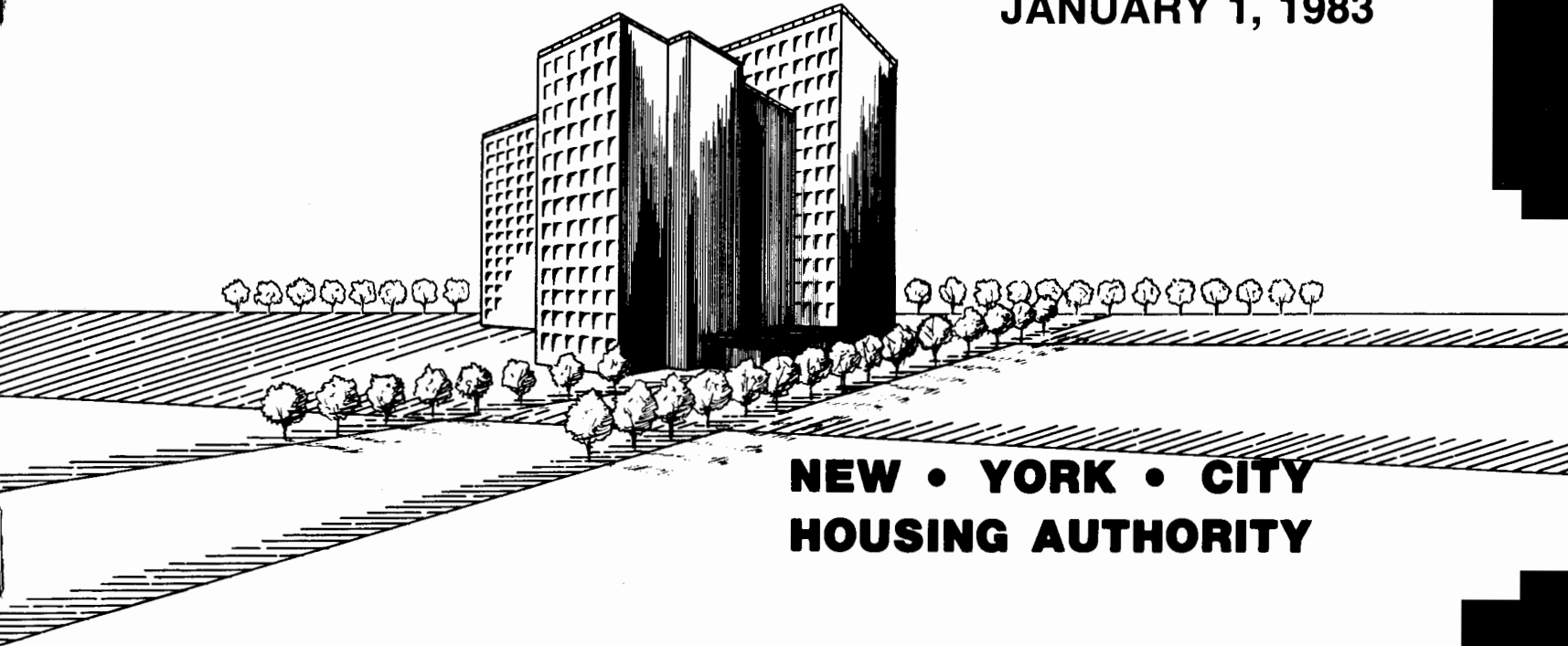


# PROJECT DATA •

JANUARY 1, 1983



**NEW • YORK • CITY  
HOUSING AUTHORITY**

# **NEW YORK CITY HOUSING AUTHORITY**

**250 BROADWAY**

**NEW YORK, N.Y. 10007**



**JOSEPH J. CHRISTIAN**  
CHAIRMAN

**WALTER S. FRIED**  
MEMBER

**BLANCA G. CEDEÑO**  
MEMBER



**JOHN SIMON**  
GENERAL MANAGER

**NORMAN PARNASS**  
SECRETARY

**ONLY PROJECTS FOR WHICH LOAN CONTRACTS HAVE BEEN EXECUTED ON OR  
PRIOR TO JANUARY 1, 1983 ARE INCLUDED HEREIN. SEE ALPHABETICAL LIST  
OF PROJECTS ON PAGES 52, 53, and 54.**

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# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-1 RED HOOK I	NY 5-2 QUEENS- BRIDGE	NY 5-3 VLADECK	NY 5-4 SOUTH JAMAICA I	NY 5-5 EAST RIVER	NY 5-6 KINGS- BOROUGH	NY 5-7 CLASON POINT GARDENS	NY 5-8 JACOB RIIS	LINE
1	NUMBER OF APARTMENTS	2,545	3,149	1,531	448	1,170	1,166	400	1,190	1
2	NO. OF RENTAL ROOMS	10,649	12,949	6,265½	1,792	4,883	4,675	1,852	5,603	2
	AVERAGE NO. OF R/R PER APT.	4.18	4.11	4.09	4.00	4.17	4.01	4.63	4.70	
3	POPULATION (Estimated)	6,670	7,750	3,290	1,240	2,730	2,660	1,190	3,690	3
4	RESIDENTIAL BUILDINGS	25	26	20	11	10	16	46	13	4
5	NUMBER OF STORIES	6	6	6	3-4	6-10-11	6	2	6-13-14	5
6	TOTAL AREA-Sq. Ft.	1,452,438	2,154,941	566,414	392,989	512,822	695,544	742,013	510,926	6
	<i>Acres</i>	33.3	49.5	13.0	9.0	11.8	16.0	17.0	11.7	
7	NET PROJECT AREA Sq. Ft. (Excluding Park) Acres	1,452,438 33.3	1,510,368 34.7	519,124 11.9	392,989 9.0	466,607 10.7	665,526 15.3	742,013 17.0	510,926 11.7	7
8	ALL BUILDING COVERAGE-Sq. Ft.	326,157	389,965	171,144	82,310	112,140	129,189	154,304	103,446	8
9	CUBAGE-Cu. Ft.	19,292,734	23,057,084	10,617,265	2,940,659	7,963,515	8,037,853	3,388,939	9,657,260	9
10	COVERAGE (Line 8 ÷ 6) %	22.5	18.1	30.2	20.9	21.9	18.6	20.8	20.2	10
11	DENSITY (Persons per Acre)	200	157	253	138	231	166	70	315	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$1,650,416 1.45	\$1,969,060 1.02	\$2,006,025 4.45	\$328,696 1.11	\$1,246,736 3.27	\$1,254,582 2.24	\$260,300 .42	\$1,954,225 4.12	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$8,737,209 820	\$9,715,060 750	\$5,070,542 809	\$1,487,068 830	\$3,223,093 660	\$3,259,095 697	\$1,418,384 766	\$8,977,509 1,602	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,715,305 161	\$1,837,286 142	\$917,997 147	\$301,628 168	\$834,871 171	\$661,423 141	\$388,316 210	\$2,578,555 460	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$12,102,930 1,137	\$13,521,406 1,044	\$7,994,564 1,276	\$2,117,392 1,182	\$5,304,700 1,086	\$5,175,100 1,116	\$2,067,000 2,411	\$13,510,289 2,411	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$32.52	\$31.35	\$29.95	\$31.90	\$30.60	\$31.29	\$30.91	\$32.35	16
17	LOCATION	DWIGHT ST. CLINTON ST. WEST 9TH ST. LORRAINE ST. (BROOKLYN)	VERNON BLVD. 21ST ST. 40TH AVE. 41ST RD. (QUEENS)	HENRY ST. WATER ST. GOUVERNEUR ST. JACKSON ST. (MANHATTAN)	158TH ST. SOUTH RD. 160TH ST. 109TH AVE. (QUEENS)	FIRST AVE. F.D.R. DRIVE E. 102ND ST. E. 105TH ST. (MANHATTAN)	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE. (BROOKLYN)	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE. (BRONX)	F.D.R. DRIVE AVENUE "D" E. 8TH ST. E. 13TH ST. (MANHATTAN)	17
18	COMPLETION DATE	11-20-39	3-15-40	11-25-40	8-1-40	5-20-41	10-31-41	12-20-41	1-17-49	18

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-9 EDWIN MARKHAM GARDENS	NY 5-10 ST. NICHOLAS	NY 5-11 BREUKELEN	NY 5-12 BARUCH	NY 5-13 VAN DYKE I	NY 5-14 GEORGE WASHINGTON	NY 5-15 THROGG'S NECK	NY 5-16 JEFFERSON	NY 5-17 BREVOORT	LINE
1	360	1,526	1,595	2,194	1,603	1,515	1,185	1,493	896	1
2	1,551	7,111	7,471½	10,247	7,402½	7,053½	5,436½	6,978½	4,153	2
	4.31	4.66	4.68	4.67	4.62	4.66	4.59	4.67	4.64	
3	1,070	4,020	4,840	6,540	5,000	4,200	3,490	4,190	2,620	3
4	30	13	30	17	22	14	29	18	13	4
5	2	14	3-7	7-13-14	3-14	12-14	3-7	7-13-14	7	5
6	540,036	680,670	2,830,416	1,196,115	973,431	906,988	1,430,081	757,179	751,896	6
	12.4	15.6	65.0	27.5	22.3	20.8	32.8	17.4	17.3	
7	540,036	625,559	2,141,741	1,101,503	911,494	822,228	1,430,081	757,179	687,188	7
	12.4	14.4	49.2	25.3	20.9	18.9	32.8	17.4	15.8	
8	139,293	105,458	360,423	160,098	161,168	124,916'	228,989	149,778	121,363	8
9	2,715,000	13,112,212	14,297,000	17,784,205	13,652,083	12,618,161	11,440,850	13,032,612	7,735,916	9
10	25.8	15.5	12.7	13.4	16.6	13.8	16.0	19.8	16.1	10
11	86	258	74	238	224	202	106	240	151	11
12	\$420,639	\$5,374,296	\$783,948	\$8,987,198	\$5,409,904	\$5,852,167	\$713,003	\$6,122,722	\$2,110,797	12
	.76	8.94	.32	8.58	6.40	7.28	.47	8.75	3.37	
13	\$1,525,051	\$12,103,275	\$14,394,154	\$18,683,346	\$13,297,066	\$12,138,826	\$11,275,643	\$14,451,148	\$7,868,186	13
	983	1,702	1,927	1,823	1,796	1,721	2,074	2,071	1,895	
14	\$424,310	\$3,082,492	\$3,232,171	\$8,740,611	\$2,644,760	\$5,686,099	\$3,552,923	\$6,321,111	\$1,852,904	14
	274	433	433	853	357	806	654	906	446	
15	\$2,370,000	\$20,560,063	\$18,410,273	\$36,411,155	\$21,351,730	\$23,677,092	\$15,541,569	\$26,894,981	11,831,887	15
	1,528	2,891	2,464	3,553	3,884	3,357	2,859	3,854	2,849	
16	\$34.03	\$33.25	\$32.33	\$31.57	\$31.39	\$32.21	\$32.03	\$30.78	\$33.66	16
17	RICHMOND TER. WAYNE ST. BROADWAY N. BURGHER AVE. (STATEN ISLAND)	W. 127TH ST. EIGHTH AVE. SEVENTH AVE. W. 131ST ST. (MANHATTAN)	STANLEY AVE. FLATLANDS AVE. EAST 103RD ST. LOUISIANA AVE. (BROOKLYN)	E. HOUSTON ST. F.D.R. DRIVE DELANCEY ST. COLUMBIA ST. (MANHATTAN)	SUTTER AVE. POWELL ST. LIVONIA AVE. STONE AVE. (BROOKLYN)	E. 104TH ST. 2ND AVE. E. 97TH ST. 3RD AVE. (MANHATTAN)	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALCOM AVE. (BRONX)	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE. (MANHATTAN)	BAINBRIDGE ST. RALPH AVE. FULTON ST. PATCHEN AVE. (BROOKLYN)	17
18	6-30-43	9-30-54	10-31-52	6-30-59	5-31-55	7-31-57	11-30-53	6-30-59	8-31-55	18

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-18 SOUTH JAMAICA II	NY 5-19 EDENWALD	NY 5-20 MARINER'S HARBOR	NY 5-21 LA GUARDIA	NY 5-22 BRONXDALE	NY 5-23 COOPER PARK	NY 5-24 SEN. ROBERT F. WAGNER, SR.	NY 5-25 GRAVESEND	LINE
1	NUMBER OF APARTMENTS	600	2,039	607	1,094	1,497	700	2,162	634	1
2	NO. OF RENTAL ROOMS	2,819	9,692½	2,856½	5,112	7,005½	3,283	10,129	2,951	2
	AVERAGE NO. OF R/R PER APT.	4.70	4.75	4.71	4.67	4.68	4.69	4.69	4.65	
3	POPULATION (Estimated)	1,650	6,450	1,950	3,220	4,330	2,140	6,400	1,900	3
4	RESIDENTIAL BUILDINGS	16	40	22	9	28	11	22	15	4
5	NUMBER OF STORIES	3-7	3-14	3-6	12-15-16	7	7	7-16	7	5
6	TOTAL AREA-Sq. Ft.	579,217	2,129,275	947,622	464,887	1,340,519	528,967	1,172,233	540,725	6
	Acres	13.3	48.9	21.8	10.7	30.8	12.2	26.9	12.4	
7	NET PROJECT AREA Sq. Ft.	579,217	2,023,005	816,256	415,455	1,340,519	496,296	1,083,783	540,725	7
	(Excluding Park) Acres	13.3	46.5	18.7	9.5	30.8	11.4	24.9	12.4	
8	ALL BUILDING COVERAGE-Sq. Ft.	116,506	344,433	124,890	63,621	190,435	86,767	150,639	92,855	8
9	CUBAGE-Cu. Ft.	5,268,542	17,847,449	5,691,790	8,909,852	12,238,008	5,878,957	16,837,094	5,356,500	9
10	COVERAGE (Line 8 ÷ 6) %	20.1	16.2	13.2	13.7	14.2	16.4	12.9	17.2	10
11	DENSITY (Persons per Acre)	124	132	89	301	141	175	238	153	11
12	LAND COST (Including Park)	\$1,589,058	\$1,070,853	\$126,960	\$4,389,201	\$955,607	\$653,396	\$7,947,776	\$504,933	12
	Per Sq. Ft. of Priv. Prop.	2.84	.44	.13	9.45	.77	1.42	7.92	1.09	
13	CONSTRUCTION COST	\$5,677,736	\$18,373,294	\$6,247,621	\$8,755,943	\$12,284,360	\$5,832,892	\$18,669,634	\$5,081,454	13
	PER RENTAL ROOM	2,014	1,896	2,187	1,713	1,754	1,777	1,843	1,722	
14	SITE IMPR. & OTHER COSTS	\$1,274,351	\$3,418,099	\$1,698,274	\$4,012,447	\$4,723,582	\$1,215,989	\$6,177,013	\$2,341,609	14
	PER RENTAL ROOM	452	353	595	785	674	370	610	793	
15	DEVELOPMENT COST	\$8,541,145	\$22,862,246	\$8,072,855	\$17,157,591	\$17,963,549	\$7,702,277	\$32,794,423	\$7,927,996	15
	PER RENTAL ROOM	3,030	2,359	2,826	3,356	2,564	2,346	3,238	2,687	
16	AVERAGE MONTHLY RENT	\$31.90	\$32.56	\$32.37	\$31.26	\$32.14	\$32.39	\$31.99	\$30.52	16
	PER RENTAL ROOM									
17	LOCATION	SOUTH RD 160TH ST. BRINKERHOFF AVE. 158TH ST. (QUEENS)	GRENADA PL. BAYCHESTER AVE. E. 225TH ST. LACONIA AVE. (BRONX)	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL. (STATEN ISLAND)	RUTGERS ST. MADISON ST. MONTGOMERY ST. CHERRY ST. (MANHATTAN)	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE. (BRONX)	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE. (BROOKLYN)	E. 120TH ST. 2ND AVE. E. 124TH ST. F.D.R. DRIVE (MANHATTAN)	NEPTUNE AVE. BAYVIEW AVE. W. 33RD ST. (BROOKLYN)	17
18	COMPLETION DATE	10-31-54	10-15-54	8-31-54	7-31-57	1-31-57	6-8-53	5-31-58	6-30-54	18

