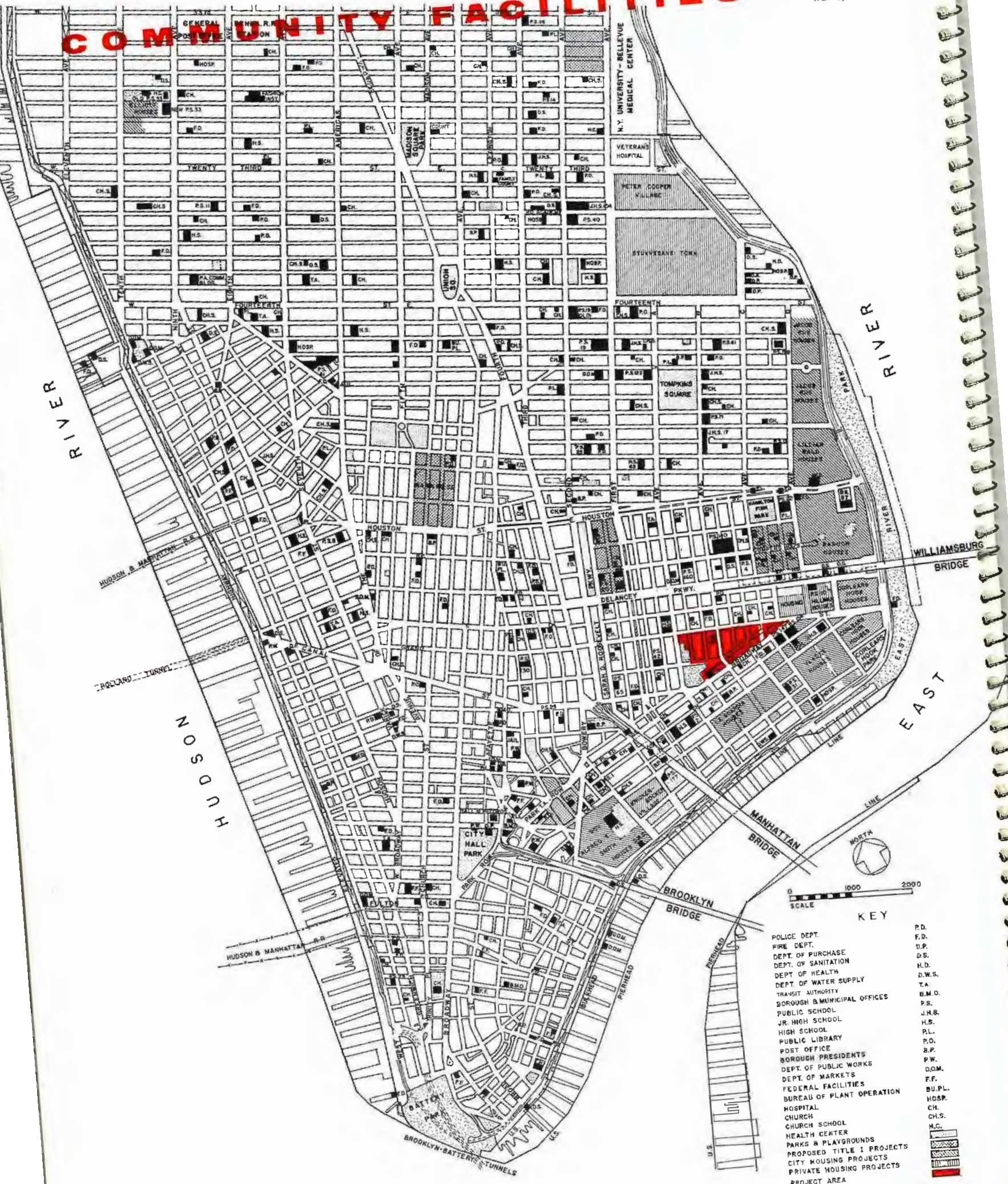
**Clinton Street:** from 40 feet to 80 feet between East Broadway and Grand Street.

**Pitt and Montgomery Streets:** from 50 feet to 90 feet and 100 feet between East Broadway and Grand Street. The widening of these two streets, which is part of the City Plan of widening these streets from South Street northward, will speed up all traffic in this area, and provide easier access to and from the East River Drive and Williamsburg Bridge.

Off-street parking spaces will be provided in underground garages which will accommodate 350 cars. Service drives at all shopping areas will provide space for unloading without interfering with the main traffic pattern, and the widening of the streets will have a similar effect on short-time curb parking.

# COMMUNITY FACILITIES

CODE NO.  
R-210-c-4  
R-211-a,b



- KEY
- P.D. POLICE DEPT.
  - F.D. FIRE DEPT.
  - D.P. DEPT. OF PURCHASE
  - D.S. DEPT. OF SANITATION
  - D.H. DEPT. OF HEALTH
  - D.W.S. DEPT. OF WATER SUPPLY
  - T.A. TRANSIT AUTHORITY
  - B.M.O. BOROUGH & MUNICIPAL OFFICES
  - P.S. PUBLIC SCHOOL
  - J.H.S. JR. HIGH SCHOOL
  - H.S. HIGH SCHOOL
  - P.L. PUBLIC LIBRARY
  - P.O. POST OFFICE
  - B.P. BOROUGH PRESIDENTS
  - D.P.W. DEPT. OF PUBLIC WORKS
  - D.M. DEPT. OF MARKETS
  - F.F. FEDERAL FACILITIES
  - B.U.P.L. BUREAU OF PLANT OPERATION
  - H.O.S.P. HOSPITAL
  - CH. CHURCH
  - C.H.S. CHURCH SCHOOL
  - H.C. HEALTH CENTER
  - P.A. PARKS & PLAYGROUNDS
  - P.T.I. PROPOSED TITLE I PROJECTS
  - C.H.P. CITY HOUSING PROJECTS
  - P.H.P. PRIVATE HOUSING PROJECTS
  - PROJECT AREA

COMMUNITY FACILITIES LOWER MANHATTAN REDEVELOPMENT AREAS  
 NEW YORK CITY PLANNING COMMISSION  
 JAMES FELT, CHAIRMAN  
 COMMITTEE ON SLUM CLEARANCE PLANS  
 ROBERT MOSES, CHAIRMAN  
 PREPARED BY: SKIDMORE, OWINGS & MERRILL, ARCHITECTS-ENGINEERS, COORDINATING ARCHITECTS  
 MAY 1, 1958

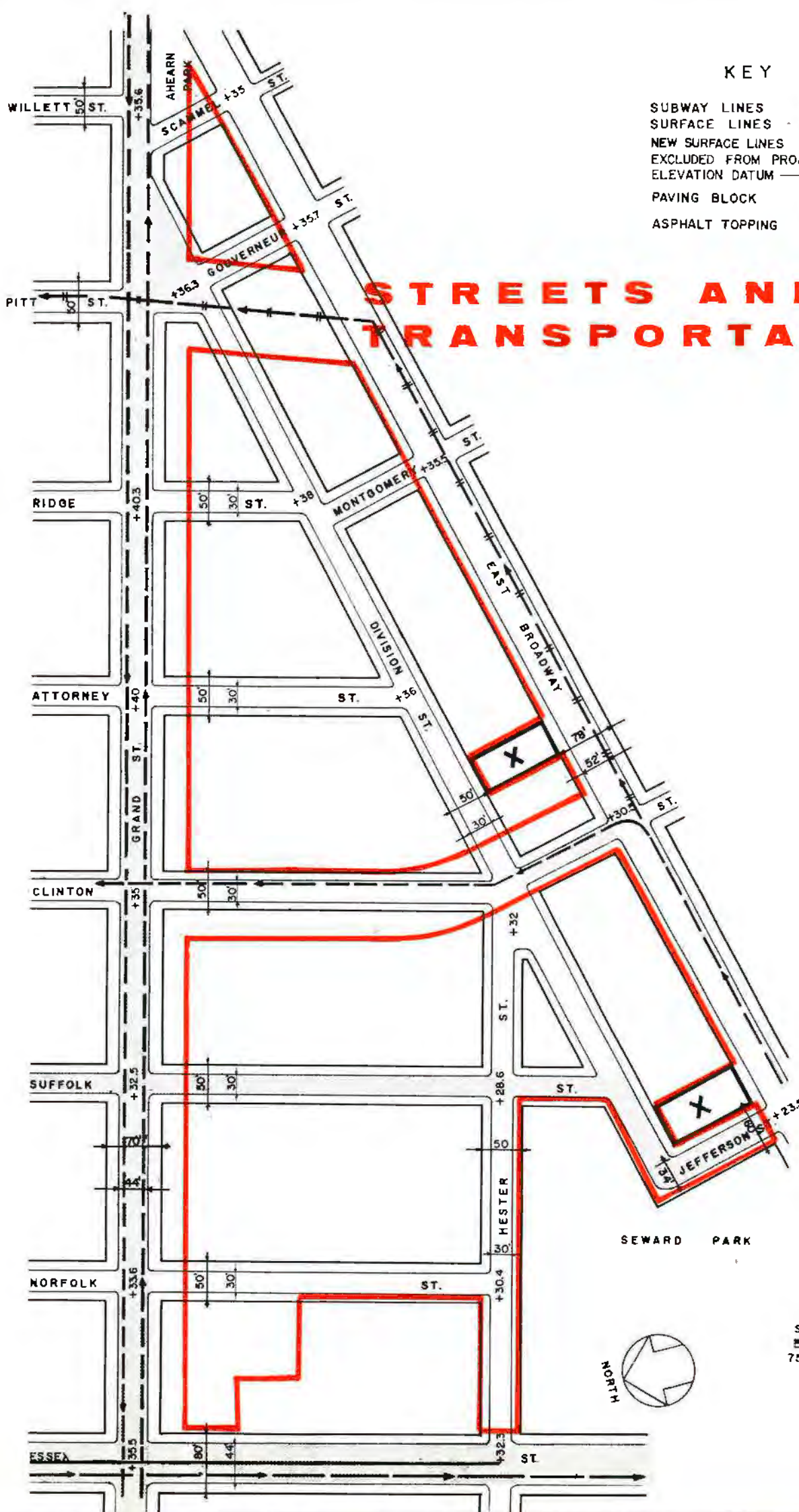
# TRANSPORTATION







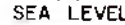


SCALE  
0 1000 2000

### KEY

- SUBWAY LINES
- SUBWAY STATION
- SURFACE LINES
- RAILROAD
- SEWARD PARK PROJECT
- EXCLUDED FROM PROJ.
- LOCAL EXPRESS
- X



KEY

- SUBWAY LINES 
- SURFACE LINES 
- NEW SURFACE LINES 
- EXCLUDED FROM PROJECT 
- ELEVATION DATUM — SEA LEVEL 
- PAVING BLOCK 
- ASPHALT TOPPING 

CODE NO.  
R 203-c-1  
R 204-a

# STREETS AND LOCAL TRANSPORTATION



# **DEMONSTRATION OF BLIGHT**

**land use**

**land coverage and age of existing structures**

**structures needing major and minor repairs**

**standard and substandard structures**

**population density**

**existing zoning**

**tenant data**

# LAND USE

Deterioration of the properties in the area can be seen throughout the site.

The area is predominantly residential in character. The residential buildings are mainly "Old Law Tenements" and "Converted Dwellings" ranging in height from three to six stories, with a high percentage deficient in central heating and/or plumbing facilities. There are incompatible conversions among the residential structures. Some of these have been converted to commercial purposes. There are 262 stores of various types in residential structures, scattered throughout the area, all of which are basically in a deteriorating state, similar to the buildings which house them.







*Existing Distribution of Land Uses*

Residential	7.28 Acres
Commercial	2.20 "
Institutional and Public	.81 "
Vacant Land	.25 "
Total	10.54 "





KEY

- RESIDENTIAL 
- FIRST FLOOR STORE 
- PUBLIC & INSTITUTIONAL (RESIDENTIAL IN CHARACTER) 
- COMMERCIAL 
- VACANT LAND 
- EXCLUDED FROM PROJECT 
- ELEVATION DATUM — SEA LEVEL