**PROJECTS IN FULL OPERATION**

**FEDERAL PROJECTS**

LINE	NY 5-26 HIGHBRIDGE GARDENS	NY 5-27 HAMMEL	NY 5-28 DANIEL WEBSTER	NY 5-29 RED HOOK II	NY 5-30 GENERAL GRANT	NY 5-31 WILLIAM MCKINLEY	NY 5-32 SAMUEL GOMPERS	NY 5-33 HERBERT H. LEHMAN	NY 5-34 SAMUEL J. TILDEN	LINE
1	700	712	606	346	1,940	619	474	622	998	1
2	3,252	3,307	2,831	1,627	9,138	2,946½	2,199	2,917	4,750	2
	4.65	4.64	4.67	4.70	4.71	4.76	4.64	4.69	4.76	
3	2,150	2,340	1,970	1,030	5,310	2,000	1,380	1,890	3,380	3
4	6	14	5	3	9	5	2	4	8	4
5	13-14	6-7	21	3-14	13-21	16	20	20	16	5
6	550,018	616,678	197,199	245,292	655,681	289,985	161,016	177,426	465,764	6
	12.6	14.2	4.5	5.6	15.1	6.7	3.7	4.1	10.7	
7	550,018	572,678	197,199	245,292	655,681	233,735	161,016	177,426	465,764	7
	12.6	13.1	4.5	5.6	15.1	5.4	3.7	4.1	10.7	
8	55,678	107,706	31,247	35,301	101,477	41,286	24,555	28,904	66,416	8
9	5,837,785	5,991,153	5,322,369	2,896,000	16,701,596	5,580,675	4,083,496	5,367,611	8,888,637	9
10	10.1	17.5	15.8	14.4	15.5	14.2	15.3	16.3	14.3	10
11	171	165	438	184	352	299	373	461	316	11
12	\$433,186	\$2,045,677	\$1,785,870	\$367,800	\$7,155,630	\$1,575,352	\$2,059,854	\$2,115,173	\$2,405,883	12
	.93	3.51	11.01	1.84	14.22	6.60	13.30	13.10	6.17	
13	\$5,470,197	\$5,799,995	\$7,635,516	\$2,955,033	\$16,562,702	\$6,569,100	\$5,517,166	\$7,312,194	\$10,292,767	13
	1,682	1,754	2,697	1,816	1,813	2,229	2,509	2,507	2,167	
14	\$1,644,492	\$1,773,229	\$2,805,728	\$1,194,336	\$5,065,093	\$2,273,958	\$1,745,787	\$2,122,003	\$2,128,780	14
	506	536	991	734	554	772	794	727	448	
15	\$7,547,875	\$9,618,901	\$12,227,114	\$4,517,169	\$28,783,425	\$10,418,410(A-4)	\$9,322,807	\$11,549,370	\$14,827,430	15
	2,321	2,909	4,319	2,776	3,150	3,536	4,240	3,959	3,122	
16	\$29.80	\$30.54	\$31.24	\$32.00	\$32.71	\$30.97	\$29.72	\$30.02	\$30.59	16
17	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE.  (BRONX)	BEACH 86TH ST. HAMMELS BLVD. BEACH 81ST ST. R'WAY BCH BLD. (QUEENS)	E. 169TH ST. PARK AVE. E. 168TH ST. WEBSTER AVE. (BRONX)	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK. (BROOKLYN)	W. 125TH ST. MORNINGSIDE AVE. W. 123RD ST. BROADWAY (MANHATTAN)	E. 161ST ST. E. 163 ST. TINTON AVE.  (BRONX)	DELANCY ST. PITT ST. STANTON ST.  (MANHATTAN)	MADISON AVE. PARK AVE. E. 106TH ST. E. 110TH ST. (MANHATTAN)	DUMONT AVE. STONE AVE. LIVONIA AVE. ROCKAWAY AVE. (BROOKLYN)	17
18	6-30-54	4-30-55	9-30-65	5-31-55	9-30-57	7-31-62	4-30-64	11-30-63	6-30-61	18

(A-4) See Page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-35 LOUIS HEATON PINK	NY 5-36 JAMES MONROE	NY 5-37 & 79 GOUVERNEUR MORRIS	NY 5-38 BAISLEY PARK	NY 5-39 RICHMOND TERRACE	NY 5-40 WEST BRIGHTON I	NY 5-40 WEST BRIGHTON II	NY 5-41 WILLIAMS- BURG	LINE	
1	NUMBER OF APARTMENTS	1,500	1,102	1,887	386	489	490	144	1,630	1	
2	NO. OF RENTAL ROOMS	7,102	5,306	9,012½	1,804	2,313½	2,353	468	5,765	2	
	AVERAGE NO. OF R R PER APT.	4.73	4.82	4.78	4.67	4.73	4.80	3.25	3.54		
3	POPULATION (Estimated)	5,050	3,520	6,230	1,300	1,620	1,690	160	3,660	3	
4	RESIDENTIAL BUILDINGS	22	12	17	5	6	8	8	20	4	
5	NUMBER OF STORIES	8	8-14-15	16-20	8	8	8	1	4	5	
6	TOTAL AREA-Sq. Ft.	1,354,844	805,341	775,674	325,713	464,184	367,961	181,770	1,016,895	6	
	Acres	31.1	18.5	17.8	7.5	10.7	8.4	4.2	23.3		
7	NET PROJECT AREA Sq. Ft.	1,311,306	805,341	730,535	325,713	440,715	367,961	181,770	927,103	7	
	(Excluding Park) Acres	30.1	18.5	16.8	7.5	10.1	8.4	4.2	21.3		
8	ALL BUILDING COVERAGE-Sq. Ft.	193,511	118,402	118,469	54,504	57,285	65,839	67,228	326,716	8	
9	CUBAGE-Cu. Ft.	13,316,063	10,177,348	17,142,807	3,529,560	4,498,022	4,850,947	758,927	14,056,383	9	
10	COVERAGE (Line 8 ÷ 6) %	14.3	14.7	15.3	16.7	12.3	17.9	36.7	32.1	10	
11	DENSITY (Persons per Acre)	162	190	350	173	151	201	38	157	11	
12	LAND COST(Including Park) Per Sq. Ft. of Priv. Prop.	\$924.523	\$644.349	\$6,638.396	\$148.608	\$1,371.785	\$1,697.804(B) 3.63		\$3,745.379	12	
13	CONSTRUCTION COST PER RENTAL ROOM	\$16,015.383	\$11,616.171	\$22,337.221	\$4,171.509	\$6,082.519	\$6,383.275	\$1,604.729	\$8,765.170	13	
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,194.141	\$4,189.139	\$7,150.859	\$1,536.187	\$2,097.126	\$2,197.732	\$834.577	\$553.443	14	
15	DEVELOPMENT COST PER RENTAL ROOM	\$20,134.047	\$16,449.659	\$36,126.476	\$5,856.304	\$9,551.430	\$9,893.117(B)		\$2,825,000(B)	\$13,063.992	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$31.75	\$29.89	\$30.69	\$30.91	\$31.84	\$31.71	\$25.86	\$35.13	16	
17	LOCATION	CRESCENT ST. LINDEN BLVD ELDERTS LANE STANLEY AVE. (BROOKLYN)	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE. (BRONX)	PARK AVE. E. 171ST ST. THIRD AVE. E. 169TH ST. (BRONX)	L.I.R.R. FOCH BLVD. 116TH AVE. N.Y. BLVD (QUEENS)	JERSEY ST. RICHMOND TER. CRESCENT AVE.	CASTLETON AVE. HENDERSON AVE. ALASKA ST. BROADWAY BROADWAY	CASTLETON AVE. ALASKA ST. BROADWAY (STATEN ISLAND)	LEONARD ST. BUSHWICK AVE. MAUJER ST. SCHOOLES ST. (BROOKLYN)	17	
18	COMPLETION DATE	9-30-59	9-30-61	8-31-65	4-30-61	4-30-64	12-31-62	12-31-65	4-10-38	18	

(B) See page 50 for Explanatory Notes.



# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-42 HARLEM RIVER	NY 5-43 ANDREW JACKSON	NY 5-44 MOTT HAVEN (C)	NY 5-45 DE WITT CLINTON	NY 5-46 TOMPKINS	NY 5-47 LAFAYETTE	NY 5-48 MORRISANIA	NY 5-49 JOHN ADAMS	NY 5-50 JOHN P. MITCHEL	LINE
1	577	868	1,008	749	1,046	882	206	925	1,732	1
2	1,972	4,137	4,696	3,527	5,222	4,385	962	4,309½	7,590	2
	3.42	4.77	4.66	4.71	4.99	4.97	4.67	4.66	4.38	
3	1,080	2,800	3,080	2,260	3,840	3,060	680	2,750	4,640	3
4	7	7	9	6	8	7	2	7	10	4
5	4-5	16	5-20-22	1-9-18	8-16	13-15-20	13-16	15-21	17-19-20	5
6	322,075	343,403	421,167	243,770	521,950	334,323	60,890	408,888	699,494	6
	7.4	7.9	10.5	5.6	12.0	7.7	1.4	9.4	16.1	
7	313,137	343,403	390,617	232,673	521,950	304,776	60,890	383,068	653,938	7
	7.2	7.9	9.8	5.3	12.0	7.0	1.4	8.8	15.0	
8	103,777	59,552	81,511	51,879	94,386	58,504	13,024	56,283	97,114	8
9	5,237,933	7,682,714	9,402,613	6,740,935	9,894,217	8,369,220	1,769,693	8,181,502	14,044,919	9
10	32.22	19.4	21.3	18.1	17.5	21.4	13.8	13.9	10	10
11	146	354	293	404	320	397	486	293	288	11
12	\$1,038,940	\$2,377,103	\$3,594,373	\$2,578,914	\$2,600,386	\$2,364,686	\$647,574	\$3,629,002	\$6,629,148	12
	3.66	6.99	8.78	11.25	5.98	7.71	10.31	9.53	12.11	
13	\$2,876,541	\$10,242,020	\$13,244,410	\$9,842,506	\$12,792,498	\$10,168,628	\$2,453,799	\$10,748,608	\$19,601,032	13
	1,459	2,476	2,820	2,791	2,450	2,319	2,551	2,494	2,582	
14	\$232,301	\$2,231,180	\$4,064,865	\$4,353,359	\$3,053,085	\$2,156,452	\$641,338	\$3,501,208	\$6,782,671	14
	118	539	865	1,234	492	667	812	894	894	
15	\$4,147,782	\$14,850,303	\$20,903,648	\$16,774,779	\$18,445,969	\$14,689,766	\$3,742,711	\$17,878,818	\$33,012,851	15
	2,103	3,590	4,451	4,756	3,532	3,350	3,891	4,149	4,350	
16	\$35.34	\$28.65	\$29.38	\$30.36	\$30.23	\$33.99	\$30.26	\$31.21	\$33.23	16
17	MACOMBS PL. HARLEM R. DR. W. 151ST ST. W. 153RD ST.  (MANHATTAN)	PARK AVE. CORTLANDT AVE. E. 158TH ST. E. 156TH ST.  (BRONX)	E. 140TH ST. E. 141ST ST. E. 144TH ST. ALEXANDER AVE. WILLIS AVE  (BRONX)	PARK & LEX. AVES. E. 104TH TO E. 106TH STS. E. 108TH ST. E. 110TH ST.  (MANHATTAN)	PARK AVE. THROOP AVE. MYRTLE AVE. TOMPKINS AVE.  (BROOKLYN)	LAFAYETTE AVE. CLASSON AVE./ DEKALB AVE./ FRANKLIN AVE.  (BROOKLYN)	E. 169TH ST. WASHINGTON AVE. PARK AVE.  (BRONX)	WESTCHESTER AVE. UNION AVE. E. 152ND ST.  (BRONX)	LINCOLN AVE. E. 138TH ST. WILLIS AVE. E. 135TH ST.  (BRONX)	17
18	10-1-37	7-31-63	3-31-65	10-31-65	7-31-64	7-31-62	5-31-63	8-31-64	2-28-66	18