CODE NO.  
R 203-b-1, c-1  
R 204-a





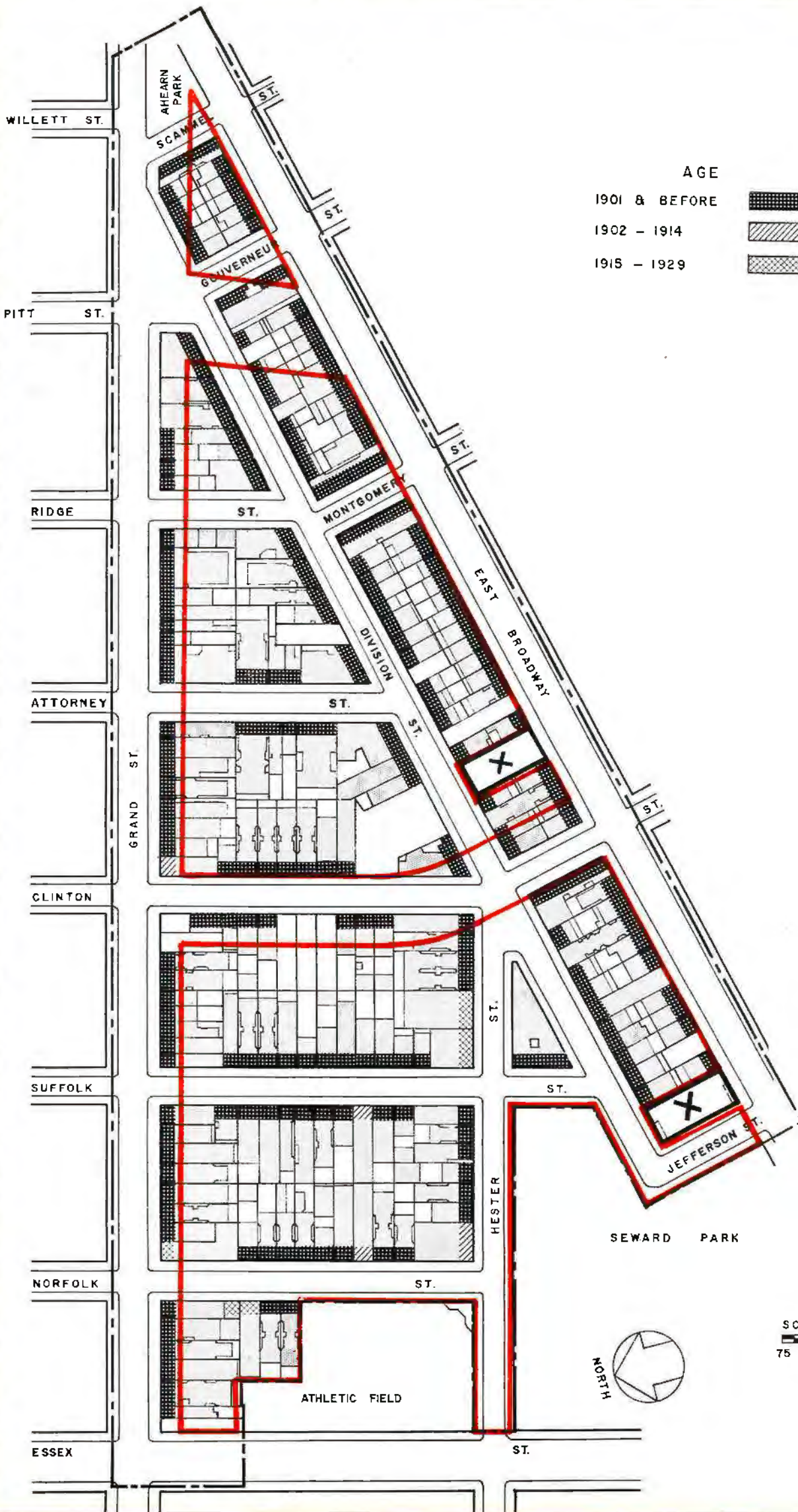
# LAND COVERAGE AND AGE OF EXISTING STRUCTURES

The present land coverage varies throughout the project. With the exception of Block 288, which is a park, the land coverage ranges from 74.5% to 100%. The park will be retained in the proposed project.

The coverage of residential structures on lots is very dense and tends toward many interior rooms. (See plan of typical Old Law tenements—railroad apartments and “dumb-bell” type). The stairways are narrow and basically of wood construction, all creating fire hazards.

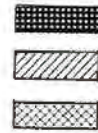
Of the 205 structures within this area, more than 80% are more than 50 years old. The absence of new construction and the conversion of residential to business uses indicate economic blight.



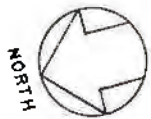


**KEY**

**AGE**  
 1901 & BEFORE  
 1902 - 1914  
 1915 - 1929



**COVERAGE**  
 LAND COVERAGE  
 VACANT LAND  
 EXCLUDED FROM PROJECT



# STRUCTURES NEEDING MAJOR AND MINOR REPAIRS

The accompanying map illustrates the characteristics of the structures within the project area. The characteristics were determined during a house-to-house survey by Wood, Dolson Company, Inc., and checked by Skidmore, Owings & Merrill. The analysis showed that all residential and all but one non-residential structure needed major repairs.

The criteria used for "Major Repairs":

1. Serious disrepair
2. Lack of proper means of egress
3. Deficiency in sanitary facilities
4. Inadequate original construction

The criteria for "Minor Repairs":

1. Lack of maintenance
2. Requires minor structural repairs





CODE NO.

R 203-b-2-3-4-5

R 203-e

R 207

KEY

MAJOR REPAIRS

MINOR REPAIRS

DEFICIENT IN PLUMBING  
AND OR HEATING

INCOMPATIBLE  
CONVERSIONS

COMMERCIAL BUILDINGS

PUBLIC & INSTITUTIONAL

VACANT LAND

PUBLIC LIBRARY

RELIGIOUS BUILDINGS

EXCLUDED FROM PROJECT



P.L.

REL.



SCALE

75 0 75 150



# STANDARD AND SUBSTANDARD STRUCTURES

The results of the field survey made by Wood, Dolson Company, Inc., and Skidmore, Owings and Merrill are demonstrated on the accompanying map.

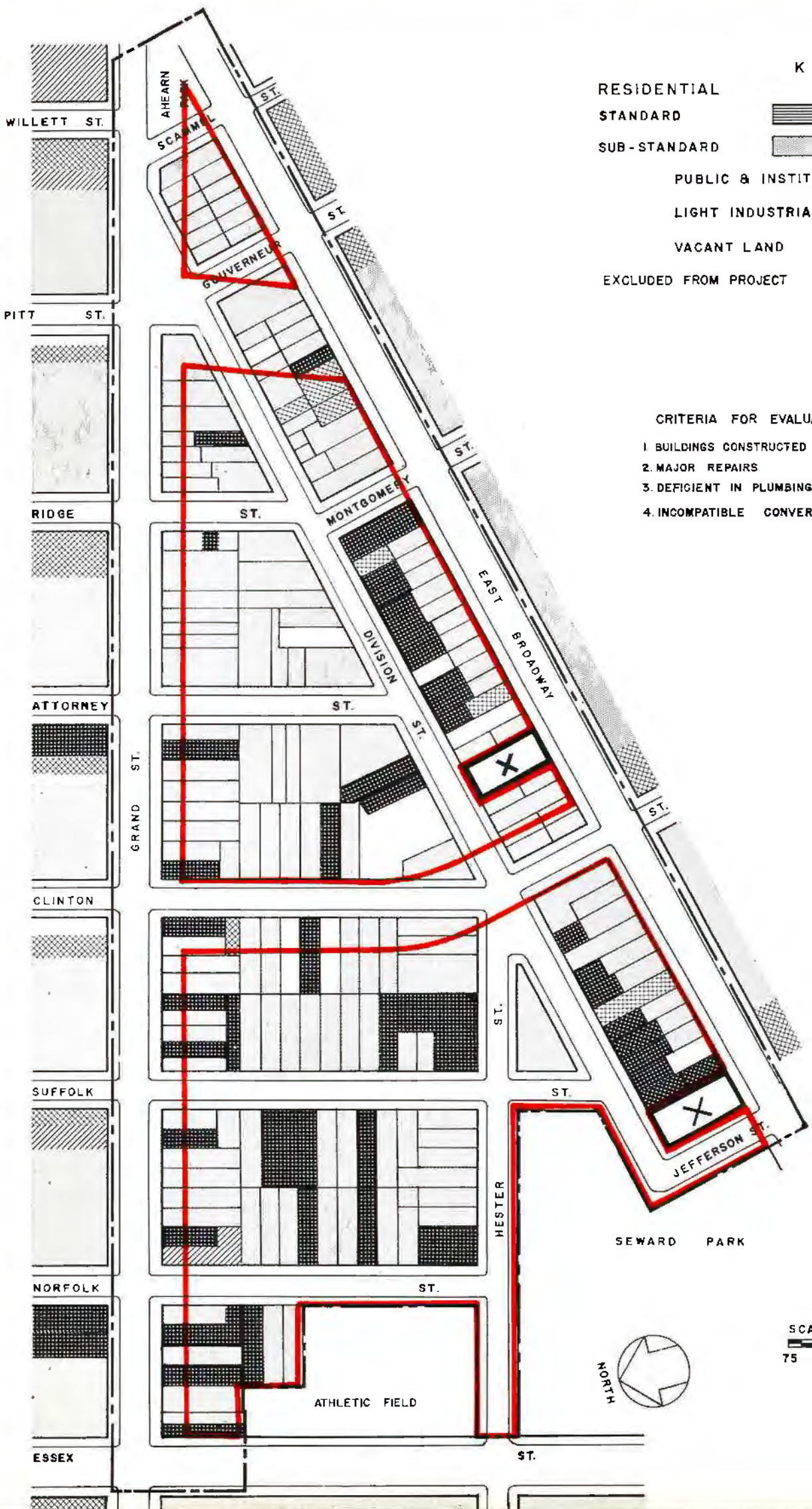
There are 151 residential and 54 non-residential structures and 9 vacant lots in the project area. The survey indicated all residential structures were substandard and one commercial structure standard. The condition of the structures was determined by a house-to-house survey. The criteria used to evaluate substandard residential structures are:

1. Buildings constructed under Old Tenement Law prior to 1901
2. Need of major repairs
3. Deficiency in plumbing and/or heating
4. Incompatible conversions

The criteria used to evaluate substandard commercial structures are:

1. Excessive coverage of land
2. Deficiency in original construction
3. Obsolescence for use
4. Lack of maintenance
5. Incompatible conversions
6. Lack of adequate off-street parking and loading





**KEY**

RESIDENTIAL STANDARD		COMMERCIAL STANDARD	
SUB-STANDARD		SUB-STANDARD	
PUBLIC & INSTITUTIONAL			
LIGHT INDUSTRIAL			
VACANT LAND			
EXCLUDED FROM PROJECT			

CODE NO  
R 207-a

- CRITERIA FOR EVALUATING RESIDENTIAL STRUCTURES**
1. BUILDINGS CONSTRUCTED UNDER OLD TENEMENT LAW
  2. MAJOR REPAIRS
  3. DEFICIENT IN PLUMBING AND/OR HEATING
  4. INCOMPATIBLE CONVERSIONS



# POPULATION DENSITY

For the basis of comparison all figures have been converted to densities per net residential acre within property lines, as contrasted to the normal census practice in which density is figured to center lines of streets. On the basis of census figures converted to this common denomination, the average densities per net residential acre on the site in 1940 and 1950 for the residential areas of the various blocks appear in the accompanying table. It is obvious from the tabulation to the right, that the population density has substantially increased since 1940.

<u>Block No.</u>	<u>Net Area</u>	<u>1940 Census</u>	<u>1950 Census</u>
285	21,870 Sq. Ft.	300-399	587
286	35,586	300-399	380
287	23,678	300-399	521
288	13,400	300-399	227
295	5,716	200-299	686
312	52,650	200-299	666
313	55,300	200-299	700
314	48,565	200-299	792
315	55,810	200-299	376
311	.....	N. R.*	N. R.*

\* N. R.—Non-Residential.

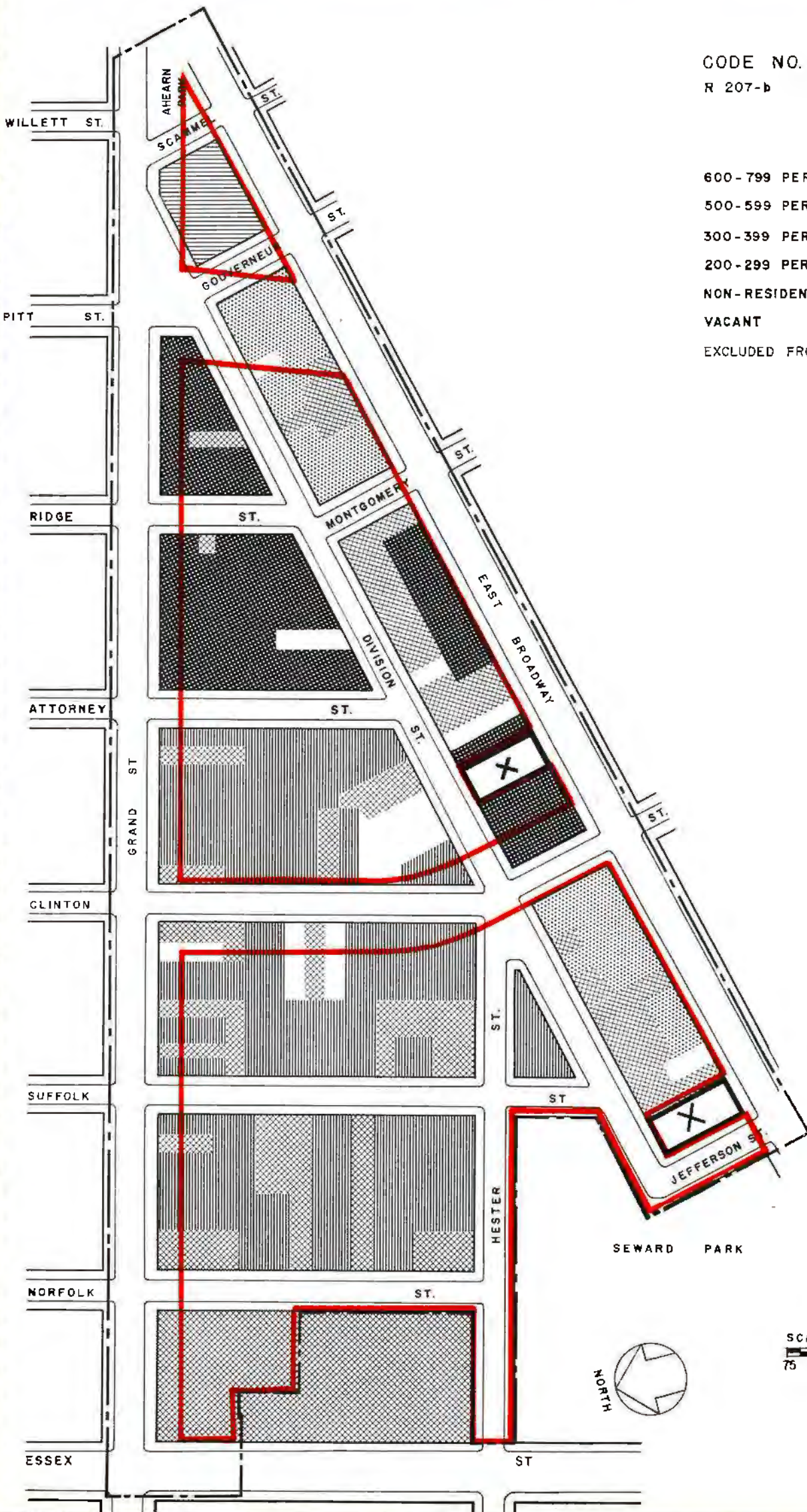
The above figures are based upon the United States Census Tracts 4, 6, 14 and 15.



CODE NO.  
R 207-b

KEY

- 600-799 PERSONS/ACRE
- 500-599 PERSONS/ACRE
- 300-399 PERSONS/ACRE
- 200-299 PERSONS/ACRE
- NON-RESIDENTIAL
- VACANT
- EXCLUDED FROM PROJECT





# EXISTING ZONING

The existing zoning of the site is classified under the Zoning Resolution of the City of New York (1916) namely, "Use Districts, Height Districts and Area Districts." Residential structures are further subject to the Multiple Dwelling Law of 1929 and wherever an inconsistency between the Zoning Resolution and the Multiple Dwelling Law occurs, the more restrictive of the two codes applies.

The Seward Park Site is zoned partly business, partly local retail, with retail and residential districts bordering the area on East Broadway.

Business districts include certain specified types of industries, trades and uses and limits types of advertising signs.

Local retail districts include specified types of retail businesses, trades and uses, except that no manufacturing of any kind shall be permitted; and no building shall be used above the first floor for any use not permitted in a residential district.

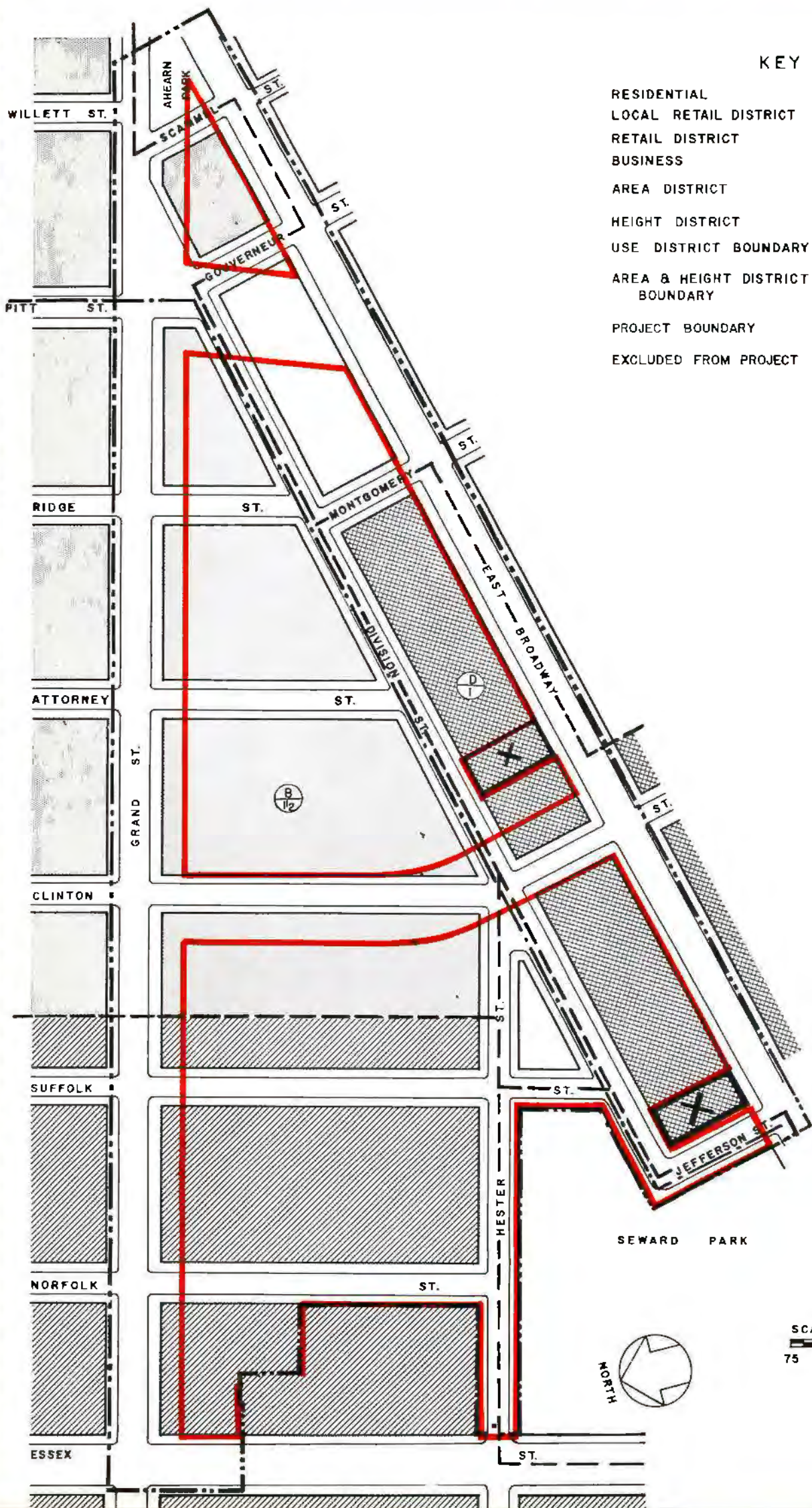
Residential districts permit residence buildings, boarding houses, hotels, non-commercial clubs, churches, schools, libraries and other public eleemosynary and philanthropic institutions, hospitals and health facilities, and accessory garages.

Retail districts include the same regulations and restrictions which apply for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to a retail business conducted on the premises.

Height districts establish a ratio between height of buildings at the property lines and the width of streets on which the property faces and also regulate the angle and position of setbacks above the height limit set at the property lines. The site falls in Class  $1\frac{1}{2}$  and 1 times Height Districts. Class  $1\frac{1}{2}$  Districts permit buildings to rise at the property line  $\frac{1}{4}$  times the width of the street, and thereafter must set back one foot for each  $2\frac{1}{2}$  foot rise. Class 1 Districts permit buildings to rise at the property line  $\frac{7}{8}$  times the width of the street, and thereafter must set back one foot for each  $1\frac{1}{2}$  foot rise. In addition, the M.D.L. 1929 restricts the height of residential buildings by setting a limit on the total height in relation to the width of the widest street upon which a building faces.

Area districts limit the per cent of coverage on a given lot and the sizes and proportions of required courts or yards. They also regulate the percentage of off-street parking space required for the total number of dwelling units on a site.

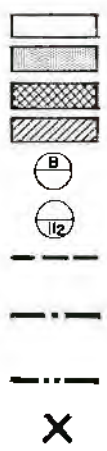
Present studies of the proposed site indicate conformance with the Zoning Resolution of the City of New York.



KEY

- RESIDENTIAL
- LOCAL RETAIL DISTRICT
- RETAIL DISTRICT
- BUSINESS
- AREA DISTRICT
- HEIGHT DISTRICT
- USE DISTRICT BOUNDARY
- AREA & HEIGHT DISTRICT BOUNDARY
- PROJECT BOUNDARY
- EXCLUDED FROM PROJECT

CODE NO.  
R 205



# TENANT DATA

To determine the rehousing needs of families to be displaced by this project, tenant data was collected, compiled and analyzed by the Wood, Dolson Co., Inc. Field surveys were conducted and records of the State Rent Commission and of various city departments were investigated.

Tabulations were made of the total numbers of apartments and families, family composition in relation to the number of rooms occupied, family income in relation to rentals and size of families, and distribution of rentals paid as well as types of dwelling units and standards of heating and sanitation.

On the site presently there are 1,494 families residing in their own households or self-contained apartments. (A self-contained unit or household is defined as an unfurnished apartment with private bath and kitchen or kitchenette). Of these 12.83% or 193 are single persons maintaining their own households. 28.84% or 431 of the total are families of 2 persons; 19.01% or 284 are 3-person families; 17.89% or 267 consist of 4 persons; 10.77% or 161 are 5 persons; and 10.56% or 158 consist of families ranging from 6 to 10 persons.

Of the present occupants of household apartments on the site 613 families or 41.03% of the total number show a preference to relocate in the same neighborhood; 331 or 22.17% of the total number would like to be relocated somewhere in Manhattan; 2.14% of the total families would like to go to the Bronx; 6.09% to Brooklyn; 5.15% to Queens and Long Island; 2.40% to other locations; 21.02% expressed no preference.

A special study of racial distribution indicates that approximately 32%, or 482 of the 1,494 households are occupied by minority families and 68%, or 1,012 by white families. Of the minority families 23% appear to be Puerto Rican, 2% Negro and 7% other (Oriental).

Only 10 or less than 1% of the site dwellings are owner occupied.

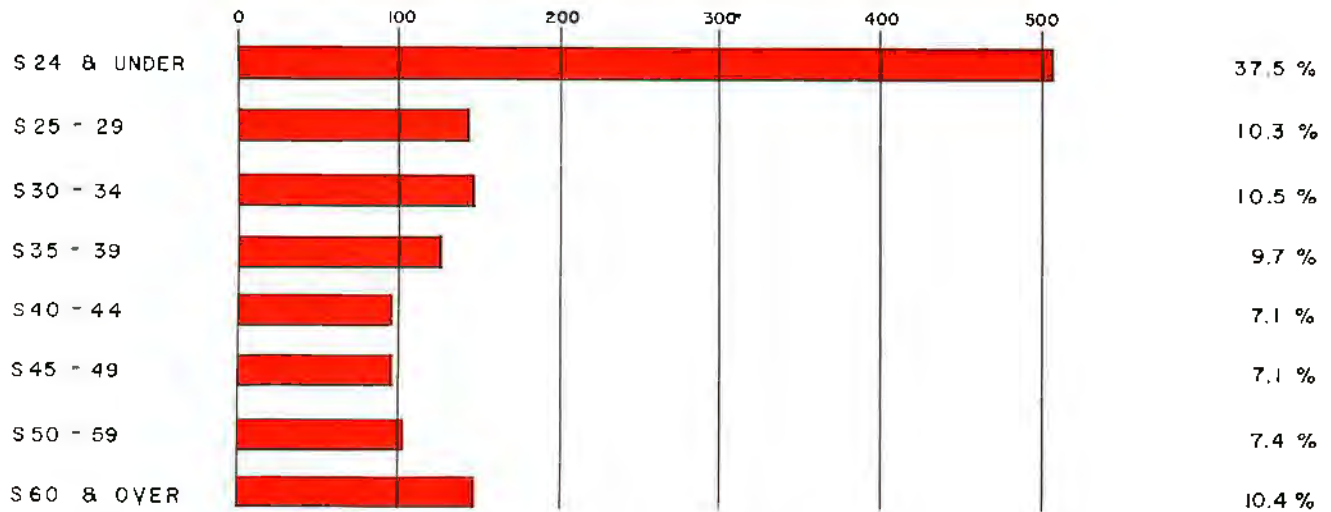
Of the 1,494 families maintaining their own households, approximately 65.3% or 975 report incomes of less than \$4,000 annually (excluding an additional 14.9% living on pensions and relief). Approximately 44.2% or 860 families report income of less than \$3,000 per year and an additional 175 or 11.7% of the incomes range between \$3,000 to \$3,500 per annum.