(C) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-51		NY 5-52K		NY 5-53		NY 5-54		NY 5-55		NY 5-56			LINE		
		HARLEM RIVER II		REHAB. W. SIDE URBAN RENEWAL		ROBERT FULTON		ELEANOR ROOSEVELT I		VAN DYKE II		SITE A	SITE B	SITE C			
1	NUMBER OF APARTMENTS	116		236		944		763		112		70	168	158	1		
2	NO. OF RENTAL ROOMS	515		849		4,260		3,581½		418		309½	735	690	2		
	AVERAGE NO. OF R/R PER APT.	4.44		3.60		4.51		4.69		3.73		4.42	4.38	4.37			
3	POPULATION (Estimated)	220		380		2,560		2,410		150		170	420	390	3		
4	RESIDENTIAL BUILDINGS	1		36		11		6		1		1	1	1	4		
5	NUMBER OF STORIES	15		3-4		7-25		14-15-18		14		9	22	18	5		
6	TOTAL AREA-Sq. Ft.	28,815		67,637		272,989		340,000		40,574		22,763	25,176	25,131	6		
	Acres	.7		1.6		6.3		7.8		.9		.5	.6	.6			
7	NET PROJECT AREA Sq. Ft.	28,815		67,637		272,989		340,000		40,574		22,763	25,176	25,131	7		
	(Excluding Park) Acres	.7		1.6		6.3		7.8		.9		.5	.6	.6			
8	ALL BUILDING COVERAGE-Sq. Ft.	7,281		41,422		70,645		52,168		9,017		6,811	13,176	7,891	8		
9	CUBAGE-Cu. Ft.	981,227		2,308,080		8,097,991		6,754,320		845,622		613,400	1,575,535	1,363,220	9		
10	COVERAGE (Line 8 ÷ 6) %	25.3		61.2		25.9		15.3		22.2		29.9	52.3	31.4	10		
11	DENSITY (Persons per Acre)	314		238		406		309		167		340	700	650	11		
12	LAND COST (Including Park)	\$671,684		\$363,000		\$4,295,619		\$2,377,648		\$50,000		\$13,287(1)	\$115,650(1)	\$80,824(1)	12		
	Per Sq. Ft. of Priv. Prop.	23.20		5.37		15.74		6.99		1.11		.58	4.59	3.22			
13	CONSTRUCTION COST	\$1,328,277		\$2,784,069		\$12,293,332		\$9,521,520		\$1,607,539			\$5,529,622(E)		13		
	PER RENTAL ROOM	2,579		3,279		2,886		2,659		3,846			3,188				
14	SITE IMPR. & OTHER COSTS	\$605,640		\$1,043,906		\$4,138,896		\$2,118,259		\$660,778			\$1,488,978(E)		14		
	PER RENTAL ROOM	1,176		1,230		972		591		1,581			858				
15	DEVELOPMENT COST	\$2,605,601		\$4,190,975		\$20,727,847		\$14,017,427		\$2,318,317			\$7,228,361(E)		15		
	PER RENTAL ROOM	5,059		4,936		4,866		3,914		5,546			4,167				
16	AVERAGE MONTHLY RENT	\$35.34		\$27.16		\$34.53		\$30.24		\$23.95		\$31.31	\$29.60	\$31.59	16		
	PER RENTAL ROOM																
17	LOCATION	EIGHTH AVE. W. 152ND ST. MACOMBS PL. W. 151 ST ST. (MANHATTAN)		URBAN RENEWAL W. 89TH, 90TH, 91ST & 93RD STS. COLUMBUS AVE. CENTRAL PARK WEST (MANHATTAN)		W. 16TH ST. W. 19TH ST. NINTH AVE. (MANHATTAN)		KOSCIUSKO ST. PULASKI ST. SUMNER AVE. STUYVESANT AVE. (BROOKLYN)		DUMONT AVE. POWELL ST. (BROOKLYN)		URBAN RENEWAL 120 W.94TH ST. AMSTERDAM AVE. (MANHATTAN)		URBAN RENEWAL 74 W. 92ND ST. COLUMBUS AVE. (MANHATTAN)		URBAN RENEWAL 589 AMSTERDAM AVE. W. 88 & 89 STS. (MANHATTAN)	17
18	COMPLETION DATE	10-31-65		6-30-68		3-31-65		9-30-64		4-30-64			9-30-45		18		

(D) (E) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-57 STANLEY ISAACS	NY 5-59 830 AMSTERDAM AVE	NY 5-60 BOSTON SECOR	NY 5-61 LA GUARDIA ADDITION	NY 5-62 POLO GROUNDS TOWERS	NY 5-63 NATHAN STRAUS	NY 5-64 SEN. ROBERT A.TAFT	NY 5-65 131 ST.NICHOLAS AVE.	NY 5-66 EUGENIO MARIA DE HOSTOS APTS.	LINE
1	636	159	538	150	1,614	267	1,470	99	223	1
2	2,645½	727½	2,489½	509½	7,707	1,164½	6,611	400½	979½	2
	4.16	4.57	4.63	3.40	4.78	4.36	4.50	4.05	4.39	
3	1,300	430	1,650	170	5,150	600	4,240	210	540	3
4	3	1	4	1	4	2	9	1	1	4
5	24	21	13-14-17-18	16	30	19-20	19	17	22	5
6	152,173	28,690	762,300	26,052	659,780	46,018	555,987	29,359	32,690	6
	3.5	.7	17.5	.6	15.2	1.1	12.7	.7	.8	
7	152,173	28,690	762,300	26,052	659,780	46,018	555,987	29,359	32,690	7
	3.5	.7	17.5	.6	15.2	1.1	12.7	.7	.8	
8	32,645	7,750	36,181	5,618	83,689	12,476	105,527	5,759	10,319	8
9	4,857,894	1,375,740	4,849,474	914,382	14,904,498	2,133,126	13,161,342	771,591	1,794,597	9
10	21.5	27.0	4.7	21.6	12.7	27.1	19.0	19.6	31.5	10
11	371	614	94	283	339	545	334	300	675	11
12	\$2,147,061	\$714,819	\$1,500,173	\$310,001	\$4,535,387	\$985,578	\$5,109,002	\$168,000	\$400,000	12
	16.53	24.92	1.92	22.12	6.93	21.42	10.44	5.72	12.24	
13	\$7,989,222	\$2,185,636	\$6,780,634	\$1,830,867	\$18,848,964	\$3,470,743	\$16,846,088	\$1,204,848	\$2,788,460	13
	3.020	3.004	2.724	3.593	2.446	2.980	2.548	3.008	2.847	
14	\$3,115,127	\$731,359	\$3,614,137	\$735,264	\$8,908,433	\$986,080	\$6,911,939	\$307,165	\$856,439	14
	1.178	1.005	1.452	1.443	1.156	847	1,046	1,266	874	
15	\$13,251,410	\$3,631,814	\$11,894,964	\$2,876,132	\$32,292,784	\$5,442,401	\$28,867,029 (A-3)	\$1,880,013	\$4,044,899	15
	5.009	4.992	4.778	5.643	4.190	4.674	4.367	4.694	4.130	
16	\$32.68	\$29.31	\$31.16	\$23.37	\$31.39	\$32.27	\$34.75	\$32.88	\$28.05	16
17	E. 93RD ST. FIRST AVE. F.D.R. DRIVE  (MANHATTAN)	W. 101ST ST. AMSTERDAM AVE. W. 100TH ST.  (MANHATTAN)	IRT-DYRE AVE. LINE BOSTON RD. STEENWICK AVE.  (BRONX)	CHERRY ST. LA GUARDIA HOUSES  (MANHATTAN)	8TH AVE. W. 155TH ST. HARLEM RIVER DR.  (MANHATTAN)	THIRD AVE. E. 28TH ST. SECOND AVE. E. 27TH ST.  (MANHATTAN)	E. 112TH ST. E. 115TH ST. PARK AVE. 5TH AVE.  (MANHATTAN)	ST. NICHOLAS AVE. W. 116TH ST. W. 117TH ST.  (MANHATTAN)	AMSTERDAM AVE. W. 93RD ST. BROADWAY W. 94TH ST.  (MANHATTAN)	17
18	7-31-65	8-31-65	4-30-69	9-30-65	6-30-68	1-31-65	12-31-65	3-31-65	2-28-69	18

(A-3) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-67 33-35 SARATOGA AVE.	NY 5-68 303 VERNON AVE.	NY 5-69 JOHN HAYNES HOLMES TOWERS	NY 5-70 MARY MC LEOD BETHUNE	NY 5-71 KINGSBOROUGH EXTENSION	NY 5-72 OCEAN HILL APARTMENTS	NY 5-73 CARLETON MANOR	NY 5-74 WYCKOFF GARDENS	LINE
1	NUMBER OF APARTMENTS	125	234	537	210	184	238	174	529	1
2	NO. OF RENTAL ROOMS	563	1,101	2,107½	756	644	1,077	750	2,441½	2
	AVERAGE NO. OF R/R PER APT.	4.50	4.71	3.92	3.60	3.50	4.53	4.31	4.60	2
3	POPULATION (Estimated)	360	800	1,000	260	210	640	480	1,550	3
4	RESIDENTIAL BUILDINGS	1	1	2	1	1	3	1	3	3
5	NUMBER OF STORIES	16	24	25	22	25	14	11	21	4
6	TOTAL AREA-Sq. Ft.	54,935	110,000	122,341	63,546	63,254	112,916	145,011	253,000	5
	Acres	1.3	2.5	2.8	1.5	1.5	2.6	3.3	5.8	6
7	NET PROJECT AREA Sq. Ft.	54,935	110,000	122,341	63,546	63,254	112,916	145,011	253,000	7
	(Excluding Park) Acres	1.3	2.5	2.8	1.5	1.5	2.6	3.3	5.8	7
8	ALL BUILDING COVERAGE-Sq. Ft.	6,911	11,311	19,872	7,751	7,110	16,412	14,051	31,158	8
9	CUBAGE-Cu. Ft.	1,037,975	2,207,369	3,893,920	1,393,115	1,224,082	2,178,743	1,386,194	4,724,612	9
10	COVERAGE (Line 8 ÷ 6) %	12.6	10.3	16.2	12.2	11.2	14.5	9.7	12.3	10
11	DENSITY (Persons per Acre)	276	320	357	173	140	246	145	267	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$339.810 6.19	\$732.800 6.66	\$1,870.907 20.19	\$753.911 17.31	\$200.000 3.16	\$758.251 7.47	\$287.826 2.52	\$1,381.287 6.28	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$1,404,119 2,494	\$2,967,200 2,695	\$6,068,469 2,879	\$2,019,455 2,671	\$2,103,910 3,267	\$2,954,290 2,743	\$1,978,420 2,638	\$6,288,050 2,575	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$590,747 1,049	\$1,003,702 912	\$2,496,169 1,184	\$1,012,031 1,339	\$682,473 1,060	\$1,163,388 1,080	\$1,106,880 1,476	\$2,460,818 1,008	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$2,334,676 4,147	\$4,703,702 4,272	\$10,435,545 4,952	\$3,785,397 5,007	\$2,986,383 4,637	\$4,875,929 4,527	\$3,373,126 4,498	\$10,130,155 4,149	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$33.16	\$29.90	\$30.75	\$25.82	\$23.00	\$31.96	\$27.73	\$31.14	16
17	LOCATION	SARATOGA AVE. HANCOCK ST. HALSEY ST. (BROOKLYN)	VERNON AVE. SUMNER AVE. MYRTLE AVE. (BROOKLYN)	FIRST AVE. ISAACS HOUSES F.D.R. DRIVE E. 92ND ST. (MANHATTAN)	W. 156TH ST. ST. NICHOLAS AVE. AMSTERDAM AVE. (MANHATTAN)	BERGEN ST. KINGSBOROUGH HOUSES (BROOKLYN)	BROADWAY MACDOUGAL ST. STONE AVE. (BROOKLYN)	ROCKAWAY FRWY BCH CHANNEL DR. (QUEENS)	THIRD AVE. NEVINS ST. WYCKOFF ST. BAL TIC ST. (BROOKLYN)	17
18	COMPLETION DATE	12-31-66	5-31-67	4-30-69	3-31-67	5-31-66	3-31-68	3-31-67	12-31-66	18

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-76	NY 5-80	NY 5-81	NY 5-82	NY 5-83	NY 5-84	NY 5-85		LINE
	REHABILITATION *	E.R. MOORE	LANGSTON HUGHES APARTMENTS	SETH LOW	ELEANOR ROOSEVELT II	CARTER G. WOODSON	MAX MELTZER TOWER	RAFAEL HERNANDEZ	
1	321	463	514	535	342	407	231	149	1
2	1,226	2,165½	2,449	2,544½	1,496	1,422	751	614	2
	3.82	4.68	4.76	4.76	4.37	3.49	3.25	4.12	
3	590	1,430	1,760	1,730	1,030	470	280	350	3
4	18	2	3	4	3	2	1	1	4
5	—	20	22	17-18	14-15	10-25	20	17	5
6	76,667	117,000	241,990	256,459	146,506	140,000	50,180	44,689	6
	1.0	2.7	5.6	5.9	3.4	3.2	1.2	1.0	
7	76,667	117,000	241,990	256,459	146,506	100,000	50,180	44,689	7
	1.0	2.7	5.6	5.9	3.4	2.3	1.2	1.0	
8	55,927	21,826	23,502	45,163	24,067	24,456	6,910	13,167	8
9	3,646,353	4,029,275	4,599,540	4,802,466	2,801,874	2,792,393	1,316,253	1,293,680	9
10	72.9	18.7	9.7	17.6	16.4	17.5	13.8	29.5	10
11	590	530	314	293	305	147	233	350	11
12	\$1,546,158	\$597,833	\$1,208,600	\$1,668,570	\$1,349,726	\$713,400	\$818,576	\$632,798	12
	20.17	5.96	6.44	6.95	9.21	5.10	16.31	14.16	
13	\$3,179,379	\$5,509,620	\$6,700,871	\$6,309,345	\$3,648,602	\$4,997,624	\$5,211,931 (E)		13
	2,593	2,544	2,736	2,480	2,439	3,515	3,818		
14	\$1,184,397	\$1,149,208	\$2,378,593	\$2,334,347	\$1,451,890	\$2,514,963	\$2,690,883 (E)		14
	966	531	971	917	1,769		1,971		
15	\$5,909,934 (A-3)	\$7,256,661	\$10,288,064	\$10,312,262	\$6,450,218	\$8,225,987	\$9,354,188 (E)		15
	4,821	3,351	4,201	4,053	4,312	5,785	6,853		
16	\$32.03	\$30.65	\$28.95	\$29.97	\$31.81	\$23.81	\$26.35		16
17	MANHATTAN BRONX QUEENS	E. 149TH ST. JACKSON AVE. TRINITY AVE.  (BRONX)	ROCKAWAY AVE. STONE AVE. SUTTER AVE. BELMONT AVE. (BROOKLYN)	SACKMAN ST. POWELL ST. CHRISTOPHER AVE. PITKIN AVE. (BROOKLYN)	LEWIS AVE. STUYVESANT AVE. HART ST. PULASKI ST. (BROOKLYN)	BLAKE AVE. LIVONIA AVE. POWELL ST. JUNIUS ST. (BROOKLYN)	E. FIRST ST. FIRST AVE. E. SECOND ST. AVE. "A" (MANHATTAN)	ALLEN ST. STANTON ST. ELDRIDGE ST. E. HOUSTON ST. (MANHATTAN)	17
18	1-31-64	3-31-64	6-30-68	12-31-67	12-31-70	8-31-70	8-31-71	8-31-71	18