# RENTALS

MONTHLY RENTALS

NUMBER OF DWELLING UNITS

% OF TOTAL

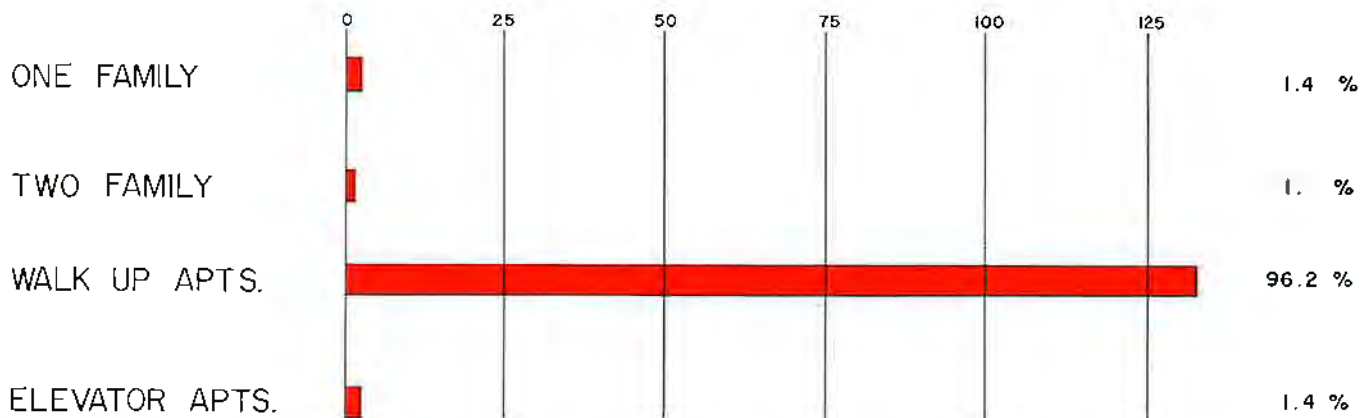


# TYPES OF DWELLING UNITS

TYPE OF DWELLING

NUMBER OF DWELLINGS

% OF TOTAL

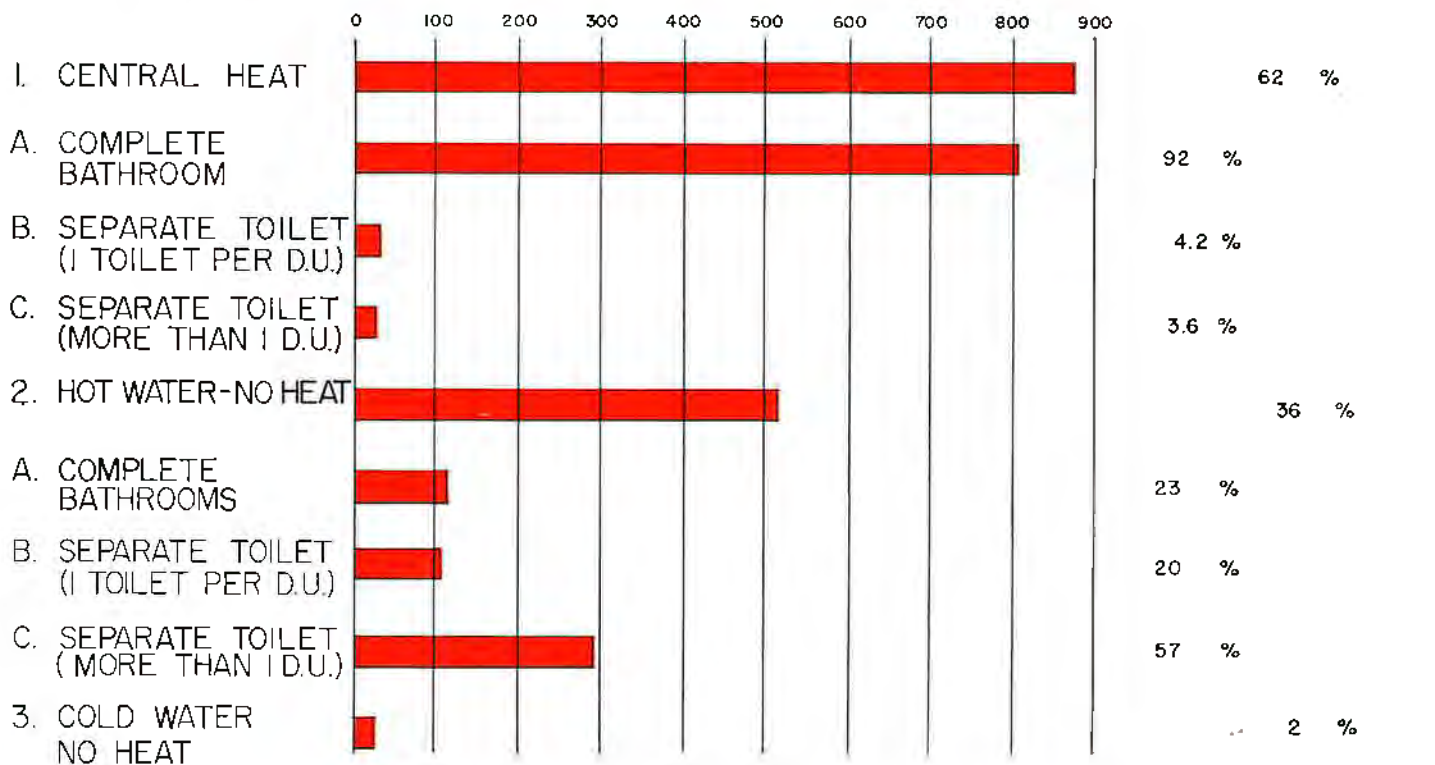


# HEATING AND SANITARY FACILITIES

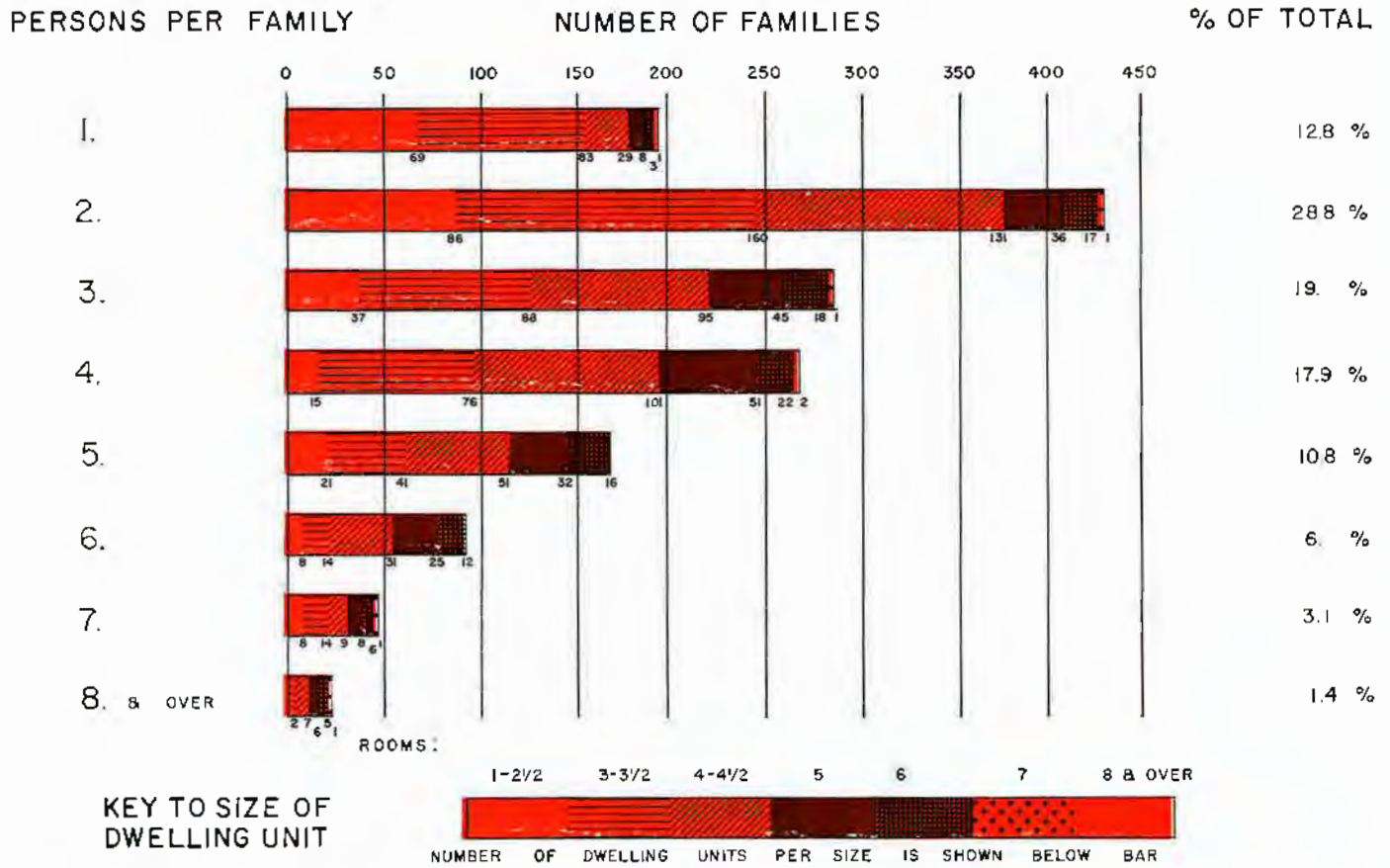
TYPE OF FACILITY

NUMBER OF DWELLING UNITS

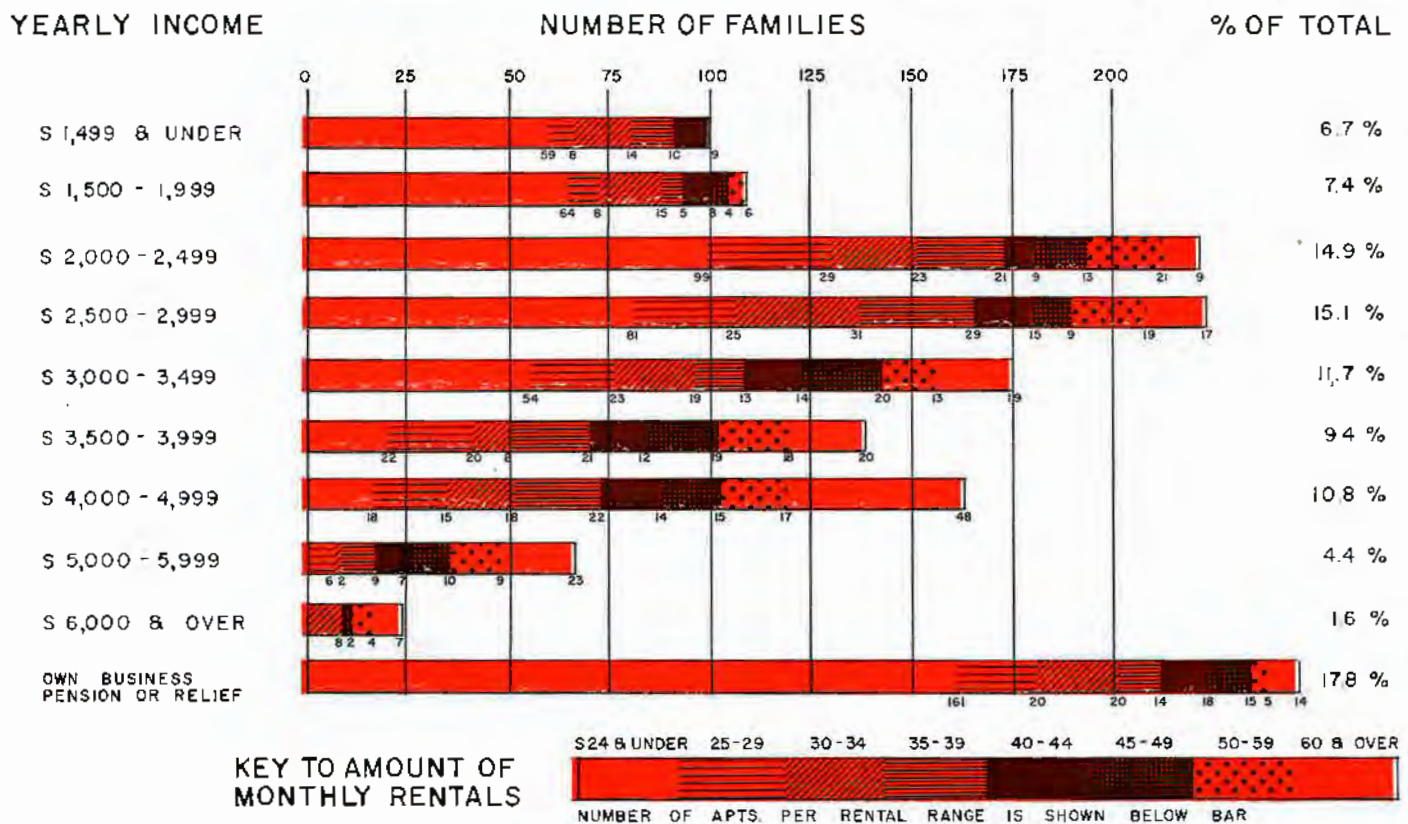
% OF TYPE % OF TOTAL



# FAMILY COMPOSITION IN RELATION TO SIZE OF DWELLING UNIT



# FAMILY INCOME IN RELATION TO RENTALS



# RELOCATION PLAN

Section 105 of Title I of the Housing Act of 1949, as amended, provides that contracts for loans or capital grants shall require that:

"There be a feasible method for the temporary relocation of families displaced from the urban renewal area, and that there are or are being provided, in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced from the urban renewal area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and reasonably accessible to their places of employment . . ."

## CONCURRENT GOVERNMENT DISPLACEMENT ACTIVITIES

The section on Housing for Displaced Families included in the Workable Program submitted by New York City and approved by the Housing and Home Finance Agency in accordance with the 1954 Federal Housing Act contained a comprehensive summary of the scope of the City's relocation program.

As the Workable Program indicated, it was estimated that as of October 31, 1954, 67,257 families faced displacement from government acquired sites

and sites to be acquired over a three-year period.

A current study of the scope of the City's displacement activities indicates that between October 31, 1954 and April 30, 1956, 19,230 families were relocated from various government acquired sites since the preparation of the Workable Program; this analysis indicates that as of April 30, 1956 an estimated 61,455 families reside on acquired sites or sites expected to be acquired over the next three years to be cleared as a result of governmental action, as follows:

<i>Agency</i>	<i>No. of Families</i>
New York City Housing Authority	20,853
Committee on Slum Clearance Title I Projects	15,385
Bureau of Real Estate (Schools, Parks, Playgrounds, Hospitals, Traffic Arteries, Etc.)	14,897
State-Federal Arterial Road Program	10,320
Total	61,455

Thus, since the approval of New York City's Workable Program there have been no material changes affecting the comprehensive scope of the relocation problem other than indicated except with respect to traffic arteries and the State-Federal Arterial Road Program. At the time of the approval of the Workable Program it was anticipated that

Congress would adopt legislation for an urban roadway program and that the New York State electorate would approve a \$750,000,000 highway bond issue. Both of these measures failed to materialize at that time. A new Federal Highway Law, however, has recently been enacted and the development of alternative measures or new highway legislation for a State highway program is still anticipated. This delay is expected to spread the displacement of families from such sites over a longer period of time. Thus, the competition for rehousing resources from roadway sites should be lessened for the next two years, facilitating the clearance of public housing, Title I, school and other public improvement sites.

### HOUSING RESOURCES

#### Public Housing:

The New York City Housing Authority has recently estimated the public housing resources in New York City available for relocation as follows:

<i>Program</i>	<i>No. Dwelling Units</i>	<i>Total</i>
Under Construction and Scheduled		
Construction Starts—1955-1959		
Federally-aided		
(\$9-14 per room per month)	21,437	
State-aided (\$9-16 per room)	15,938	
City-No-Cash Subsidy (\$21 per room)	11,397	
Total New Program-Dwelling Units		48,772

#### Public Housing—Turnover:

In addition to new construction, the Housing Authority estimates a total annual turnover of 8,700 dwelling units in completed projects in all programs.

#### Title I Projects:

The Title I program is expected to provide 27,014 dwelling units in rental and cooperative housing in approved projects. 1,668 units are completed and 3,199 units are under construction; construction starts in 1956 and 1957 of 8,917 units are expected on acquired sites in process of relocation and demolition. Projects in planning with construction starts estimated in 1957-1959 total 13,230 additional apartments. Monthly carrying charges range from \$17.00 and \$21.00 per room per month for cooperative apartments. The rentals for Title I rental projects range from \$30.00 to \$48.00 per room.

#### New Private Housing:

An analysis was made of estimates of FHA insured home rental and cooperative housing construction. Statistics were obtained from the Department of Buildings with respect to construction starts in New York City since 1952. Consideration was given to the effect of recent State Legislation authorizing the City of New York and the State to make 90% long term mortgage loans, each up to a

maximum of \$50,000,000. The State Commissioner of Housing is expected to allocate \$25,000,000 of the State funds to New York City, so that a total of \$75,000,000 will be available for this purpose. These funds, with the aid of limited real estate tax exemption provided by the City, expected to be allocated primarily for vacant land sites, are expected to produce 7,500 privately owned units of cooperative or limited profit middle income housing at rentals averaging \$22-\$25 per room.

Based on the evaluation of the foregoing programs and new legislation as well as the plans and activities of private real estate developers, it is estimated that private rental and home construction (other than Title I housing) will provide approximately 60,000 new dwelling units in New York City during the next three years.

#### Private Housing (Existing) — Vacancy Ratio and Turnover:

A recent comprehensive study of the private rental market is the Occupancy Survey of Competitive Apartment Buildings in Manhattan, as of October 1st, 1955, made by the Real Estate Board of New York, Inc. Data was obtained concerning 1,457 apartment buildings, of which 1,044 were elevator structures and 413 were walk-ups, containing a total of 88,238 dwelling units. Of these, 20,166 units were located in 139 post-war buildings. In the 1,318 buildings existing prior to 1947, containing 68,072 dwelling units, 2.8% or 1,923 units were decontrolled.

The 1,044 elevator buildings surveyed represented 28% of all the elevator buildings in Manhattan and 41.4% of the total assessed valuation on all such buildings.

#### Vacancy Ratio:

As of October 1st, 1955 according to this survey, there were 324 vacant units or 0.4% of all the apartments surveyed. Of these, 71 vacancies were reported in the postwar buildings.

The vacancy percentages above, however, offer only a fragmentary clue to the extent and nature of the current housing supply. To obtain a more complete picture of the availability of existing housing, it is essential that careful consideration be given to the very significant factor of apartment turnover.

#### Apartment Turnover and Mobility — Real Estate Board Survey:

For the twelve-month period ending October 1, 1955, the report shows that 6,350 or 9.3% of the 68,072 units erected prior to 1947, were placed on the market for occupancy. In the post-war buildings, the 1955 turnover rate was 13.6% as compared to 10.9% the previous year.

#### Turnover — Public Utility Company Data — Expert Opinion:

A report issued by the City Planning Commission on January 20, 1954 on Tenant Relocation (on page 15 thereof) states the following with respect to turnover:

"Data from public utilities companies indicate that such gross turnover is currently running about 8% to 10% of the City's population on a yearly basis." This compares with an 8% mobility rate according to the 1950 census.

More recent statistics on turnover from public utility companies are not available. It is the consensus of opinion of private and government experts, however, particularly those directly concerned with operating relocation programs, that current turnover and mobility is running approximately 10%-11% of the City's inventory of existing private housing.

#### Turnover-Average Rentals — Actual Relocation Experience — New York City Housing Authority Experience:

The most recent three year relocation experience of the New York City Housing Authority is summarized in that agency's quarterly report for the period ending September 30, 1955. This report is a continuing study to show what happened to families displaced from public housing sites since October 1, 1952 and indicates the following:

Of the 20,133 families displaced from public housing sites during the past three years, 59% found their own accommodations. While quarterly figures have varied, the cumulative 3-year experience has been that self-relocation has shown a fairly regular upward trend. During the three-month period ending September 30, 1955, 64% of the 1,336 families who vacated found their own accommodations in private housing.

Over the three-year period, 11% of those who relocated themselves bought their own homes or cooperative apartments. 72% of those obtaining private accommodations moved to rental housing. 81% of the latter obtained apartments which appeared to be standard.

The medium rental paid by families who rented private apartments during the quarter ending September 30, 1955 was \$54.02 per month. (The median rental for the quarter ending 6/30/55 was \$52.69, while the median rental for the twelve-month period ending 9/30/53, the first year of the study was \$47.13).

#### Bureau of Real Estate Experience:

The Bureau of Real Estate of the Board of Estimate performs the relocation work in connection with schools, parks and playgrounds, certain traffic arteries and other public improvements. The Bu-

reau's relocation experience on all its sites generally confirms the availability of housing due to turnover at rentals within the financial means of the families rehoused, averaging from \$45 to \$57 per unit.

#### Title I Experience:

Up to December 1, 1955, 7,825 families had been displaced from acquired Title I sites. Of these, 4,852 families were rehoused in self-relocated or redeveloper-found private rental dwellings at rentals within the financial means of the families rehoused. Substantially all of the new apartments had been carefully inspected by the Bureau of Real Estate and only 3.4% were found to be substandard.

#### Turnover—General Evaluation:

The vacancy ratio of moderate rental housing in New York City has not yet reached the point of ready availability warranting large scale "For Rent" advertising. The increased apartment turnover, on the other hand, has made the mobility of families reasonably flexible and has been and will continue to be a dominant factor in tenant relocation. Turnover in existing housing must be considered an essential part of over-all housing resources. The irrefutable and sizable turnover makes possible the "capture" of a sufficient number of dwelling units by efficient listing services and by site tenants themselves, which in addition to public housing and new private housing resources, assure the satisfactory tenant clearance of densely populated public improvement areas.

#### **STIMULATION of NEW CONSTRUCTION for HOUSING SITE FAMILIES**

As indicated in New York City's Workable Program, The Board of Estimate of the City of New York, the Office of the City Construction Co-Ordinator, the New York City Housing Authority, the Bureau of Real Estate, the Committee on Slum Clearance, the City Planning Commission and all other City departments and agencies involved in undertaking government sponsored improvements have been and are cooperating with each other, coordinating their efforts to provide a substantial increase in the City's total housing supply. In addition, continuous liaison is maintained with the Federal and State Housing agencies by appropriate city officials to insure the cooperation of these agencies in making maximum funds available for the various housing programs.

The City administration believes that additional housing with particular emphasis on subsidized low-rent and no-cash subsidy public housing and Title I private housing is essential for the well-being of the City. In order to increase the total housing supply in the category required, the City is making the legal maximum funds available for an additional



City-aided no-cash subsidy program, and is requesting the earmarking of the maximum possible funds from the New York State Division of Housing for additional low-rent projects.

The Office of the City Construction Co-Ordinator and the Committee on Slum Clearance have previously been successful in stimulating private builders and cooperative and unions and institutional sponsors to undertake the development of Title I and other types of rental and cooperative housing projects.

City officials will continue to interest more private sponsors and builders, trade unions and other suitable groups to undertake the development of additional middle-income housing under the various programs. The City has granted substantial real estate tax exemption and recently approved legislation which authorizes direct 90% City and State loans to cooperative and limited-profit companies for middle-income housing.

#### Housing Resources — Minority Families:

As indicated in the City's Workable Program, New York State and New York City local legislation probably contain the most advanced statutory restrictions against discrimination or segregation in housing.

These measures and the policies of appropriate government agencies assure families of any race, color or creed of equal access to all low-rent and middle-income public housing, Title I housing, FHA insured rental housing, and the new middle income housing expected to become available as the result of the recent approval of legislation authorizing housing loans by the City and State to cooperative and limited-profit groups.

The housing resources available to minority families facing displacement may be summarized as follows:

(a) The constant enlarging of areas of existing standard housing to which minority families can be relocated.

(b) The various subsidized low-rent existing public housing projects and in construction and in various stages of planning from \$9.00 per room.

(c) The various categories of partly subsidized and no-cash subsidy programs at rentals from \$12.00 to \$21.00 to serve those ineligible for low-rent housing.

(d) The several Title I cooperative and rental projects for middle income families at rentals ranging from \$17 per room.

(e) The several quasi-public housing developments, aided in some form by the City, either through tax-exemption, eminent domain, or modification of the City plan, which have already provided 14,000 completed dwelling units and an additional 7,150 units in various planning stages.

(f) The availability of some 1,000 units in strictly private construction recently completed for minority groups particularly, and proposals and consideration of approximately 4,000 additional units to be erected on an entirely private basis primarily for minority group occupancy.

### RELOCATION STANDARDS

#### Permanent Relocation Standards

The standards for determining whether permanent relocation housing meets the decent, safe and sanitary requirements of Title I relocation programs in New York City may be listed as follows: structural soundness (no major violations affecting safety or essential services), central heat, central hot water, complete private bath and toilet, adequate ventilation (window in every room), and adequate size for decent family living (no overcrowding).

#### Temporary Relocation Standards

Generally temporary relocation on New York Title I sites involves the temporary removal of families from one part of a site to another, either in conjunction with a sectional clearance and construction program or a physical emergency in a site building. Where such temporary relocations are necessary, the new accommodations are required to be no worse than the units being vacated. In addition, such temporary relocation units must be free from major violations affecting safety, and the buildings used for this purpose must have all essential services maintained.

### ADMINISTRATIVE ORGANIZATION FOR RELOCATION

#### Bureau of Real Estate Relocation Supervision

The relocation of families facing displacement from Title I sites in New York City is administered as follows:

The Bureau of Real Estate of the Board of Estimate acts for the Committee on Slum Clearance in directly supervising the tenant relocation (and management) activities of the redeveloper. The Director of Real Estate maintains a central relocation office in the Municipal Building staffed with experienced personnel to direct and coordinate the relocation work of all the Title I sites. At the site office, the Bureau employs a qualified staff under central office direction, to give on the spot supervision of the redeveloper's relocation (and management) program.

In accordance with the standard procedure in New York City, the sale contract between the redeveloper and the City requires the redeveloper to relocate all the site families to decent, safe and sanitary housing under the supervision of the Bureau of

Real Estate. The redeveloper is required to establish a relocation office on the site, and staff it with qualified personnel approved by the Bureau of Real Estate. The redeveloper may also contract for this work with a real estate management company, with qualified relocation experience. The company selected, however, must be approved by the Committee on Slum Clearance. In addition, a special tenant relations committee, headed by the Director of the Bureau of Real Estate of the Board of Estimate, and including representatives of the interested City departments and sponsoring organizations, will be established for the Seward Park area.

#### Functions to Be Performed

The Bureau of Real Estate reviews and recommends relocation policies and procedures, coordinates with and obtains the cooperation of the directly interested public agencies such as the New York City Housing Authority, Department of Buildings and the Fire and Health Departments, and Department of Sanitation. The Bureau also meets with and obtains the cooperation of interested private agencies such as Local Real Estate Boards, Civic, Religious, Labor, Veteran and Tenant groups.

As part of its supervisory functions, the Bureau must approve each step of legal action which the redeveloper may desire to take to vacate site tenants so that the rights of such families to proper relocation are protected. Approval of the Bureau must also be obtained before the redeveloper can evict or temporarily relocate any site families.

The Bureau of Real Estate also sends out, and sees to it that the redeveloper issues appropriate informational letters and notices to site tenants. The Bureau's site office staff secure and maintain pertinent data concerning each family from the date of acquisition to final relocation. This staff inspect all dwellings in private housing to which site tenants are relocated to determine conformity to the decent, safe, and sanitary standards required by law. In addition, the Bureau independently of the redeveloper, traces families vacating without leaving forwarding addresses (of the 7,825 families relocated from Title I sites up to December 1, 1955, 10.8% have vacated with whereabouts unknown. This is reasonable for large scale relocation projects and compares favorably with the experience of New York City Housing Authority, where of 20,133 families relocated during the three year period ending 9/30/55, that agency reported 12.2% with whereabouts unknown).

The redeveloper is required to carry out the various aspects of the relocation job. The redeveloper's relocation staff must maintain accurate site tenant records and establish an adequate apartment listing service. Constant liaison is maintained with brokers, management firms and owners to keep the supply of listings current.

#### Financial Assistance

Direct financial assistance, usually in the form of actual moving expenses, is made available by the redeveloper's staff to families vacating the premises. This direct financial assistance is included in the estimated cost of \$400 to the redeveloper per family relocated, which sum includes moving expenses, the cost of the relocation staff, the apartment listing service, and brokers and agents fees for apartments listed and repaired and redecorated for relocation purposes, etc.

The redeveloper's relocation staff maintains constant personal liaison with all site tenants until they vacate, familiarizing themselves with family and relocation problems on an individual basis so that the relocation of all families may be accomplished with a minimum of difficulty. The redeveloper's staff encourages families to apply for public housing, to inspect listed apartments, to make attempts to find their own accommodations if they prefer to exercise their own choice and attempts to gain the reasonable cooperation of site tenants by keeping them informed of the purposes and progress of the project. The redeveloper is responsible for taking such legal action as may be approved by the Bureau of Real Estate.

The redeveloper is required to demolish buildings as they are vacated, with resulting beneficial effect on the relocation process. The redeveloper's relocation staff also meets with tenant groups and local civic and religious organizations to discuss community or special problems.

#### PERMANENT REHOUSING OF SITE TENANTS

Site families will be relocated generally as follows:

**To Public Housing:** Families will be admitted to subsidized low-rent and no-cash subsidy (middle income) projects according to eligibility.

**Private Housing:** Site tenants ineligible for public housing will be relocated primarily to suitable private rental housing, either via the site relocation office apartment listing service or to tenant-found units at rentals within their financial means.

Another group will prefer to return to the new housing to be erected on this site. Some of these families will require temporary relocation on the site while the project is in process of being cleared and erected in sections.

It is also estimated that a number of families will purchase their own homes or cooperative apartments.