\* See page 48 for details

(A-3) (E) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-86(F) BEACH 41st ST BEACH CHANNEL DR.	NY 5-87 SURFSIDE GARDENS	NY 5-88 GERALD J. CAREY GARDENS	NY 5-89 WILLIAM REID APARTMENTS	NY 5-90 1010 E. 178th ST.	NY 5-91 (F) PENNSYLVANIA AVE. WORTMAN AVE.	NY 5-92 METRO NORTH PLAZA	LINE
1	NUMBER OF APARTMENTS	712	600	674	230	220	336	275	1
2	NO. OF RENTAL ROOMS	3,106	2,581	3,104	748	942	1,386½	1,318½	2
	AVERAGE NO. OF R/R PER APT.	4.36	4.30	4.61	3.25	4.28	4.13	4.79	
3	POPULATION (Estimated)	2,110	1,570	2,190	280	550	840	880	3
4	RESIDENTIAL BUILDINGS	4	5	3	1	1	3	3	4
5	NUMBER OF STORIES	13	14-15	15-17	20	21	8-16	7-8-11	5
6	TOTAL AREA-Sq. Ft.	580,000	323,050	364,406	68,762	88,172	236,930	112,946	6
	Acres	13.3	7.4	8.4	1.6	2.0	5.4	2.6	
7	NET PROJECT AREA Sq. Ft.	580,000	323,050	364,406	68,762	88,172	236,930	99,827	7
	(Excluding Park) Acres	13.3	7.4	8.4	1.6	2.0	5.4	2.3	
8	ALL BUILDING COVERAGE-Sq. Ft.	66,756	36,810	58,078	13,285	14,691	40,998	34,752	8
9	CUBAGE-Cu. Ft.	6,385,727	5,005,316	6,234,149	1,397,832	1,841,787	2,712,190	2,668,090	9
10	COVERAGE (Line 8 ÷ 6) %	11.5	11.4	15.9	19.3	16.6	17.3	30.8	10
11	DENSITY (Persons per Acre)	159	212	261	175	275	156	338	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$769,062 1.31	\$1,752,365 5.86	\$1,921,554 5.27	\$216,731 3.15	\$130,000(D) 1.47	\$1,051,049 5.16	\$146,000 1.48	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$17,202,330 5,538	\$8,020,571 3,108	\$9,600,854 3,093	\$2,708,949 3,622	\$3,493,403 3,708	\$8,059,376 5,813	\$4,486,152 3,402	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$6,814,608 2,194	\$3,805,028 1,474	\$5,474,096 1,764	\$984,480 1,316	\$1,408,002 1,495	\$2,825,596 2,038	\$2,101,713 1,594	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$24,786,000 7,980	\$13,577,964 5,261	\$16,996,504 5,476	\$3,910,160 5,227	\$5,031,405 5,341	\$11,936,021(A-1) 8,609	\$6,733,865 5,107	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$30.40	\$27.10	\$27.65	\$27.73	\$29.48	\$30.90	\$27.45	16
17	LOCATION	B. 38TH ST. B. 41ST ST. NORTON AVE. B. CHANNEL DR. (QUEENS)	W. 31ST ST. NEPTUNE AVE. W. 33RD ST. SURF AVE. (BROOKLYN)	W. 24TH ST. NEPTUNE AVE. W. 22ND ST SURF AVE. (BROOKLYN)	TROY AVE. ALBANY AVE. E. NEW YORK AVE. MAPLE ST. (BROOKLYN)	URBAN RENEWAL E. TREMONT AVE. BRYANT AVE. E. 178TH ST. BOSTON RD. (BRONX)	PENNSYLVANIA AVE. WORTMAN AVE. STANLEY AVE. VERMONT ST. (BROOKLYN)	URBAN RENEWAL E. 101ST ST. FIRST AVE. E. 102ND ST. SECOND AVE. (MANHATTAN)	17
18	COMPLETION DATE	11-30-73	6-30-69	11-30-70	11-30-49	3-31-71	9-30-72	8-31-71	18

(A-1) (D) (F) See page 50 for Explanatory Notes.

## PROJECTS IN FULL OPERATION

### FEDERAL PROJECTS

LINE	NY 5-93	NY 5-95 (F)	NY 5-96	NY 5-98	NY 5-100	NY 5-106 (F)	NY 5-108 (F) (I)	NY 5-111	LINE	
	LEWIS H. LATIMER GARDENS	2440 BOSTON RD.	LEWIS DAVIDSON, SR. (G)	MIDDLETOWN PLAZA (F)	THROGGS NECK ADDITION	SEWARD PARK EXTENSION	BAILEY AVE. W. 193RD ST.	108th ST. 62nd DR.	BARUCH HOUSES ADDITION	
1	423	235	175	179	287	360	233	430	197	1
2	1.711	843	848½	622½	1.341	1.605½	990	1,811½	668½	2
	4.04	3.59	4.85	3.48	4.67	4.46	4.25	4.21	3.39	
3	910	320	610	230	850	980	600	1,190	240	3
4	4	1	1	1	4	2	1	3	1	4
5	10	20	8	15	8-11	23	19	12	23	5
6	167,134	84,416	82,967	49,309	384,899	90,637	99,606	359,923	47,204	6
	3.8	1.9	1.9	1.1	8.8	2.1	2.2	8.3	1.1	
7	167,134	84,416	82,967	34,309	384,899	90,637	78,436	359,923	47,204	7
	3.8	1.9	1.9	.8	8.8	2.1	1.8	8.3	1.1	
8	40,077	15,045	24,796	10,076	39,315	23,922	13,621	53,683	6,149	8
9	3,430,247	1,589,318	1,647,000	1,078,917	2,755,918	3,370,430	1,877,893	3,673,511	1,268,931	9
10	24.0	17.8	29.9	20.4	10.2	26.3	13.7	14.9	13.0	10
11	239	168	321	209	97	467	273	143	218	11
12	\$556,720	\$293,500	\$524,572	\$136,273	See Note (H)	\$180,000 (D)	\$547,783	\$2,328,494	\$70,000	12
	3.39	3.74	6.32	2.76		1.99	5.50	6.47	1.48	
13	\$6,074,074	\$5,378,086		\$10,684,180 (E)	\$4,972,739	\$8,113,857	\$5,733,090	\$19,973,439	\$4,308,149	13
	3.550	6.380		7.263	3.708	5.054	5.791	11,026	6.445	
14	\$2,680,165	\$1,498,414		\$3,449,975 (E)	\$2,433,159	\$3,577,608	\$1,825,127	\$6,875,187	\$2,361,851	14
	1.566	1.777		2.345	1.814	2.228	1.844	3.795	3.533	
15	\$9,310,939	\$7,170,000		\$14,795,000 (E)	\$7,405,898	\$11,871,465	\$8,106,000	\$29,177,120	\$6,740,000 (A-5)	15
	5.442	8.505		10.058	5.523	7.394	8.188	16,107	10.087	
16	\$32.26	\$26.31	\$28.79	\$29.95	\$32.93	\$27.71	\$36.42	\$59.94	\$27.21	16
17	34TH AVE. 35TH AVE. LINDEN PL. LEAVITT ST. 137TH ST. (QUEENS)	MACE AVE. HOLLAND AVE. WARING AVE. BOSTON RD. (BRONX)	MODEL CITY PROSPECT AVE. HOME ST. 167TH ST. UNION AVE. (BRONX)	ROBERTS AVE. JARVIS AVE. MIDDLETOWN RD. HOBART AVE. (BRONX)	DEWEY AVE. BALCOLM AVE. RANDALL AVE. THROGGS NECK HOUSES (BRONX)	URBAN RENEWAL BROOME ST. NORFOLK ST. GRAND ST. ESSEX ST. (MANHATTAN)	BAILEY AVE. W. 193RD ST. HEATH AVE. (BRONX)	108TH ST. 62ND DR. COLONIAL AVE. HORACE HARDING EXP. (QUEENS)	COLUMBIA ST. BARUCH HOUSES (MANHATTAN)	17
18	9-30-70	8-31-72	8-31-73	8-31-73	9-30-71	10-31-73	5-31-73	11-30-75	4-30-77	18

(A-5) (D) (E) (F) (G) (H) (I) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-114 (FORMERLY CITY PROGRAM PART II)				NY 5-114E	NY 5-117 (F)	NY 5-120 (F)	NY 5-121 (G)	LINE
		NY 5-114A EAST- CHESTER	NY 5-114B SHEEPSHEAD BAY	NY 5-114C SOUTH BEACH	NY 5-114D WOODSIDE	NY 5-114E RALPH J. RANGEL	UNITY PLAZA (SITES 4,5A,6, 7,9,11,12,27)	LOUIS ARMSTRONG HOUSES	DR. RAMON E. BETANCES	
1	NUMBER OF APARTMENTS	874	1,056	422	1,357	984	462	371	309	1
2	NO. OF RENTAL ROOMS	4,239	4,896	1,923½	6,119½	4,472½	2,150	1,802	1,424½	2
	AVERAGE NO. OF R/R PER APT.	4.85	4.64	4.56	4.51	4.55	4.65	4.86	4.61	
3	POPULATION (Estimated)	2,640	2,570	1,170	4,120	2,550	1,560	1,340	910	3
4	RESIDENTIAL BUILDINGS	10	18	8	20	8	5	49	13	4
5	NUMBER OF STORIES	7-8	6	6	6	14	6	2-4-6	3-4-11-19	5
6	TOTAL AREA-Sq. Ft.	653,856	1,036,600	708,283	971,398	475,672	249,250	245,481	136,173	6
	Acres	15.0	23.8	16.3	22.3	10.9	5.7	5.6	3.1	
7	NET PROJECT AREA Sq. Ft.	607,396	953,637	638,737	971,398	475,672	249,250	245,481	136,173	7
	(Excluding Park) Acres	13.9	21.9	14.7	22.3	10.9	5.7	5.6	3.1	
8	ALL BUILDING COVERAGE-Sq. Ft.	115,918	159,727	68,084	186,009	71,671	89,543	94,311	40,862	8
9	CUBAGE-Cu. Ft.	7,891,470	10,080,777	3,921,651	10,715,226	7,911,809	5,304,133	4,800,020	2,587,665	9
10	COVERAGE (Line 8 ÷ 6) %	17.7	15.4	9.6	19.1	15.1	35.9	38.4	30.0	10
11	DENSITY (Persons per Acre)	176	108	72	185	234	274	239	294	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$307.441	\$549.891	\$58.614	\$1,708.319	\$700.001	\$1,366.000	\$1,638.000	\$503.000	12
		.56	.60	.09	1.92	1.47	5.48	6.67	3.69	
13	CONSTRUCTION COST	\$8,067,466	\$10,247,564	\$4,470,724	\$10,924,730	\$7,824,219	\$11,427,828	\$9,839,426	\$8,109,509	13
	PER RENTAL ROOM	1,903	2,093	2,324	1,785	1,749	5,390	5,460	5,693	
14	SITE IMPR. & OTHER COSTS	\$1,139,093	\$1,798,545	\$847,662	\$1,143,951	\$2,088,780	\$4,093,172	\$3,232,574	\$1,693,491	14
	PER RENTAL ROOM	269	367	441	187	467	1,931	1,794	1,192	
15	DEVELOPMENT COST	\$9,514,000(J)	\$12,596,000(J)	\$5,377,000(J)	\$13,777,000(J)	\$10,613,000(J)	\$16,887,000	\$14,710,000	\$10,310,000	15
	PER RENTAL ROOM	2,244	2,573	2,795	2,251	2,373	7,966	8,163	7,238	
16	AVERAGE MONTHLY RENT	\$36.38	\$36.17	\$38.18	\$38.93	\$37.80	\$29.89	\$29.53	\$30.56	16
	PER RENTAL ROOM									
17	LOCATION	BURKE AVE. BOUCK AVE. ADEE AVE. YATES AVE. (BRONX)	AVENUE "V" BATCHELDER ST. AVENUE "X" NOSTRAND AVE. (BROOKLYN)	KRAMER ST. LAMPORT BLVD. REID AVE. PARKINSON AVE. (STATEN ISLAND)	49TH ST. 51ST ST. 31ST AVE. NEWTOWN RD. (QUEENS)	HARLEM RIVER DR. POLO GROUNDS HARLEM RIVER DRIVEWAY (MANHATTAN)	MODEL CITY BLAKE AVE. SHEFFIELD AVE. DUMONT AVE. HINSDALE ST. (BROOKLYN)	MODEL CITY CLIFTON PL. MARCY AVE. GATES AVE. BEDFORD AVE. (BROOKLYN)	MODEL CITY BROOK AVE. E. 144TH ST. ST. ANN'S AVE. E. 143RD ST. (BRONX)	17
18	COMPLETION DATE	6-1-50	8-8-50	3-20-50	12-30-49	9-30-51	9-30-73	5-31-73	5-31-73	18

(F) (G) (J) See pages 50 & 51 for Explanatory Notes.



# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-124 E. 180th ST. MONTEREY AVE.	NY 5-140 * F.H.A. REPOSSESSED HOUSES (GROUP I)	NY 5-149 (G) CORSE HOUSE	NY 5-151 IRA S. ROBBINS PLAZA	NY 5-155 * F.H.A. REPOSSESSED HOUSES (GROUP II)	NY5-158 * F.H.A. REPOSSESSED HOUSES (GROUP II)	NY5-159 * F.H.A. REPOSSESSED HOUSES (GROUP IV)	NY 5-166 MARCUS GARVEY (GROUP A)	LINE
1	239	107	171	150	63	43	64	321	1
2	1,061½ 4.44	568½ 5.31	555½ 3.25	507½ 3.38	338½ 5.37	236½ 5.50	350 5.47	1,542½ 4.81	2
3	730	190	220	190	290	200	300	1,120	3
4	1	104	1	1	61	42	63	3	4
5	10	1-2	16	20	1-2-3	1-2	1-2-3	3-6-13-14	5
6	78,743 1.8	292,620 6.7	32,004 .8	12,553 3	168,763 3.9	112,031 2.6	180,899 4.2	142,730 3.3	6
7	78,743 1.8	292,620 6.7	32,004 .8	12,553 3	168,763 3.9	112,031 2.6	180,899 4.2	142,730 3.3	7
8	30,800	101 One Family Houses	20,446	6,773	59 One Family Houses	41 One Family Houses	62 One Family Houses	40,745	8
9	2,072,776	Houses	1,361,650	974,866	Houses	Houses	Houses	3,257,257	9
10	39.1	3 Two Family Houses	63.9	54.0	2 Two Family Houses	1 Two Family House	1 Two Family House	28.5	10
11	406	Houses	275	633	Houses	House	House	339	11
12	- \$215,591 3.11	\$1,937,900 6.62	\$317,869 9.93	\$420,000 33.46	\$1,188,200 7.04	\$842,400 7.52	\$1,292,100 7.14	\$160,500 (D) 1.12	12
13	\$6,640,106 6,255	\$114,604 202	\$4,642,410 8,357	\$3,628,041 7,149	\$83,225 246	\$57,882 245	\$88,876 254	\$9,282,988 6,018	13
14	\$1,871,303 1,763	\$21,341 38	\$1,640,242 2,953	\$807,864 1,592	\$5,575 16	\$5,558 24	\$3,362 10	\$3,036,512 1,969	14
15	\$8,727,000 (A-1) 8,221	\$2,073,845 3,648	\$6,600,521 11,882	\$4,855,905 9,568	\$1,277,000 3,773	\$905,840 3,830	\$1,384,338 3,955	\$12,480,000 8,091	15
16	\$32.15	\$28.68	\$28.45	\$33.37	\$28.68	\$28.68	\$28.68	\$29.54	16
17	E. 180TH ST. E. 181ST ST. LAFONTAINE AVE. QUARRY RD. (BRONX)	58 QUEENS 3 BROOKLYN 2 BRONX 1 STATEN ISLAND	E. 116TH ST. E. 117TH ST. FIRST AVE. SECOND AVE. (MANHATTAN)	E. 70TH ST. FIRST AVE. E. 71ST ST. SECOND AVE (MANHATTAN)	59 QUEENS 2 BRONX	38 QUEENS 2 BRONX 2 BROOKLYN	58 QUEENS 3 BRONX 2 BROOKLYN	U.R.A. MODEL CITY E. N.Y. AVE. AMBOY ST. PITKIN AVE. STRAUSS ST. (BROOKLYN)	17
18	9-30-73	10-31-69	11-30-73	2-28-75	9-30-70	4-30-71	6-30-61	2-28-75	18

\* Acquisition with rehabilitation

(A-1) (D) (G) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NY 5-181 (FORMERLY CITY PROGRAM PART I)						NY 5-182 * F.H.A. REPOSSESSED HOUSES (GROUP V)	LINE
		NY 5-178 (F) TWIN PARKS WEST (SITES 1 & 2)	NY 5-181A FIRST HOUSES	NY 5-181B VLADECK	NY 5-181C J.L. ELLIOTT	NY 5-181D JACOB RIIS			
1	NUMBER OF APARTMENTS	312	123	240	608	578	157	1	
2	NO. OF RENTAL ROOMS	1,516	379	1,080	2,789	2,705	856½	2	
	AVERAGE NO. OF R/K PER APT.	4.86	3.08	4.50	4.59	4.68	5.46		
3	POPULATION (Estimated)	1,150	170	520	1,740	1,790	730	3	
4	RESIDENTIAL BUILDINGS	1	8	4	4	6	146	4	
5	NUMBER OF STORIES	9-11-15-16	4-5	6	11-12	6-13-14	1-2-3	5	
6	TOTAL AREA-Sq. Ft.	159,070	53,532	96,933	204,530	258,562	431,792	6	
	Acres	3.7	1.2	2.2	4.7	5.9	9.9		
7	NET PROJECT AREA Sq. Ft.	159,070	53,532	96,933	204,530	258,562	431,792	7	
	(Exchanging Park) Acres	3.7	1.2	2.2	4.7	5.9	9.9		
8	ALL BUILDING COVERAGE-Sq. Ft.	33,186	24,540	28,827	45,023	43,916		8	
9	CUBAGE-Cu. Ft.	3,411,979	1,411,795	1,766,160	4,301,454	4,497,120	137 One Family Houses	9	
10	COVERAGE (Line 8 ÷ 6)%	20.9	45.8	29.7	22.0	17.0	8 Two Family Houses	10	
11	DENSITY (Persons per Acre)	311	142	236	370	303	1 Four Family House	11	
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$156,000(D) .98	\$220,312 2.72	\$338,290 3.90	\$1,102,737 6.62	\$1,143,525 5.63	\$3,095,300 7.17	12	
13	CONSTRUCTION COST PER RENTAL ROOM	\$11,068,511 7.301	*\$1,164,331 3.072	\$814,595 754	\$3,457,965 1,240	\$3,987,696 1,474	\$308,775 361	13	
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,054,489 2.015	*Included above	\$116,605 108	\$481,640 173	\$1,208,299 447	\$15,925 19	14	
15	DEVELOPMENT COSTS PER RENTAL ROOM	\$14,279,000 9,419	\$1,384,643 (J) 3,653	\$1,269,490 (J) 1,175	\$5,042,342 (J) 1,808	\$6,339,520 (J) 2,344	\$3,420,000 3,993	15	
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$33.65	\$30.66	\$29.95	\$35.14	\$31.59	\$28.68	16	
17	LOCATION	URBAN RENEWAL WEBSTER AVE. E. 182ND ST. TIEBOUT AVE. E. 184TH ST. (BRONX)	EAST 2ND ST. E. 3RD ST. AVENUE "A" 1ST AVENUE (MANHATTAN)	MADISON ST. CHERRY ST. JACKSON ST. (MANHATTAN)	W. 25TH ST. CHELSEA PARK. NINTH AVE. TENTH AVE. (MANHATTAN)	F.D.R. DRIVE AVENUE "D" EAST 6TH ST. EAST 8TH ST. (MANHATTAN)	131 QUEENS 13 BROOKLYN 2 BRONX	17	
18	COMPLETION DATE	9-30-74	5-31-66	10-25-40	7-15-47	1-31-49	9-30-72	18	

\* Acquisition with rehabilitation

(D) (F) (J) See pages 50 & 51 for Explanatory Notes.

## PROJECTS IN FULL OPERATION

### FEDERAL PROJECTS

LINE	NY 5-183 (FORMERLY PART OF CITY PROGRAM PART III)			NY5-184 **	NY5-188 (F)	NY5-197 *	NY5-198 *	NY5-199 *	LINE
	NY 5-183A DYCKMAN	NY 5-183B SEDGWICK	NY 5-183C LEXINGTON	RAVENSWOOD	FIorentino PLAZA	F. H. A. REPOSSESSED HOUSES (GROUP VII)	F. H. A. REPOSSESSED HOUSES (GROUP VIII)	F. H. A. REPOSSESSED HOUSES (GROUP VI)	
1	1,167	786	448	2,166	160	39	37	36	1
2	5,050	3,320½	1,901	9,140	796	213½	199½	198	2
	4.33	4.22	4.24	4.22	4.98	5.47	5.39	5.50	
3	2,920	1,990	1,010	5,020	550	170	170	170	3
4	7	7	4	31	8	39	37	34	4
5	14	14-15	14	6-7	4	1 1½-2-2½	1-1½-2-2½	1-1½-2-2½	5
6	613,884	319,008	151,467	1,667,814	92,500	110,003	99,166	104,414	6
	14.1	7.3	3.5	38.3	2.1	2.5	2.3	2.4	
7	570,318	319,008	151,467	1,537,135	92,500	110,003	99,166	104,414	7
	13.1	7.3	3.5	35.3	2.1	2.5	2.3	2.4	
8	80,457	59,598	35,222	346,053	42,189				8
9	9,780,114	6,642,484	3,879,000	18,107,100	1,916,306	39 One Family Houses	37 One Family Houses	32 One Family Houses	9
10	13.1	18.7	23.3	20.8	45.6			2 Two Family Houses	10
11	207	273	289	131	262				11
12	\$1,688,147	\$617,165	\$300,000	\$1,172,517	\$518,000	\$908,650	\$849,550	\$764,800	12
	2.83	1.93	1.90	.82	5.60	8.26	8.57	7.32	
13	\$9,289,102	\$6,433,254	\$3,576,253	\$16,213,348	\$4,508,533	\$82,820	\$77,532	\$75,534	13
	1,839	1,937	1,881	1,774	5,664	388	389	381	
14	\$3,225,666	\$1,347,422	\$903,899	\$4,018,131	\$1,111,899	\$3,530	\$2,918	\$4,666	14
	639	406	475	440	1,397	17	15	24	
15	\$14,202,915 (J)	\$8,397,841 (J)	\$4,780,152 (J)	\$21,403,996 (J)	\$6,138,432	\$995,000	\$930,000	\$845,000	15
	2,812	2,529	2,515	2,342	7,712	4,660	4,662	4,268	
16	\$45.19	\$41.18	\$42.61	\$42.95	\$28.53	\$28.68	\$28.68	\$28.68	16
17	DYCKMAN ST. NAGLE AVE. W. 204TH ST. 10TH AVE. (MANHATTAN)	UNDERCLIFF AVE. W. 174TH ST. UNIVERSITY AVE. (BRONX)	E. 98TH ST. THIRD AVE. E. 99TH ST. PARK AVE. (MANHATTAN)	12TH ST. 34TH ST. 24TH ST. 36TH AVE. (QUEENS)	GLENMORE AVE. VAN SICLEN AVE. PITKIN AVE. WYONA ST. (BROOKLYN)	38 QUEENS 1 BRONX	36 QUEENS 1 BROOKLYN	31 QUEENS 1 BRONX 2 BROOKLYN	17
18	4-25-51	3-23-51	3-16-51	7-31-51	10-31-71	7-31-76	7-31-76	7-31-76	18

\* Acquisition with rehabilitation  
 \*\* Formerly part of city program Part III

(F) (J) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	PROJECT DATA	NYS-200 * MORRIS PARK SR. CITIZENS HOME	NYS-201 * LONG ISLAND BAPTIST HOUSES	NYS-202 * W. 114 ST. REHAB. BLDG.	NYS-203 * SHELTON HOUSE	NYS-205 * SACK WERN	NY 5-206 * F.H.A. REPOSSESSED HOUSES (GROUP IX)	NY 5-210 * GRAMPION	LINE
1	NUMBER OF APARTMENTS	97	232	458	155	420	134	36	1
2	NO. OF RENTAL ROOMS	313½	1,056	2,020	512	1,953	676	160½	2
	AVERAGE NO. OF R/R PER APT.	3.23	4.55	4.41	3.30	4.65	5.04	4.46	
3	POPULATION (Estimated)	110	700	1,110	180	1,200	600	90	3
4	RESIDENTIAL BUILDINGS	1	4	36	1	7	73	1	4
5	NUMBER OF STORIES	9	6	5	12	6	1-1½-2-2½-3	7	5
6	TOTAL AREA-Sq. Ft.	10,000	78,700	90,000	21,844	226,969	160,628	7,144	6
	Acres	.2	1.8	2.1	.5	5.2	3.7	2	
7	NET PROJECT AREA Sq. Ft. (Excluding Park) Acres	10,000 .2	78,700 1.8	90,000 2.1	21,844 .5	226,969 5.2	160,628 3.7	7,144 2	7
8	ALL BUILDING COVERAGE-Sq. Ft.	6,461	37,700	64,800	14,991	63,056	{ 14 ONE FAMILY HOUSES 57 TWO FAMILY HOUSES 2 THREE FAMILY HOUSES }	5,000	8
9	CUBAGE-Cu. Ft.	561,310	2,490,500	3,888,000	1,287,831	3,782,352		377,500	9
10	COVERAGE (Line 8:6)%	64.6	47.9	72.0	68.6	278		70.0	10
11	DENSITY (Persons per Acre)	550	389	529	360	231	450	11	
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$1,245,468 124.55	\$2,591,601 32.93	\$6,408,942 71.21	\$1,880,500 86.09	\$4,830,500 21.28	\$404,000 2.52	\$472,000 66.07	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$500,503 1,597	\$4,989,541 4,725	\$6,274,407 3,106	\$911,232 1,780	\$1,732,500 887	\$2,954,700 4,371	\$359,100 2,237	13
14	SITE IMPR. & OTHER PER RENTAL ROOM	\$244,029 778	\$4,298,858 4,071	\$1,161,651 575	\$823,268 1,608	\$2,337,000 1,197	\$661,300 978	\$238,900 1,488	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$1,990,000 6,348	\$11,845,000 11,250	\$13,845,000 6,854	\$3,615,000 7,061	\$8,900,000 4,557	\$4,020,000 5,947	\$1,070,000 6,667	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$23.14	\$25.47	\$25.94	\$29.18	\$41.92	\$36.19	\$27.52	16
17	LOCATION	E. 124TH ST. MADISON AVE. 5TH AVE. (MANHATTAN)	SUTTER AVE. SHEFFIELD AVE. DUMONT AVE. HINSDALE AVE. (BROOKLYN)	W. 114TH ST. 7TH AVE. 8TH AVE. (MANHATTAN)	162ND ST. 89TH AVE. 163RD ST. JAMAICA AVE. (QUEENS)	BEACH AVE. TAYLOR AVE. NOBLE AVE. ROSEDALE AVE. (BRONX)	18 QUEENS 55 BROOKLYN	182ND ST. ST. NICHOLAS AVE. (MANHATTAN)	17
18	COMPLETION DATE	4-30-77	6-30-81	4-30-77	10-31-78	5-31-77	6-30-82	5-31-77	18