#### Relocation to Public Housing

An analysis of the survey data on family incomes according to family sizes indicates that site tenants are apparently eligible in the various categories of public housing as follows:

Estimated No. Families Eligible

Total No. Families	Low-Rent Housing	%	No-Cash Subsidy Housing	%	Total Eligible Families	%
1494	921	61.6%	286	19.1%	1207	80.7%

The above estimates of eligibility are based on the following factors:

The income limits of the subsidized low-rent and no-cash subsidy City-aided projects were applied to the survey of tenant incomes according to family sizes. Single persons were not considered in these estimates as such individuals may not be admitted to Federally-aided public housing, although there are a limited number of units provided in State-aided and City-aided no-cash subsidy projects for single aged persons.

In estimating eligibility for the various subsidized low-rent housing programs, the recently approved Income Limits for Title III Federally-aided projects were used. Families were considered eligible in accordance with the following income limits for initial occupancy: two persons \$3300; three and four persons \$3600; five and six persons \$3800; seven or more persons \$4000. For families of 3 or more persons, allowance was made for the permitted deduction of \$100 for each minor child from annual family income as indicated, 921 families or 61.6% are estimated as eligible for low-rent public housing on this basis.

Eligibility for the existing and new no-cash subsidy projects was estimated in accordance with the following income limits: Two persons-\$4100 (existing projects) and \$4900 (new program); Three persons-\$4600 and \$5900; Four persons-\$4900 and \$5900; Five and six or more persons-\$5400 and \$6400.

In the light of recent intensive relocation experience, however, it is probable that **estimated eligibility** for public housing will exceed **actual relocation** to such projects. Estimates based on experience indicate not more than 40% of the total Seward Park Site families will actually be relocated to public housing.

Estimated actual relocation and estimated eligibility for public housing thus compare as follows:

**Estimated Eligibility**

Total No. Families	Low-Rent	%	No-Cash Subsidy	%	Total	%
1494	921	61.6%	286	19.1%	1207	80.7%

**Actual Estimated Relocation**

Low-Rent	%	No-Cash Subsidy	%	Total	%
448	30%	149	10%	597	40%

Arrangement and Relationship With New York City Housing Authority

The Vice-Chairman of the New York City Hous-

ing Authority is a member of the Committee on Slum Clearance. The Housing Authority's appropriate representatives cooperate and coordinate with the Committee on a continuous basis on all inter-related problems, including relocation of Title I site tenants to public housing.

As a matter of law and policy the Housing Authority extends equal preference to Title I and Title III eligible site tenants for admission to Title III projects. In addition Title I eligible site families receive preference for admission to State and City low-rent projects and City no-cash subsidy developments.

Shortly after the Title I site is acquired, upon the request of the Bureau of Real Estate, the Housing Authority will assign experienced interviewers to the site relocation office to insure the processing and admission of eligible site occupants to public housing as rapidly as possible. As project applications are completed they will be forwarded to the Authority's central office for review and assignment to appropriate vacancies as available. Constant liaison between Housing Authority personnel and Bureau of Real Estate supervisory staff will be maintained as in other Title I sites until the relocation job is completed.

Relocation to Private Housing:

As indicated above, actual relocation to public housing is expected to be substantially less than estimated eligibility for public housing since the unverified incomes reported by site tenants during the pre-acquisition field surveys, generally, turn out to be less than the actual incomes verified during the actual site clearance process. Thus, based on actual experience with other Title I sites, and other relocation experiences, it is estimated that not less than 30% of the site families will have actual gross aggregate incomes in excess of \$5,000 per year, with a corresponding impact on rent-paying or home purchasing ability.

Of the 897 or 60% of the site families who will not be relocated to public housing, it is estimated that 45 or 3% of the total site families will purchase their own homes or cooperative apartments outside the project. An additional 224 families or 15% of the total are expected to purchase cooperative apartments in the new project, as the pattern of residing in cooperative developments has been well established on the lower East Side during recent years, among families such as constitute the bulk of the site population. Relocation to the new project within the site will be accomplished as part of a sectional clearance and construction program in accordance with relocation schedules to be worked out by the redeveloper with the approval of the Bureau of Real Estate and the Committee on Slum Clearance. It is estimated that the remaining 628

families will be relocated to units obtained by the redeveloper or to tenant-found private rental housing outside the Seward Park project area.

An apartment listing service will be established by the redeveloper in the site location office. This service will contact owners, brokers and management agents by telephone, circular letters and newspaper and real estate magazine advertising. Reasonable finders' fees will be offered and listing of decent, safe and sanitary dwelling units at reasonable rentals will be obtained and offered to site families not qualifying for public housing.

Other families will prefer to exercise their own choice of dwellings and will desire to self-relocate. The offer of apartments obtained by the listing service will stimulate this group to make reasonable efforts to find their own apartments. Current relocation experience concerning all public improvement sites, including Title I and Housing Authority projects, show conclusively that nearly all families who self-relocate in this manner are rehoused in substantially decent, safe and sanitary housing within their financial means. The expected relocation of 628 families or 42% to private housing outside the project is reasonable in the light of current experience cited with respect to turnover in existing housing, new construction, and the preponderance of small families on this site.

**Rehousing Summary:**

The foregoing relocation estimates may be summarized as follows:

Type of Rehousing	No. Families	Percent
Est. Relocation to Public Housing	597	40%
Est. Purchase of Homes or Cooperative Apts. outside Project	45	3%
Est. Purchase of Cooperative Apts. in New Project	224	15%
Est. Relocation Private Rental Housing outside project	628	42%
Total	1494	100%

The above relocation estimates are made on the assumption that the new project will be a cooperative development. If a rental project is constructed, it is estimated that 10% of the site families will return to the new project and 47% will be relocated to private rental housing outside of the new project.

**NOTIFICATION TO SITE OCCUPANTS**

**Initial Information Statement**

When the project is acquired by the City and sold at public auction to the successful redevelopers, the Bureau of Real Estate supervisory staff will distribute by hand to each dwelling unit an appropriate informational statement.

This initial letter will inform site occupants of the condemnation of the site and the purpose therefor. It will also describe the relocation program, the types

of relocation assistance, the priority and arrangements for relocation to public housing, assistance for relocation to private rental housing, state the location of the redeveloper's and the Bureau's site office headquarters and office hours, the redevelopers obligation to relocate to decent, safe and sanitary housing, and the availability and the function of the Bureau's supervisory site office.

**Subsequent Information Statements**

From time to time additional letters will be delivered to site occupants by hand by the redeveloper's staff with respect to status of relocation and clearance and demolition schedules relating to specific buildings or sections of the site.

For example, when it is necessary to commence legal action against a group of site families to insure the vacating of certain buildings within the required time, the legal notices to site occupants will be accompanied by an explanatory letter. This letter will explain the legal action being commenced, the meaning of the papers to be served on the tenants, and the assurance that such legal action will not result in any arbitrary evictions. The letter will also restate the types of relocation assistance available at the site office, and request the tenant's cooperation in availing themselves of such assistance. The requirements that tenants be relocated to standard housing will also be repeated.

**RELOCATION SCHEDULE—SECTIONAL CLEARANCE AND CONSTRUCTION**

It is estimated that relocation of the site families can be accomplished within a period of three years by the redeveloper. The redeveloper will establish a relocation office on the site immediately upon acquisition. The relocation work of the developer will be carefully supervised by the Bureau of Real Estate.

The redeveloper will be required to establish a detailed sectional relocation, demolition and construction schedule as soon as possible after site acquisition, subject to the approval of the Committee on Slum Clearance. It is anticipated that the redeveloper will stagger the project to be cleared and erected in from two to four sections. It is further contemplated that those site buildings not interfering with the first new project structures will be allocated to the later sections to be cleared. As necessary, such buildings will be used to provide temporary rehousing for families displaced from first priority sections who could not then otherwise be rehoused without delaying the project, or who expect to permanently relocate to the new housing on the site.

WOOD, DOLSON COMPANY, INC.

FREDERICK E. MARX  
Consultant

MILTON SASLOW  
Relocation Consultant on Planning

### THREE YEAR RELOCATION SCHEDULE

Period	Total Families to be Relocated	Will Relocate to Public Housing	Will Purchase Homes or Coop. Apts. Outside Project	Will Relocate in New Project	Will Relocate Outside Project
1st 12 mos.	450	200	8	—	242
	30.1%	13.4%	.5%	—	16.2%
13th to 24th Mo. Inc.	600	250	22	60	268
	40.2%	16.7%	1.5%	4%	18%
25th to 36th Mo. Inc.	444	147	15	164	118
	29.7%	9.9%	1.0%	11%	7.8%
	1494	597	45	224	628
	100%	40%	3.0%	*15%	*42%
				**10%	**47%

\* Cooperative Housing  
\*\* Rental Housing

### NEW YORK CITY HOUSING AUTHORITY 299 Broadway New York 7, New York

May 8th, 1956

Honorable Robert Moses, Chairman  
City of New York  
Committee on Slum Clearance  
Randall's Island  
New York 35, New York

Dear Mr. Moses:

In accordance with your request, we have carefully reviewed the Tenant Relocation Survey of the Seward Park Title I Urban Renewal Project. Our analysis indicated the following estimated eligibility for public housing.

Total No. Families	Families Eligible for Public Housing (Est.)
1,494	1,207 80.7%

The Authority's anticipated schedule of construction is estimated as follows:

Program	No. Dwelling Unit	Total
Under Construction and Scheduled Construction Starts—1955-1959		
Federally aided (Title III)		
(\$9-14 per room per month)	21,437	
State aided (\$9-16 per room)	15,938	
City No-cash Subsidy (\$21 per room)	11,397	
Total New Program-Dwelling Units		48,772

It is the Authority's intention to have this program provide suitable dwellings for all Title I site families eligible for public housing. The Authority expects that its construction schedule will be timed so that the necessary apartments are available as required during the site clearance process. A substantial part of the new public housing dwelling units will be constructed on vacant land sites which should facilitate the relocation of the Title I Slum Clearance Projects.

In estimating eligibility for the various subsidized

low-rent housing programs, the recently approved Income Limits for Title III Federally-aided projects were used. Families were considered eligible in accordance with the following income limits for initial occupancy: two persons—\$3,300; three and four persons—\$3,600; five and six persons—\$3,800; seven or more persons—\$4,000. For families of three or more persons, allowance was made for the permitted deduction of \$100 for each minor child from annual family income as indicated. 921 families, or 61.6% are estimated as eligible for low-rent public housing on this basis.

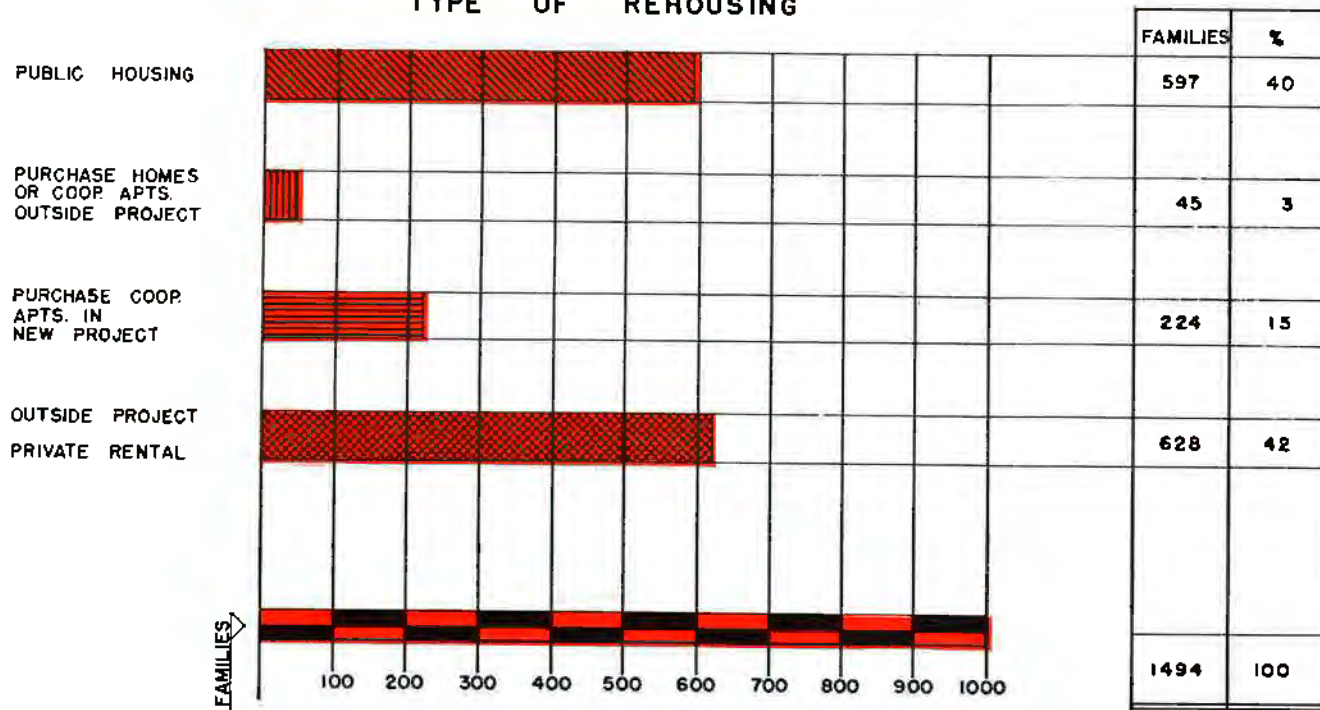
Eligibility for the existing and new no-cash subsidy projects was estimated in accordance with the following income limits: two persons—\$4,100 (existing projects) and \$4,900 (new program); three persons—\$4,600 and \$5,900; four persons—\$4,900 and \$5,900; five and six or more persons—\$5,400 and \$6,400.

Together with turnover vacancies available from the Authority's current operating program, the above scheduled new construction should be more than sufficient to provide suitable dwellings for all Title I site families who are eligible.

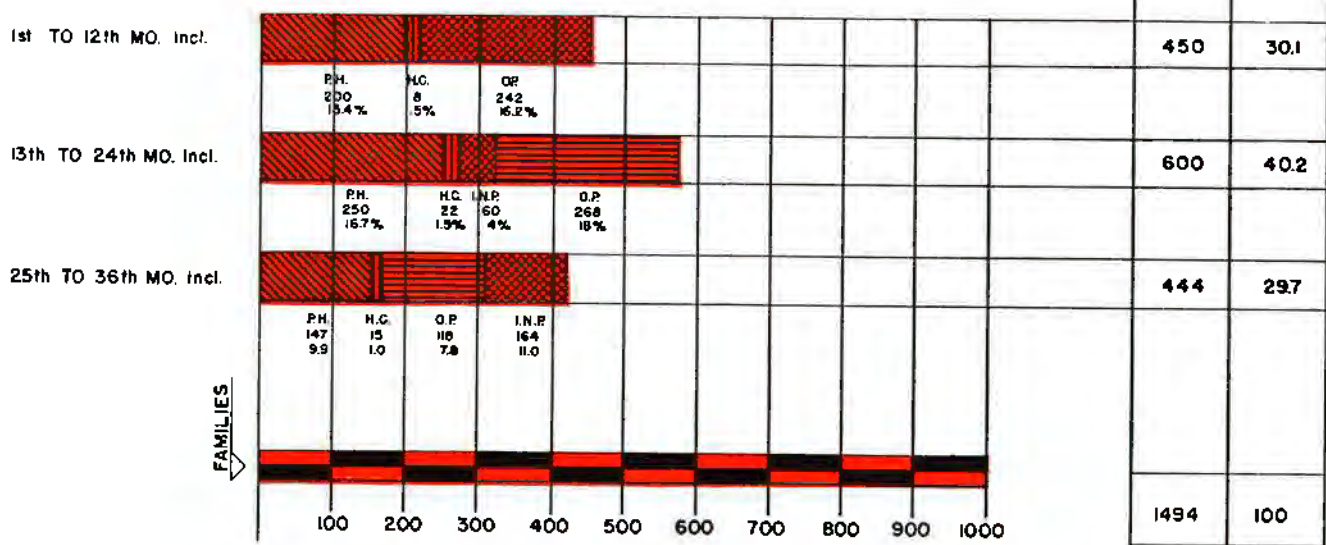
Recent Authority experience is that of the 20,133 families displaced from public housing sites during the past three years, 59% found their own accommodations. While quarterly figures have varied, the overall 3 year experience has been that self-relocation has shown a fairly regular upward trend. During the three-month period ending September 30, 1955, 64% of the 1,336 families who vacated found their own accommodations in private housing.

Sincerely yours,  
PHILIP J. CRUISE  
Chairman

### TYPE OF REHOUSING



### RELOCATION TIME SCHEDULE

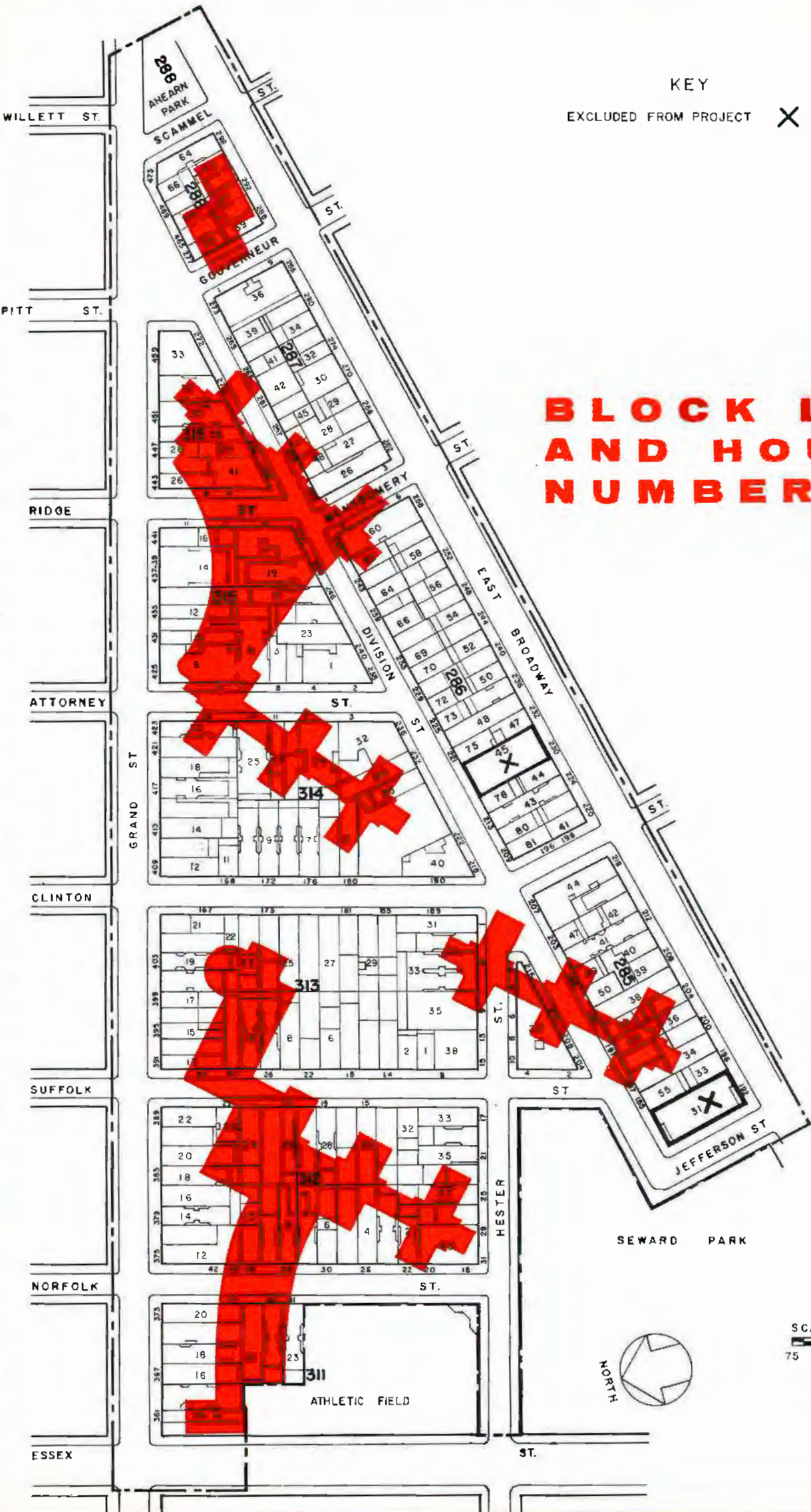


#### LEGEND

- |  |  |  |        |
|--|--|--|--------|
|  | PUBLIC HOUSING                         |  | P.H.   |
|  | PURCHASE HOMES OR COOP APTS.           |  | H.C.   |
|  | PRIVATE RENTAL HOUSING OUTSIDE PROJECT |  | O.P.   |
|  | IN NEW PROJECT                         |  | I.N.P. |

# **APPENDICES**

**block, lot and house number map  
acquisition appraisal  
resale appraisal  
forms**



KEY

EXCLUDED FROM PROJECT X

CODE NO.  
R 203-b

# BLOCK LOT AND HOUSE NUMBER MAP





# ACQUISITION APPRAISAL

Within the boundaries of this site there are 204 separate parcels of real estate held in private ownership, in addition to 1 parcel owned by the City of New York. It is estimated that, as of this date, it would cost the sum of \$6,000,000 to acquire that portion of the site in private ownership, in addition to an assessed valuation of \$17,000 on the parcel now owned by the City, or a total of \$6,017,000. The property to be acquired embraces an area of 443,840 square feet, indicating a cost of \$13.56 per square foot, or \$590,674 per acre.

In arriving at this estimate as to the probable cost of acquisition, the realtor was concerned with the method of acquisition, and also took into account all of the many factors affecting the value of the properties under consideration, such as the present use and condition of the improvements on the site, the general neighborhood including transportation, educational, cultural and religious facilities, prevailing rentals, value as evidenced by recent sales of properties within the site, and decisions of the Court in condemnation proceedings.

As to the method of acquisition, it is considered probable that by far the larger portion of this land will have to be acquired by the City of New York through the exercise of its right of eminent domain.

Extensive study of the assemblage of substantial plots within the City during the recent past, leads to the conclusion that it is virtually impossible to assemble a site of this size without resorting to condemnation.

No doubt, it will be possible to acquire individual parcels within the site through purchase or option. Study of such purchases in recent acquisitions of the Committee on Slum Clearance and the New York City Housing Authority, indicates that such acquisitions are above the assessed values in virtually every instance.

## Present Use and Condition of Buildings on Site:

The site here under consideration is occupied in the main by old law tenements, new law tenements, and by old dwellings which have been converted to various commercial buildings. Approximately one-third of the buildings are used for non-residential purposes, including a number of loft and warehouse buildings, a garage, and a garage building used as a commercial laundry. There are several synagogues and schools used for religious instruction, some in buildings erected for such use, and some in converted buildings.

Virtually all of the buildings on the site are obsolete and in poor condition. A majority are over fifty years old, and several were constructed over seventy-five years ago.

The stores, particularly those devoted to the sale and sorting of used clothing, are in dilapidated and crowded condition.

## General Neighborhood:

The proposed site is located in an area known as New York's "Lower East Side," a section which has long been overcrowded and in need of rehabilitation. There has been some amelioration of slum conditions in the general area, through the medium of public and private housing developments, and the establishment of parks along the East River, and Sara Delano Roosevelt Park at the westerly boundary of the general area.

The area to the north is improved with structures similar to those within the site; to the northeast, east, and south the areas have been developed recently, or are now in the process of being developed, with low cost and middle income housing projects; to the immediate south and west, the improvements are similar to those within the project area.

There are many schools and churches of various denominations in the area surrounding this site, including a public elementary school, Seward Park High School, a vocational high school, and a Hebrew Parochial School. Among the churches are three synagogues, St. Mary's Roman Catholic Church and All Saints Episcopal Church.

## Transportation Facilities:

Transportation facilities are good. There are stations of the Independent division of the New York Transit system at Delancey and Essex Streets, and at East Broadway and Rutgers Streets; and a station of the B. M. T. division at Delancey and Essex Streets. There are bus lines on Grand Street, Essex Street and East Broadway.

## Prevailing Rentals:

The existing rentals in the neighborhood of this property for residential and commercial space, although showing a rather satisfactory yield based upon the depressed value of these old buildings, would nevertheless be insufficient to return a reasonable profit upon the reconstruction value of the various structures. In other words, the rentals are on a very low level which reflects a satisfactory yield for subnormal properties. This unique condition is one of the factors preventing the elimination of slums by the investment of private capital without the intervention of the municipality charged with the well-being of its citizens.

## Value as Evidenced by Sales:

A search of recorded conveyances revealed that since January 1, 1950, there were forty-three bona fide sales of properties within the boundaries of this site which were subject to analysis. These sales were analyzed in detail and revealed the following indications of value:

These sales were made at considerations averaging 90% of the assessed valuation at the time of conveyance, and 87% of the 1955/56 assessed valuation of properties conveyed.

There was a total area of 95,621 square feet involved in these sales; the total consideration attributable to land was \$444,540, showing an average land price of \$4.65 per square foot.

It might be well at this point to explain the method used in finding the proportion of the consideration attributable to land. The consideration was allocated to land and building in the ratio existing between the land and building assessments at the time of the sales. While it might be argued that this method of analysis presumes too heavily upon the correctness of the assessed valuation, no more accurate method can be substituted at this time, due to the fact that this would require an appraisal of the properties conveyed, a duty which is outside the sphere of this stage of the study. In support of the proportional method established through the assessed value, it should be noted that this method is accepted by Courts in New York State and also by the Federal Bureau of Internal Revenue in allocating that portion of a taxpayer's cost subject to reserve for depreciation.

In a further study designed to determine the extent, nature and trend of the market, the following figures were disclosed:

The sales covered 22% of the area of the site, and 23% of the 1955/56 assessed valuation of the site. The 43 sales covered 34 tax lots; there were 204 privately owned tax lots in the site, therefore, the market covered 17% of the total number of tax lots in the site.

in 1950 there were 15 sales averaging 87% of assessed value;  
 in 1951 there were 13 sales averaging 94% of assessed value;  
 in 1952 there were 5 sales averaging 92% of assessed value;  
 in 1953 there were 5 sales averaging 79% of assessed value;  
 in 1954 there were 3 sales averaging 86% of assessed value;  
 in 1955 there were 2 sales averaging 82% of assessed value;

a total of 43 sales averaging 90% of assessed value.

#### Decisions in Condemnation Proceedings:

Since it is deemed probable that much of the land for the proposed development will have to be acquired through condemnation, particular study was made of the relationship between awards made by the New York State Supreme Court in the First Judicial District, and the assessed valuation of properties condemned in the recent past. The appraiser consulted with members of the Corporation Counsel's staff, and studied the awards made in condemnation proceedings for the acquisition of land for public use, and for the acquisition of land to be resold to private investors for use in the public interest through the creation of new housing.

Statistical data in connection with the most pertinent of these awards have been available in the statistical section of reports to the Committee. It is sufficient to note here that since the general improvement in the real estate market in 1947, in no instance have total awards for a site been lower than the assessed valuation.

#### Assessed Valuation:

In connection with this site, detailed studies were made of the assessed valuation of each tax lot. A brief summary of the 1955-56 assessed valuation involved follows:

	<u>No.</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>
<b>Unimproved lots:</b>				
Private Ownership	9	\$ 89,500	.....	\$ 89,500
<b>Improved Properties:</b>				
Private Ownership	195	\$2,191,800	\$2,937,900	\$5,129,700
N. Y. City Owned	1	13,000	4,000	17,000
	<u>196</u>	<u>\$2,204,800</u>	<u>\$2,941,900</u>	<u>\$5,146,700</u>
<b>Totals for Site:</b>				
Private Ownership	204	\$2,281,300	\$2,937,900	\$5,219,200
N. Y. City Owned	1	13,000	4,000	17,000
	<u>205</u>	<u>\$2,294,300</u>	<u>\$2,941,900</u>	<u>\$5,236,200</u>

Detailed studies upon which we have based our opinion as to the probable cost of acquisition of this site, and from which the foregoing information has been abstracted, have been made available to the Committee.