\* Acquisition with rehabilitation

# PROJECTS IN FULL OPERATION

## FEDERAL PROJECTS

LINE	NY 5-211 * RUTLAND TOWERS	NY 5-212 * F.H.A.REPOSSESSED HOUSES (GROUP X)	NY 36-P005-217 * DR. BETANCES VI	NY 36-P005-218 BUSHWICK-P.60	NY 36-P005-227 TWIN PARKS EAST (SITE 9)	NY 36-P005-264 PEDRO ALBIZU CAMPOS PLAZA II	TOTAL OPERATING FEDERAL CONVENTIONAL 143 PROJECTS	LINE
1	64	139	155	324	219	224	90,926	1
2	237	764½	731	1422½	690½	1,087	408,096½	2
	3.70	5.50	4.72	4.40	3.15	4.85	4.49	
3	130	670	550	1,000	270	680	255,870	3
4	1	134	3	4	1	2	1,913	4
5	6	1-1½-2-2½	5-6	7-14	14	9-17	—	5
6	19,400	389,093	54,604	202,500	71,490	93,155	56,345,992	6
	.4	8.9	1.3	4.6	1.6	2.1	1,294.1	
7	19,400	389,093	54,604	202,500	71,490	93,155	53,203,705	7
	.4	8.9	1.3	4.6	1.6	2.1	1,221.8	
8	13,470	129 ONE FAMILY HOUSES 5 TWO FAMILY HOUSES	18,582	41,000	11,388	29,149	9,600,361	8
9	642,963		993,708	351,600	1,505,284	2,470,285	762,205,949	9
10	69.4		34.0	20.2	15.9	31.8	17.7	10
11	.326		423	217	169	324	198	11
12	\$1,119,600	\$2,530,000	\$1,300,000	\$178,000	\$109,500	\$114,000	\$222,845,112	12
	57.71	6.50	23.81	.88	1.53	1.22	4.38	
13	\$136,500	\$1,808,100	\$7,312,186	\$15,004,071	\$8,821,283	\$13,196,286	\$961,276,909	13
	576	2,365	10,003	10,551	12,775	12,140	2,356	
14	\$343,900	\$1,151,900	\$2,437,814	\$5,457,929	\$2,504,217	\$4,214,414	\$312,718,387	14
	1,451	1,507	3,335	3,838	3,627	3,877	766	
15	\$1,600,000	\$5,490,000	\$11,050,000	\$20,640,000	\$11,435,000	\$17,524,700	\$1,496,840,408	15
	6,751	7,181	15,116	14,515	16,560	16,122	3,668	
16	\$64.04	\$31.71	32.84	\$29.83	\$23.46	\$38.23	\$32.44	16
17	EAST NEW YORK AVE. E. 91ST ST. E. 92 ST. RUTLAND RD. (BROOKLYN)	QUEENS	E. 147TH ST. E. 146TH ST. ST. ANNS AVE. WILLIS AVE. (BRONX)	LINDEN ST. WILSON AVE. GROVE ST. (BROOKLYN)	CLINTON AVE. E. 180TH ST. PROSPECT AV. OAKLAND PL. (BRONX)	AVENUE B E. 14TH ST AVENUE C E. 13TH ST. (MANHATTAN)	—	17
18	5-31-77	6-30-82	9-30-82	8-31-81	11-30-81	9-30-82	—	18

\* Acquisition with rehabilitation

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

LINE	PROJECT DATA	NY 5-103 572 WARREN ST.	NY 5-104 (K) LOW INCOME HOUSING DEMONSTRATION	NY 5-110 FORT INDEPENDENCE ST. HEATH AVE.	NY 5-116 (F) BEDFORD STUYVESANT (SITES 11, 12, 13, 14)	NY 5-118 (G) DR. BETANCES II (NEW CONSTR.) (SITES 9, 13, 18)	NY 5-122 CASSIDY PLACE- LAFAYETTE AVE.	LINE
1	NUMBER OF APARTMENTS	200	18	344	248	175	380	1
2	NO. OF RENTAL ROOMS	841½	114	1,524½	1,276	859	1,292	2
	AVERAGE NO. OF R. R. PER APT	4.21	6.33	4.43	5.15	4.91	3.40	
3	POPULATION (Estimated)	520	90	970	1,100	630	440	3
4	RESIDENTIAL BUILDINGS	1	9	1	5	4	4	4
5	NUMBER OF STORIES	6	3	21	4	4-6	6	5
6	TOTAL AREA-Sq. Ft.	81,700	16,284	149,152	162,118	105,015	224,294	6
	Acres	1.9	4	3.4	3.7	2.4	5.1	
7	NET PROJECT AREA Sq. Ft.	81,700	16,284	149,152	162,118	105,015	224,294	7
	(Excluding Park) Acres	1.9	4	3.4	3.7	2.4	5.1	
8	ALL BUILDING COVERAGE-Sq. Ft.	28,530	9,331	25,162	67,372	43,313	54,589	8
9	CUBAGE-Cu. Ft.	1,726,301	392,500	3,321,343	3,123,424	2,393,548	2,858,593	9
10	COVERAGE (Line 8÷6) %	34.9	57.3	11.2	41.6	41.2	24.3	10
11	DENSITY (Persons per Acre)	274	225	285	297	263	86	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.							12
13	CONSTRUCTION COST PER RENTAL ROOM	Acquisition Cost \$5,658,498 Other Costs 326,100	Development Cost based on Appraisal	Acquisition Cost \$9,960,107 Other Costs 929,893	Acquisition Cost \$7,412,000 Other Costs 390,067	Acquisition Cost \$5,882,500 Other Costs 2,138,500	Acquisition Cost \$6,512,700 Other Costs 354,204	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	Total \$5,984,598 7,112	\$209,000 1,833	Total \$10,890,000 7,143	Total \$7,802,067 6,114	Total \$8,021,000 9,338	Total \$6,866,904 5,315	14
15	DEVELOPMENT COST PER RENTAL ROOM							15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$28.98	\$27.48	\$35.23	\$33.83	\$26.84	\$28.85	16
17	LOCATION	WARREN ST. BALIIC ST. THIRD AVE. FOURTH AVE. (BROOKLYN)	ROGERS AVE. NOSTRAND AVE. (BROOKLYN)	FT. INDEPENDENCE ST. HEATH AVE. BAILEY PL. BAILEY AVE. SUMMIT PL. (BRONX)	GREENE AVE. GATES AVE. TOMPKINS AVE. MARCUS AVE. (BROOKLYN)	MODEL CITY 136TH ST. 140TH, 144TH STS. JACKSON AVE. WILLIS AVE. (BRONX)	CASSIDY PL. FILLMORE ST. LAFAYETTE AVE. CLINTON AVE. (STATEN ISLAND)	17
18	COMPLETION DATE	8-31-72	2-29-68	11-30-74	10-31-74	7-31-73	9-30-71	18

(F) (G) (K) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

LINE	NY 5-123 CONEY ISLAND I (SITES 4 & 5)	NY 5-126 335 E. 111th ST.	NY 5-127 PARK AVE. E. 122nd ST. E. 123rd ST.	NY 5-129 FENIMORE ST. LEFFERTS AVE.	NY 5-132 (F) WEEKSVILLE GARDENS	NY 5-133 (F) BEDFORD- STUYVESANT (SITES 42,47,48a, 48)	NY 5-134 DR. BETANCES III (REHAB.) (SITES 9,13,18)	NY 5-135 (G) DR. BETANCES IV (NEW CONSTR.) (SITES 4,5,9)	LINE
1	376	66	90	36	257	331	132	282	1
2	1,885	267½	419	180	1,296	1,621½	665½	1,370	2
	5.01	4.05	4.66	5.00	5.04	4.90	5.04	4.86	
3	1,470	140	270	140	1,090	1,220	470	1,000	3
4	1	1	2	18	2	5	7	8	4
5	11-13-15-17	6	6	2	4	4	5-6	3-4-6	5
6	187,318	20,205	32,127	33,705	141,365	192,058	49,767	189,526	6
	4.3	.5	7	8	3.3	4.4	1.1	4.4	
7	187,318	20,205	32,127	33,705	141,365	192,058	49,767	189,526	7
	4.3	.5	7	8	3.3	4.4	1.1	4.4	
8	38,750	9,143	14,614	20,339	63,228	92,431	28,692	74,343	8
9	4,017,326	530,550	950,094	564,300	2,929,695	3,341,149	2,677,414	3,694,403	9
10	20.7	45.3	45.5	60.3	44.7	48.1	57.7	39.2	10
11	342	280	386	175	330	277	427	227	11
12									12
13	Acquisition (D) Cost \$14,352,706 Other Costs 2,262,294	Acquisition Cost \$1,200,000 Other Costs 41,825	Acquisition Cost \$1,945,940 Other Costs 155,998	Acquisition Cost \$603,000 Other Costs 30,673	Acquisition Cost \$7,406,151 Other Costs 693,849	Acquisition Cost \$9,415,837 Other Costs 835,163	Acquisition Cost \$3,681,000 Other Costs 1,309,000	Acquisition Cost \$9,515,000 Other Costs 3,378,000	13
14	Total \$16,615,000 8,814	Total \$1,241,825 4,642	Total \$2,101,938 5,017	Total \$633,673 3,520	Total \$8,100,000 6,250	Total \$10,251,000 (A-2) 6,322	Total \$4,990,000 7,498	Total \$12,893,000 (A-2) 9,411	14
15									15
16	\$30.66	\$25.84	\$27.96	\$34.44	\$35.20	\$32.77	\$30.76	\$30.47	16
17	<i>URBAN RENEWAL</i> MERMAID AVE. W. 25TH ST. SURF AVE W. 28TH ST. (BROOKLYN)	SECOND AVE. E. 111TH ST. FIRST AVE. E. 112TH ST. (MANHATTAN)	E. 122ND ST PARK AVE. F. 123RD ST LEXINGTON AVE. (MANHATTAN)	FENIMORE ST. TROY AVE. LEFFERTS AVE NOSTRAND AVE (BROOKLYN)	PACIFIC ST. SCHNECTADY AVE DEAN ST. TROY AVE. (BROOKLYN)	QUINCY ST. REID AVE. MONROE ST. LEWIS AVE. (BROOKLYN)	<i>MODEL CITY</i> 136TH ST. 140TH, 144TH STS. JACKSON AVE. WILLIS AVE. (BRONX)	<i>MODEL CITY</i> E. 143RD ST. E. 147TH ST. WILLIS AVE. ST. ANN'S ST. (BRONX)	17
18	7-31-74	6-30-69	3-31-70	9-30-69	4-30-74	8-31-72	7-31-73	12-31-73	18

(A-2) (D) (F) (G) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

LINE	PROJECT DATA	NY 5-136 DR. BETANCES V (REHAB) (SITES 4,5,9)	NY 5-137 JOHN P. CONLON- LIHFE TOWERS	NY 5-138 1162-1176 WASHINGTON AVE. (REHAB.)	NY 5-141 (F) TAYLOR ST. WYTHE AVE.	NY 5-145 BRYANT AVE. E. 174TH ST.	NY 5-147 GLEBE AVE. WESTCHESTER AVE.	LINE
1	NUMBER OF APARTMENTS	152	216	66	525	72	132	1
2	NO. OF RENTAL ROOMS	742½	732	302½	2,485½	291½	449½	2
	AVERAGE NO. OF R/R PER APT.	4.88	3.39	4.58	4.73	4.05	3.41	
3	POPULATION (Estimated)	550	240	220	2,020	160	160	3
4	RESIDENTIAL BUILDINGS	10	1	1	5	1	1	4
5	NUMBER OF STORIES	5-6	12	6	7-11-12	6	6	5
6	TOTAL AREA-Sq. Ft.	45,308	51,873	18,987	183,100	22,500	47,204	6
	Acres	1.0	1.2	.4	4.2	.5	1.1	
7	NET PROJECT AREA Sq. Ft.	45,308	51,873	18,987	183,100	22,500	47,204	7
	(Excluding Park) Acres	1.0	1.2	.4	4.2	.5	1.1	
8	ALL BUILDING COVERAGE-Sq. Ft.	30,557	11,294	12,231	57,205	9,879	18,734	8
9	CUBAGE-Cu. Ft.	2,021,785	1,325,412	851,926	5,051,383	672,864	1,123,122	9
10	COVERAGE (Line 8 ÷ 6) %	67.4	21.8	64.4	31.2	43.9	39.7	10
11	DENSITY (Persons per Acre)	550	200	550	481	320	145	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.							12
13	CONSTRUCTION COST							13
14	PER RENTAL ROOM	Acquisition Cost \$4,326,000 Other Costs 1,609,000 Total \$5,935,000 7,993	Acquisition Cost \$5,586,338 Other Costs 249,558 Total \$5,835,896 7,973	Acquisition Cost \$2,110,918 Other Costs 98,082 Total \$2,209,000 (A-2) 7,302	Acquisition Cost \$18,944,782 Other Costs 1,233,242 Total \$20,178,024 8,118	Acquisition Cost \$2,061,678 Other Costs 70,656 Total \$2,132,334 7,315	Acquisition Cost \$3,282,379 Other Costs 73,988 Total \$3,356,367 7,467	14
15	PER RENTAL ROOM							15
15	DEVELOPMENT COST							
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$31.04	\$26.85	31.96	\$28.39	\$30.67	\$28.86	16
17	LOCATION	MODEL CITY E. 143RD ST. E. 147TH ST. WILLIS AVE. ST. ANN'S ST. (BRONX)	170TH ST. 172ND ST. JAMAICA AVE. 93RD AVE. (QUEENS)	E. 167TH ST. E. 168TH ST. THIRD AVE. WASHINGTON AVE. (BRONX)	URBAN RENEWAL WYTHE AVE. CLYMER ST. ROSS ST. (BROOKLYN)	E. 174TH ST. BRYANT AVE. E. 173RD ST. VYSE AVE. (BRONX)	GLEBE AVE. WESTCHESTER AVE. CASTLE HILL AVE. LYON AVE. (BRONX)	17
18	COMPLETION DATE	2-28-74	3-31-73	12-31-75	6-30-74	8-31-71	12-31-71	18

(A-2) (F) See page 50 for Explanatory Notes.