CHARLES F. NOYES CO. INC.  
 GEORGE A. HAMMER  
 Vice-President

# RESALE APPRAISAL

In order to estimate the reuse value of the land within this site, we have made an analysis of the proposed redevelopment plans for this area, and have made a careful study of all factors affecting the value of the land in this site for the proposed redevelopment. We have come to the conclusion that the overall reuse value of the land as if cleared is \$2.50 per square foot, or \$108,900 per acre.

It has been planned by the Committee to develop an area of approximately 12 acres as a housing project, with a twofold purpose:

1. The elimination of a slum area.
2. The alleviation of the shortage of residential space in the low middle income brackets within the Borough of Manhattan in the City of New York.

We, as realtors, have been asked to exercise our judgment as to (a) the suitability of this area for housing of the desired type, (b) the economic feasibility of such an undertaking, and (c) the value of the land if offered by the City at public auction to private investors after its acquisition by the Committee through the use of the municipality's right of eminent domain.

Before reaching a conclusion in relation to the above points, we made a careful study of the site and its surrounding neighborhood. The results of this survey have been incorporated in our report as to the probable acquisition cost of the property. Another factor to which we gave considerable study before reaching our conclusions, was the present market value of the land as used today, through an analysis of all sales of property within the site occurring since January 1, 1950. The information relating to these sales was also fully discussed in our report concerning acquisition cost, and it would seem unnecessary to develop the point further herein.

Additional factors considered before reaching our conclusions include a study of the cost attendant to the construction of the project, the rentals which would be obtained upon completion of the improvement, the expenses attendant to the operation of the completed structures, the yield that could reasonably be anticipated by a private investor on the overall investment, and the potential value inherent in this land for the projected use.

## Construction Costs:

Estimates as to the cost of constructing the proposed buildings, including all professional fees, as well as the cost of landscaping and site improvements, have been supplied to us by the architects for the project. To these figures were added allowances for costs involved in the completion of the projected

buildings, such as interest on land and on capital invested in the buildings during construction, real estate taxes on land (based on the present assessed valuation of the land), and finance, legal and organization expenses involved in a project of this size. The latter item includes inspection and examination fees and title and recording charges.

## Rental Values:

In connection with the estimation of the rental value of the projected apartments, intensive study was made of the prevailing rentals in other large apartment developments both within the Borough of Manhattan and in the New York metropolitan area generally. Particular attention was given to rentals in new buildings which are not subject to rent controls. Within Manhattan, almost all new apartment construction, other than subsidized, tax exempt, and Title I housing, is in the luxury class, with very few rentals at less than \$50 per room per month, and a large number of rentals ranging up to \$100 per room per month. However, in suburban New York, there are a large number of apartments renting at between \$25 and \$50 per room.

The apartments within the development projected for this site under Plan A (Rental Housing) can be rented readily for \$33.50 per room per month.

However, it is the appraiser's opinion that the completion of the program outlined under Plan B, for a non-profit cooperative venture, providing for rentals of approximately \$20 per room per month, would be more desirable, in that it would meet the outstanding need for middle income housing, within the reach of wage earners and other persons of low or moderate income.

In setting rental values of the projected apartments under the cooperative plans, the prime object was to make them as low as possible in order to accommodate people of the low and middle income groups. After taking into consideration all the attendant costs, i. e., acquisition of land, construction and maintenance of buildings, and forgiveness of taxes on the new construction as permitted by Section 26 of the Redevelopment Companies Law, an average rental of \$20 per room per month was found possible. With this average a range of rentals from a low of approximately \$15 to an approximate high of \$30 will enable people of various economic levels in the low middle income group to occupy these apartments.

These rentals compare favorably with rentals in similar projects of cooperative sponsorship considering the increased cost of construction and maintenance due to continued rise in labor and materials costs.

It was also necessary to determine the rental value of certain other space in the projected buildings, including stores, offices, commercial space and garages. The rental values of this commercial space were established after a consideration of all pertinent factors such as the nature of the space, the market for such space created by the redevelopment, rental value of similar space in the vicinity, and the cost of constructing these facilities.

#### Operating Expenses:

We estimate that the proposed improvement for this site could be operated at a cost of approximately \$100 per room per annum for rental housing and for \$80 per room per annum under the cooperative plan. These figures are based on current rates for labor, materials and utilities and include the following items:

Payroll, Payroll Taxes, Fuel, Water, Insurance, Repairs, Gas and Electricity, including consumption, Painting and Decorating, Reserve for Replacements, Supplies, Management and Brokerage, and Miscellaneous Expenses. Payroll estimates are predicated on the use of automatic rather than manually controlled elevators.

The figures do not include real estate taxes, or amortization of the investment, which have received consideration in the projection of the net return applicable to each of the proposed developments.

These estimates were made after extensive study as to the cost of operating somewhat comparable buildings in the recent past, including a number of large projects within the City operated by such investors as insurance companies.

#### Anticipated Yield:

Based on the estimates of rental value and operating costs under Plan A for rental housing, and computing real estate taxes on the basis of a reasonable approximation of the assessable value of the proposed project, the estimated net return on a free and clear basis shows a yield of approximately 7% on the total investment involved.

We believe that this represents an adequate return on an investment of this character. Since it will probably be possible for a potential investor to secure a substantial mortgage on which debt service, including interest and amortization would be considerably lower than 7%, the percentage of return on the equity would be substantially higher than 7%.

On the basis of cooperative Plan B, no provision is made for return on equity, except in the form of lowered rents.

#### Projected Use:

The redevelopment plans for this site have been established by the Committee after extensive study of the neighborhood and its requirements.

This section is at present substandard, residential in character, occupied by low and middle income groups. The proposed redevelopment will provide modern housing in landscaped surroundings for these income groups.

#### Comparative Approach to Value:

Another type of appraisal procedure usually applied in determining the valuation of land, is the comparative method through which analogies are drawn between the assets and benefits inherent in the site being appraised and those found in similar sites suitable for the same purpose and offered concurrently for sale or lease.

This method of appraisal could not be applied in this manner in the instant case due to the fact that no similar assemblage of land presently improved with substandard housing, is to be found on Manhattan Island, which is susceptible to private negotiation as distinguished from acquisition through the use of the right of eminent domain.

It was possible, however, to ascertain the acquisition costs of other housing projects, both private and public, and particularly of other Title I sites, and to compare the assets and benefits inherent to those sites (as to their relative location, transportation facilities, neighborhood conditions and desirability), with those of the subject site.

In order to establish a value on this site for resale purposes, at a level consistent with its market value for the use envisioned by the Committee on Slum Clearance, the comparative method was applied to this extent. In the application thereof, the records and statistics of many private and public projects were studied and analyzed to determine (a) acquisition cost, (b) construction costs, (c) operating expenses incurred, (d) rentals obtained, and (e) the resultant monetary yield.

The other factors considered and deemed of utmost importance in determining the resale value of the land were: the land coverage envisioned for the various uses contemplated and the population density planned for that portion of the area reserved for housing.

All of the foregoing study is reflected in the reuse value which we have placed upon this site.

CHARLES F. NOYES CO. INC.  
GEORGE A. HAMMER  
Vice-President

# FORMS

## Site Occupants Relocation Record

Draft

Date \_\_\_\_\_ 19\_\_\_\_\_  
(Name of L. P. A.)

Borough \_\_\_\_\_

Premises \_\_\_\_\_

Tenant's Full Name  
(Last Name First)

Apartment No. \_\_\_\_\_

Floor \_\_\_\_\_

No. of Rooms \_\_\_\_\_

Date Tenant Rented Above Apt. \_\_\_\_\_

1. Family Head \_\_\_\_\_

2. No. of Persons ( ) No. of Minors ( ) Race ( )

3. Family of Veteran ( ) Servicemen ( ) Disabled ( )  
Deceased ( ) No. Veteran or Servicemen ( )  
U. S. Citizen ( ) Social Security No. \_\_\_\_\_

4. Estimated Family Income \_\_\_\_\_ per \_\_\_\_\_

5. Occupancy: Owner ( ) Tenant ( )  
Sub-tenant ( ) Roomer ( )

6. Present Rent \_\_\_\_\_ per \_\_\_\_\_

7. Rent Includes: Furniture ( ) Utilities ( ) Hot Water ( )  
Elec. or Gas Refrigeration ( ) Other Services, i.e. \_\_\_\_\_

8. Average Monthly Cost of Utilities Not Included in Rent \_\_\_\_\_

9. Receives Financial Assistance Thru OAA ( ) ADC ( )  
General Relief ( ) Other \_\_\_\_\_  
Date Placed on Welfare Assistance \_\_\_\_\_ Case No. \_\_\_\_\_  
Date Previously on Welfare Assistance \_\_\_\_\_ Case No. \_\_\_\_\_

10. Dwelling Required:  
No. of Rooms \_\_\_\_\_  
Location \_\_\_\_\_

11. Plan to Purchase Home Yes ( ) No ( )

12. Monthly Rent Family Able to Pay \_\_\_\_\_

13. Eligible for Public Housing \_\_\_\_\_

14. Interested in Public Housing \_\_\_\_\_

15. Other Plan for Relocation \_\_\_\_\_  
\_\_\_\_\_

16. Housing Conditions

On Site      Relocated

a) Gross Rent	:	:	:
b) No. of Rooms	:	:	:
c) Overcrowded	:	:	:
d) Exclusive Occupancy by Family	:	:	:
e) Private Bath	:	:	:
f) Private Inside Flush Toilet	:	:	:
g) Inside Running Water	:	:	:
h) Needs Major Repairs	:	:	:
i) Adequate Heating Facilities	:	:	:
j) Adequate Light & Ventilation	:	:	:
k) Other—Specify	:	:	:
l) Standard House	:	:	:

17. Date Interviewed \_\_\_\_\_

18. By \_\_\_\_\_

19. Subsequent Interviews:

Date                      By

_____	_____
_____	_____
_____	_____
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....

20. Date Informational Notice to Family Served \_\_\_\_\_

21. Date Notice to Vacate Served \_\_\_\_\_  
Effective \_\_\_\_\_ Extended to \_\_\_\_\_

22. Vacant Housing Accommodations Offered which meet legal requirements:

Address:	Date
:	:
:	:
:	:
:	:
:	:

23. Date Legal Action Started \_\_\_\_\_

24. Date Family Moved from Site \_\_\_\_\_  
New Address \_\_\_\_\_

25. Moved to (a) Permanent Low-rent Public Housing \_\_\_\_\_  
(b) Standard Private Rental Housing \_\_\_\_\_  
(c) Bought Home \_\_\_\_\_  
Purchase Price \_\_\_\_\_  
Down Payment \_\_\_\_\_  
Monthly Carrying Charges \_\_\_\_\_  
(d) Temporary Housing \_\_\_\_\_  
1. Sub-Standard Private Housing \_\_\_\_\_  
2. Temporary War or Veterans Housing \_\_\_\_\_  
3. On-site Transfers \_\_\_\_\_  
(e) Whereabouts Unknown \_\_\_\_\_

26. Financial Assistance by L.P.A. Yes ( ) No ( )  
Date \_\_\_\_\_ Kind \_\_\_\_\_  
Amount \_\_\_\_\_

27. Relocation Accomplished by:  
(a) Occupant's Initiative Primarily \_\_\_\_\_  
(b) Vacancy Found by L.P.A. \_\_\_\_\_  
(c) Other Service Performed by L.P.A. \_\_\_\_\_  
(d) Legal Eviction \_\_\_\_\_  
(e) Unknown \_\_\_\_\_  
(f) Other \_\_\_\_\_  
(g) Rent Arrears on Vacating: \_\_\_\_\_

28. Remarks: \_\_\_\_\_ Mos. @ \_\_\_\_\_ per mo. \_\_\_\_\_  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

\_\_\_\_\_  
Tenant's Signature

# FORM OF OFFICIAL NOTICE TO FAMILIES TO BE DISPLACED

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Re: Address  
Block Lot  
Borough of  
(Name of Project)

Dear Sir (or Madam):

As you already know, the building in which you are now living is on the site of the new modern housing project known as \_\_\_\_\_.

This site will be cleared with the assistance of the Federal and N. Y. City Governments.

In order that we may properly assist you in finding new living quarters, we will offer you housing accommodations that are decent, safe and sanitary. An office has been opened at \_\_\_\_\_ where a competent and courteous staff is available daily from \_\_\_\_\_ A.M. to \_\_\_\_\_ P.M. and in addition, on Tuesday from \_\_\_\_\_ A.M. to \_\_\_\_\_ P.M.

## PREFERENCE FOR APARTMENTS

All present site residential tenants will be offered apartments in the new project when ready for occupancy. Preference for apartments in public housing projects will be given to you provided that you meet the eligibility requirements. We will assist you in filing your application for such housing.



### TEMPORARY REHOUSING

The place to which you move should be decent, safe and sanitary. If the apartment to which you move does not meet those standards, we will consider the move to be temporary, and the facilities of our relocation office will continue to be available to you until you are located in a decent, safe and sanitary dwelling.

### PRESENT TENANCY

During the time that you remain in your present apartment, we shall give you the required maintenance services. All requests for repairs should be reported to your superintendent. If you are dissatisfied with the service being rendered, report it to the site office.

Your rent for the apartment you now occupy is the same as you have been paying to the previous owner. You are to pay your rent to \_\_\_\_\_ on the first day of each month.

### COOPERATION

You may hear many stories from your neighbors and friends about this project, including false rumors about evictions, etc. The office has been established at \_\_\_\_\_ in order to give you the facts and to assist you in all your problems. Do not hesitate to come in and speak to us at any time.

We are sure you will find our office and all its staff helpful, courteous and understanding.

Very truly yours