## PROJECTS IN FULL OPERATION

### FEDERAL TURNKEY PROJECTS

LINE	NY 5-148 COLLEGE AVE. E. 165th ST.	NY 5-154 E. 152nd ST. COURTLAND AVE.	NY 5-157 CONEY ISLAND I (SITE 8)	NY 5-161 CONEY ISLAND I (SITE 1B)	NY 5-162 1471 WATSON AVE.	NY 5-163 TELLER AVE. E. 166th ST.	NY 5-164 HOE AVE. E. 173rd ST.	LINE
1	95	221	125	193	96	90	65	1
2	320	926½	632½	962	392	361	273	2
	3.37	4.19	5.06	4.98	4.08	4.01	4.20	
3	110	510	500	760	220	190	160	3
4	1	2	1	1	1	1	1	4
5	6	11-14	8-11-14	11-18	6	6	6	5
6	22,146	63,175	61,483	93,061	39,937	27,481	22,000	6
	5	1.5	1.4	2.1	9	6	.5	
7	22,146	63,175	61,483	93,061	39,937	27,481	22,000	7
	5	1.5	1.4	2.1	9	6	.5	
8	10,022	21,301	11,970	14,078	13,337	12,354	9,242	8
9	784,399	1,801,668	1,187,936	1,876,990	810,629	816,812	602,580	9
10	45.3	33.7	19.5	15.1	33.4	45.0	42.0	10
11	220	340	357	362	244	317	267	11
12								12
13	Acquisition Cost \$2,433,000 Other Costs 85,156 Total \$2,518,156 7,869	Acquisition Cost \$7,419,205 Other Costs 298,739 Total \$7,717,944 8,330	Acquisition (D) Cost \$4,507,685 Other Costs 1,487,315 Total \$5,995,000 9,478	Acquisition (D) Cost \$6,605,807 Other Costs 929,193 Total \$7,535,000 7,833	Acquisition Cost \$2,175,500 Other Costs 103,428 Total \$2,278,928 5,814	Acquisition Cost \$2,203,600 Other Costs 93,295 Total \$2,296,895 6,363	Acquisition Cost \$1,496,500 Other Costs 87,066 Total \$1,583,566 5,801	13
14								14
15								15
16	\$26.63	\$27.39	\$36.42	\$29.66	\$29.45	\$28.04	\$29.06	16
17	F 166TH ST EINDLAY AVE E 165TH ST COLLEGE AVE (BRONX)	URBAN RENEWAL F. 151ST ST E. 153RD ST. COURTLAND AVE. MELROSE AVE. (BRONX)	URBAN RENEWAL W. 35TH ST. W. 36TH ST. SURF AVE. MERMAID AVE. (BROOKLYN)	URBAN RENEWAL W. 20TH ST. W. 21ST ST. SURF AVE. MERMAID AVE. (BROOKLYN)	WATSON AVE. COLGATE AVE. EVERGREEN AVE. (BRONX)	TELLER AVE. E. 167TH ST. CLAY AVE. E. 166TH ST. (BRONX)	HOE AVE. E. 173RD ST. E. 174TH ST. VYSE AVE. (BRONX)	17
18	7-31-72	8-31-73	12-31-73	5-31-73	12-31-70	9-30-71	12-31-70	18

(D) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

LINE	PROJECT DATA	NY 5-165 EAGLE AVE. E. 163rd ST.	NY 5-168 HARBORVIEW TERRACE	NY 5-169 (G) UNITY PLAZA (SITES 17, 24 25A)	NY 5-171 EAST NEW YORK (SCATTERED SITES)	NY 5-173 JACKIE ROBINSON	NY 5-174 104-14 TAPSCOTT ST. (REHAB.)	LINE
1	NUMBER OF APARTMENTS	66	377	167	66	189	30	1
2	NO. OF RENTAL ROOMS	281½	1,532½	775	409	847½	129	2
	AVERAGE NO. OF R. R. PER APT.	4.27	4.06	4.64	6.20	4.48	4.30	
3	POPULATION (Estimated)	160	910	580	370	560	90	3
4	RESIDENTIAL BUILDINGS	1	2	3	33	1	1	4
5	NUMBER OF STORIES	6	14-15	6	3	8	4	5
6	TOTAL AREA-Sq. Ft.	28,125	120,497	80,525	84,400	64,945	10,000	6
	Acres	.7	2.8	1.8	1.9	1.5	.2	
7	NET PROJECT AREA Sq. Ft.	28,125	120,497	80,525	84,400	64,945	10,000	7
	(Excluding Park) Acres	.7	2.8	1.8	1.9	1.5	.2	
8	ALL BUILDING COVERAGE-Sq. Ft.	9,828	22,666	27,159	26,943	22,776	6,983	8
9	CUBAGE-Cu. Ft.	598,000	3,139,759	2,001,480	719,300	1,802,766	351,238	9
10	COVERAGE (Line 8 ÷ 6) %	34.9	18.9	33.7	31.9	25.1	69.8	10
11	DENSITY (Persons per Acre)	229	325	322	195	373	450	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.							12
13	CONSTRUCTION COST PER RENTAL ROOM	Acquisition Cost \$1,648,800 Other Costs 62,101	Acquisition Cost \$15,757,630 Other Costs 982,370	Acquisition Cost \$5,066,000 Other Costs 125,821	Acquisition Cost \$2,452,746 Other Costs 430,254	Acquisition (D) Cost \$5,696,497 Other Costs 293,503	Acquisition Cost \$810,868 Other Costs 28,242	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	Total \$1,710,901 6,078	Total \$16,740,000 10,923	Total \$5,191,821 6,699	Total \$2,883,000 7,000	Total \$5,990,000 7,086	Total \$839,110 6,505	14
15	DEVELOPMENT COST PER RENTAL ROOM					(A-2)		15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$30.34	\$33.10	\$31.06	\$32.62	\$32.52	\$31.15	16
17	LOCATION	EAGLE AVE. E. 163RD ST. THIRD AVE. E. 161ST ST. (BRONX)	URBAN RENEWAL W. 54TH ST. W. 56TH ST. TENTH AVE. ELEVENTH AVE. (MANHATTAN)	MODEL CITY SUTTER AVE. BLAKE AVE. SHEFFIELD AVE. ALABAMA AVE. (BROOKLYN)	FOUNTAIN AVE. HEGEMAN AVE. LOGAN ST. (BROOKLYN)	URBAN RENEWAL E. 128TH ST. E. 129TH ST. LEXINGTON AVE. PARK AVE. (MANHATTAN)	TAPSCOTT ST. UNION ST. SUTTER AVE. BLAKE AVE. (BROOKLYN)	17
18	COMPLETION DATE	5-31-71	6-30-77	11-30-73	3-31-76	5-31-73	10-31-72	18

(A-2) (D) (G) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## FEDERAL TURNKEY PROJECTS

LINE	NY 5-175 BORINQUEN PLAZA 1	NY5-177 PROSPECT PLAZA	NY5-179 RANDALL AVE. BALCOM AVE.	NY 5-180 W. TREMONT AVE. SEDGWICK AVE.	NY 5-185 MARIANA BRACETTI PLAZA	NY 5-186 HESTER ST. ALLEN ST.	NY5-189 ATLANTIC TERMINAL U.R.A. (SITE 4B)	LINE
1	509	369	252	148	108	107	300	1
2	2,383½	1,971½	854	501½	545	537½	1,272	2
	4.68	5.34	3.39	3.39	5.05	5.02	4.24	
3	1,670	1,590	320	160	400	420	840	3
4	8	4	3	1	1	1	1	4
5	7	12-15	6	11	7	14	25-31	5
6	250,875	197,460	230,000	36,563	44,353	39,609	88,155	6
	5.8	4.5	5.3	.8	1.0	.9	2.0	
7	250,875	197,460	230,000	36,563	25,563	39,609	88,155	7
	5.8	4.5	5.3	.8	.6	.9	2.0	
8	96,902	35,835	48,175	9,609	18,790	8,031	15,382	8
9	4,544,080	3,773,574	1,582,410	982,251	1,216,072	950,162	2,464,800	9
10	38.6	18.1	20.9	26.3	42.4	20.3	17.4	
11	288	353	60	200	400	467	420	11
12								12
13	Acquisition (D) Cost \$13,736,671 Other Costs 2,248,329 Total \$15,985,000 6,707	Acquisition Cost \$14,046,842 Other Costs 1,243,158 Total \$15,290,000 7,756	Acquisition Cost \$8,725,029 Other Costs 555,971 Total \$9,281,000 10,868	Acquisition Cost \$4,128,805 Other Costs 251,195 Total \$4,380,000 8,734	Acquisition Cost \$4,138,252 Other Costs 231,748 Total \$4,370,000 8,018	Acquisition (D) Cost \$4,133,260 Other Costs 176,740 Total \$4,310,000 8,019	Acquisition (D) Cost \$10,262,138 Other Costs 535,834 Total \$10,797,972 8,489	13
14								14
15								15
16	\$31.25	\$30.18	\$29.48	\$26.10	\$32.99	\$33.79	\$34.13	16
17	URBAN RENEWAL MANHATTAN AVE. BOERUM ST. BUSHWICK AVE. VARET ST. (BROOKLYN)	MODEL CITY ST. MARKS PL. STERLING PL. HOWARD AVE. SARATOGA AVE. (BROOKLYN)	RANDALL AVE. BALCOM AVE. SCHLEY AVE. BUTTRICK AVE. (BRONX)	W. TREMONT AVE. MONTGOMERY AVE. PALISADE PL SEDGWICK AVE. (BRONX)	E. 3RD ST. AVE. C E. 4TH ST. AVE. B (MANHATTAN)	URBAN RENEWAL GRAND ST. ALLEN ST. HESTER ST. ELDRIDGE ST. (MANHATTAN)	URBAN RENEWAL CLERMONT AVE. ATLANTIC AVE. CARLTON AVE. FULSTON ST. (BROOKLYN)	17
18	2-28-75	6-30-74	10-31-78	7-31-73	5-31-74	7-31-74	4-30-76	18

(D) See page 50 for Explanatory Notes.

# FEDERAL TURNKEY PROJECTS

LINE	PROJECT DATA	NY 5-190 E. 161ST-PARK AVE. U.R.A.	NY 5-191 LEAVITT ST. 34th AVE.	NY 5-194 TWO BRIDGES U.R.A (SITE 7)	NY 5-195 BORINQUEN PLAZA II	NY5-196 PALMETTO GARDENS	TOTAL TURNKEY PROJECTS 45 PROJECTS	LINE
1	NUMBER OF APARTMENTS	843	83	250	425	115	9,387	1
2	NO. OF RENTAL ROOMS	3,804½	281½	1,249	2,265½	374	42,496	2
	AVERAGE NO. OF R/R PER APT.	4.51	3.39	5.00	5.33	3.25	4.53	
3	POPULATION (Estimated)	2,620	100	1,020	1,880	140	29,180	3
4	RESIDENTIAL BUILDINGS	3	1	1	7	1	168	4
5	NUMBER OF STORIES	19-23-29	6	26	7	6	—	5
6	TOTAL AREA-Sq. Ft.	234,400	20,013	31,735	184,000	27,419	4,055,963	6
	Acres	5.4	.5	.7	4.2	.6	92.9	
7	NET PROJECT AREA Sq. Ft.	234,400	20,013	31,735	184,000	27,419	4,037,173	7
	(Excluding Park) Acres	5.4	.5	.7	4.2	.6	92.5	
8	ALL BUILDING COVERAGE-Sq. Ft.	64,435	8,465	13,314	61,115	12,739	1,311,188	8
9	CUBAGE-Cu. Ft.	11,316,800	571,608	2,613,000	4,223,000	750,300	95,048,746	9
10	COVERAGE (Line 8 ÷ 6) %	27.5	42.3	41.95	33.21	46.5	32.0	10
11	DENSITY (Persons per Acre)	485	200	146	448	233	314	11
12	LAND COST(Including Park) Per Sq. Ft. of Priv. Prop.							12
13	CONSTRUCTION COST PER RENTAL ROOM	Acquisition Cost \$38,076,019 Other Costs 2,503,981	Acquisition Cost \$2,476,600 Other Costs 143,400	Acquisition (D) Cost \$10,056,209 Other Costs 453,791	Acquisition (D) Cost \$15,030,150 Other Costs 1,564,850	Acquisition Cost \$3,636,281 Other Costs 947,719	Acquisition Cost \$306,577,628* Other Costs 32,043,291*	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	Total \$40,580,000 10,666	Total \$2,620,000 9,307	Total \$10,510,000 8,415	Total \$16,595,000 7,325	Total \$4,584,000 12,257	Total \$338,829,919 7,973	14
15	DEVELOPMENT COST PER RENTAL ROOM							15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$34.92	\$29.60	\$32.79	\$31.70	\$26.73	\$31.18	16
17	LOCATION	PENN CENTRAL R.R. PARK AVE. E. 158TH ST. E. 161ST ST. E. 163RD ST. (BRONX)	LEAVITT ST. UNION ST. 34TH AVE. 34TH RD. (QUEENS)	URBAN RENEWAL CLINTON ST. SOUTH ST. CHERRY ST. MONTGOMERY ST. (MANHATTAN)	URBAN RENEWAL BOERUM ST. HUMBOLDT ST. SIEGEL ST. BUSHWICK AVE. (BROOKLYN)	PALMETTO ST. GATES AVE. EVERGREEN AVE. BUSHWICK AVE. (BROOKLYN)	—	17
18	COMPLETION DATE	2-29-80	10-31-74	4-30-75	12-31-75	3-31-77	—	18

\* Does not include breakdown of \$209,000 for NY5-104 (See page 20)

(D) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## STATE PROJECTS CONVERTED TO FEDERAL PROGRAM (L)

NY-36-P005-213

LINE	WHITMAN- INGERSOLL	LILLIAN WALD	BROWNS- VILLE	ABRAHAM LINCOLN	MARCY	GOWANUS	J.W. JOHNSON	ASTORIA	LINE
1	3,501	1,861	1,338	1,286	1,717	1,139	1,310	1,104	1
2	13,526	8,625½	6,279	6,075	8,275½	5,413½	6,139	5,607	2
3	3,86	4.63	4.69	4.72	4.82	4.75	4.69	5.08	3
4	10,210	5,930	4,400	3,770	5,620	3,770	3,770	4,180	3
5	35	16	27	14	27	16	10	22	4
6	6-11-13	10-11-13-14	3-6	6-14	6	4-6-9-10-13-14	6-10-14	6-7	5
7	1,800,579	717,071	819,997	551,740	1,241,000	547,663	517,632	1,406,832	6
8	41.3	16.5	18.8	12.7	28.5	12.6	11.9	32.3	7
9	1,670,062	694,013	732,841	508,561	1,101,547	502,216	456,630	1,151,484	7
10	38.3	15.9	16.8	11.7	25.3	11.5	10.5	26.4	8
11	361,661	133,117	188,564	106,738	240,198	105,659	97,804	173,434	8
12	25,411,880	14,691,881	10,371,638	10,743,035	13,741,160	9,028,680	10,582,024	10,826,559	9
13	20.1	18.6	23.0	19.3	19.4	19.3	18.9	12.3	10
14	247	359	234	297	197	299	317	129	11
15	\$5,489,235	\$3,793,441	\$2,379,456	\$2,580,364	2,936,577	\$1,325,849	\$3,167,257	\$2,015,617	12
16	934	1,579	1,415	1,493	1,637	1,706	1,505	1,690	13
17	\$12,629,057	\$13,623,132	\$8,884,051	9,068,574	\$13,547,532	\$9,234,779	\$9,239,290	\$9,477,010	13
18	934	1,579	1,415	1,493	1,637	1,706	1,505	1,690	14
19	\$4,459,708	\$4,677,427	\$1,634,493	\$2,675,062	\$2,935,891	\$1,367,372	\$1,941,453	\$2,629,373	14
20	330	542	260	440	355	253	316	469	15
21	\$22,578,000	\$22,094,000	\$12,898,000	\$14,324,000	\$19,420,000	\$11,928,000	\$14,348,000	\$14,122,000	15
22	1,669	2,561	2,054	2,358	2,347	2,203	2,337	2,519	16
23	\$35.77	\$32.21	\$33.20	\$34.74	\$32.63	\$35.61	\$32.36	\$36.08	16
24	PRINCE ST. CARLTON AVE. MYRTLE AVE. PARK AVE. (BROOKLYN)	F.D.R.DRIVE AVE."D" EAST 6TH ST. E. HOUSTON ST. (MANHATTAN)	SUTTER AVE. DUMONT AVE. STONE AVE. ROCKAWAY AVE. (BROOKLYN)	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE. (MANHATTAN)	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE. (BROOKLYN)	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST. (BROOKLYN)	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE. (MANHATTAN)	27TH AVE. 8TH ST. HALLET'S COVE EAST RIVER (QUEENS)	17
25	2-24-44	10-14-49	4-16-48	12-29-48	1-19-49	6-24-49	12-27-48	11-9-51	18

(L) See page 51 for Explanatory Notes

# PROJECTS IN FULL OPERATION

## STATE PROJECTS CONVERTED TO FEDERAL PROGRAM (L)

LINE	PROJECT DATA	NY-36-P005-213 (cont'd)		NY-36-P005-216				LINE
		MARTIN LUTHER KING JR.	JAMES A. BLAND	LESTER W. PATTERSON	MELROSE	ALBANY	ALBANY II	
1	NUMBER OF APARTMENTS	1,379	400	1,791	1,023	829	400	1
2	NO. OF RENTAL ROOMS	6,335½	1,848½	8,519½	4,864½	3,798½	1,837	2
	AVERAGE NO. OF R/R PER APT.	4.59	4.62	4.76	4.76	4.58	4.59	
3	POPULATION (Estimated)	3,920	1,100	5,470	3,130	2,570	1,230	3
4	RESIDENTIAL BUILDINGS	10	5	15	8	6	3	4
5	NUMBER OF STORIES	13-14	10	6-13	14	14	13-14	5
6	TOTAL AREA-Sq. Ft.	599,120	269,800	748,573	541,687	388,389	214,594	6
	Acres	13.7	6.2	17.2	12.4	8.9	4.9	6
7	NET PROJECT AREA Sq. Ft.	555,560	245,785	702,358	498,060	388,389	214,594	7
	(Excluding Park) Acres	12.8	5.6	16.1	11.4	8.9	4.9	
8	ALL BUILDING COVERAGE-Sq. Ft.	98,822	43,237	167,841	68,826	58,455	26,053	8
9	CUBAGE-Cu. Ft.	11,745,000	3,668,503	14,503,544	8,736,312	7,082,630	3,249,689	9
10	COVERAGE (Line 8 ÷ 6) %	16.5	16.0	22.4	12.7	15.1	12.1	10
11	DENSITY (Persons per Acre)	286	177	318	252	289	251	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$4,429,632 8.17	\$1,246,388 5.11	\$3,480,086 5.73	\$2,799,194 5.42	\$400,000 1.12	\$511,563 2.86	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$10,609,944 1,675	\$3,809,169 2,061	\$14,403,426 1,691	\$7,287,637 1,498	\$7,486,415 1,971	\$3,348,733 1,823	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$4,819,424 761	\$869,443 470	\$2,847,488 334	\$2,149,169 442	\$1,064,585 280	\$805,704 439	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$19,859,000 3,135	\$5,925,000 3,205	\$20,731,000 2,433	\$12,236,000 2,515	\$8,951,000 2,356	\$4,666,000 2,540	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$33.19	\$37.16	\$34.55	\$33.09	\$35.19	\$35.19	16
17	LOCATION	WEST 112TH ST. LENOX AVE. WEST 115TH ST. FIFTH AVE. (MANHATTAN)	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND R.R. (QUEENS)	MORRIS AVE. THIRD AVE. E. 145TH ST. E. 139TH ST. (BRONX)	MORRIS AVE. E. 153RD ST. COURTT AVE. E. 156TH ST. (BRONX)	ALBANY AVE. ST. MARK'S AVE. TROY AVE. PARK PL. (BROOKLYN)	BERGEN ST. TROY AVE. ALBANY HOUSES ALBANY AVE. (BROOKLYN)	17
18	COMPLETION DATE	10-31-54	4-30-52	12-31-50	5-31-52	10-2-50	1-31-57	18

(L) See page 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## STATE PROJECTS CONVERTED TO FEDERAL PROGRAMS (L)

LINE	NY-36-P005-216		NY-36-P005 - 220					LINE
	REDFERN	AMSTERDAM	GOV. SMITH	FARRAGUT	BRONX RIVER	BRONX RIVER ADDITION	CARVER	
1	604	1,084	1,935	1,390	1,246	226	1,246	1
2	2,930	5,128	8,894½	6,535	5,968	641	5,827	2
	4.85	4.73	4.60	4.70	4.79	2.84	4.68	
3	2,110	3,130	5,570	4,270	3,980	260	3,420	3
4	9	13	12	10	9	2	13	4
5	6-7	6-13	15-16-17	13-14	14	6-14	6-15	5
6	817,865	446,172	947,493	723,570	607,297	62,500	637,132	6
	18.8	10.2	21.8	16.6	13.9	1.4	14.6	
7	726,038	413,534	806,175	723,570	563,737	62,500	594,887	7
	16.7	9.5	18.5	16.6	13.0	1.4	13.6	
8	95,461	100,358	126,462	100,746	84,235	12,286	97,568	8
9	5,602,438	8,233,310	15,937,490	11,639,930	10,772,413	1,529,115	10,275,141	9
10	11.7	22.5	13.3	13.9	13.9	19.7	15.3	10
11	112	307	256	257	286	186	234	11
12	\$664,250	\$2,512,388	\$6,226,414	\$2,705,499	\$685,324	\$111,352	\$5,992,488	12
	.78	7.36	8.60	4.16	1.36	1.78	10.60	
13	\$7,107,627	\$7,861,459	\$17,534,087	\$9,906,187	\$10,739,613	\$2,990,454	\$11,075,614	13
	2.426	1.533	1.971	1.516	1.800	4.665	1.901	
14	\$1,562,123	\$1,888,153	\$5,322,499	\$2,575,314	\$1,294,063	\$826,194	\$7,086,898	14
	533	368	598	394	217	1,289	1,216	
15	\$9,334,000	\$12,262,000	\$29,083,000	\$15,187,000	\$12,719,000	\$3,928,000	\$24,155,000	15
	3.186	2.391	3.270	2.324	2.131	6.128	4.145	
16	\$32.63	\$36.42	\$31.84	\$35.36	\$32.75	\$29.33	\$34.02	16
17	REDFERN AVE. HASCOCK ST. BCH. CHANNEL DR. B. 12TH ST. (QUEENS)	W. 61ST ST. W. 64TH ST. W. END AVE. AMSTERDAM AVE. (MANHATTAN)	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL. (MANHATTAN)	YORK ST. NASSAU ST. NAVY ST. BRIDGE ST. (BROOKLYN)	BRONX RIVER AVE. HARROD AVE. E. 174TH ST. (BRONX)	E. 172ND ST. E. 174TH ST. MANOR AVE. HARROD AVE. (BRONX)	E. 99TH ST. PARK AVE. MADISON AVE. E. 106TH ST. (MANHATTAN)	17
18	6-1-59(*)	4-1-48	4-1-53	4-30-52	2-29-51	2-28-66	1-31-58	18

(\*) (L) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## STATE PROJECTS CONVERTED TO FEDERAL PROGRAM (L)

LINE	PROJECT DATA	NY-36-P005-220 (cont'd)					NY-36-P005-244(J)		LINE
		FOREST	CYPRESS HILLS	SOUND VIEW	SUMNER	WOODROW WILSON	HOWARD	FREDERICK DOUGLASS	
1	NUMBER OF APARTMENTS	1,350	1,444	1,259	1,099	398	815	2,057	1
2	NO. OF RENTAL ROOMS	6,143½	6,576	5,826½	4,990½	2,225	3,689½	9,218	2
	AVERAGE NO. OF R/R PER APT.	4.55	4.55	4.63	4.54	5.59	4.53	4.48	
3	POPULATION (Estimated)	4,060	4,360	3,910	3,270	1,680	2,370	5,650	3
4	RESIDENTIAL BUILDINGS	15	15	13	13	3	10	17	4
5	NUMBER OF STORIES	9-10-14	7	7	7-12	20	7-13	5-9-12-17-18-20	5
6	TOTAL AREA-Sq. Ft.	854,753	1,264,130	1,145,234	963,265	133,188	664,735	947,991	6
	Acres	19.6	29.0	26.3	22.1	3.0	15.3	21.7	
7	NET PROJECT AREA Sq. Ft.	782,920	1,264,130	1,145,234	905,577	133,188	621,176	863,250	7
	(Excluding Park) Acres	18.0	29.0	26.3	20.8	3.0	14.3	19.8	
8	ALL BUILDING COVERAGE-Sq. Ft.	125,002	223,364	164,048	131,812	22,499	87,500	138,552	8
9	CUBAGE-Cu. Ft.	11,465,400	12,338,237	10,481,330	8,881,677	3,961,200	6,943,700	17,567,741	9
10	COVERAGE (Line 8 ÷ 6) %	14.6	17.7	14.3	13.7	16.9	13.2	14.6	10
11	DENSITY (Persons per Acre)	207	150	149	148	560	155	260	11
12	LAND COST (Including Park)	\$4,269,926	\$897,540	\$910,713	\$3,631,340	\$1,033,544	\$2,267,677	\$11,599,626	12
	Per Sq. Ft. of Priv. Prop.	5.12	.75	.97	4.53	7.76	4.70	13.82	
13	CONSTRUCTION COST	\$11,264,637	\$11,472,581	\$9,935,525	\$10,484,015	\$4,681,576	\$7,451,249	\$18,942,201	13
	PER RENTAL ROOM	1,834	1,745	1,705	2,101	2,104	2,020	2,055	
14	SITE IMPR. & OTHER COSTS	\$4,041,437	\$2,402,879	\$2,598,762	\$3,891,645	\$1,446,880	\$1,640,074	\$6,899,173	14
	PER RENTAL ROOM	658	365	446	780	650	445	748	
15	DEVELOPMENT COST	\$19,576,000	\$14,773,000	\$13,445,000	\$18,007,000	\$7,162,000	\$11,359,000	\$37,441,000	15
	PER RENTAL ROOM	3,186	2,247	2,308	3,608	3,219	3,079	4,062	
16	AVERAGE MONTHLY RENT	\$34.52	\$32.96	\$33.68	\$33.36	\$32.44	\$34.73	\$36.62	16
	PER RENTAL ROOM								
17	LOCATION	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST. (BRONX)	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE. (BROOKLYN)	ROSEDALE AVE. LACOMBE AVE. BX. RIVER AVE. SOUNDVIEW PK. (BRONX)	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE. (BROOKLYN)	F.D.R. DRIVE E. 105TH ST. FIRST AVE. E. 106TH ST. (MANHATTAN)	E. NEW YORK AVE. STONE AVE. PITKIN AVE. ROCKAWAY AVE. (BROOKLYN)	W. 104TH ST. MANHATTAN AVE. W. 100TH ST. AMSTERDAM AVE. (MANHATTAN)	17
18	COMPLETION DATE	12-31-56	5-31-55	12-31-54	4-30-58	6-30-61	12-31-55	5-31-58	18

(J) (L) See page 51 for Explanatory Notes.



# PROJECTS IN FULL OPERATION

## STATE AND CITY PROJECTS CONVERTED TO FEDERAL PROGRAM (J)

LINE	NY-36-P005 - 244 (cont'd)						NY-36-P005-267		LINE
	DOUGLAS ADDITION	MILL BROOK	MILL BROOK EXTENSION	EDGEMERE	GAYLORD WHITE	ARVERNE *	GUN HILL *	PARKSIDE *	
1	135	1,255	125	1,395	248	418	733	879	1
2	667½ 4.94	5,688½ 4.53	611½ 4.89	6,661½ 4.78	743 3.00	1,771 4.24	3,128½ 4.27	3,712½ 4.22	2
3	400	3,750	470	4,880	300	1,130	1,810	2,030	3
4	1	9	1	24	1	7	6	14	4
5	16	16	16	7-9	20	6	13-14	6-7-14-15	5
6	23,957 .6	539,327 12.4	22,500 .5	1,408,080 32.3	35,321 .8	354,220 8.1	345,256 7.9	485,455 11.1	6
7	23,957 .6	495,067 11.4	22,500 .5	1,408,080 32.3	35,321 .8	310,500 7.1	314,070 7.2	453,178 10.4	7
8	8,884	76,410	8,660	215,090	23,400	66,101	54,684	96,415	8
9	1,289,500	10,446,587	1,130,657	13,059,717	1,778,327	3,931,321	6,221,645	7,454,500	9
10	37.1	14.2	38.5	15.3	66.2	18.7	15.8	19.9	10
11	667	302	940	151	375	140	229	183	11
12	\$676,585 28.22	\$4,996,506 9.80	\$45,000 2.00	\$411,178 .34	\$331,568 9.39	\$68,212 .19	\$497,128 1.52	\$555,286 1.39	12
13	\$2,350,686 3,522	\$12,339,370 2,169	\$1,565,697 2,560	\$17,340,036 2,603	\$3,061,494 4,120	\$4,043,072 2,283	\$6,378,671 2,039	\$7,690,151 2,071	13
14	\$755,729 1,132	\$4,840,124 851	\$346,303 566	\$5,204,786 781	\$911,938 1,227	\$1,025,991 579	\$1,833,487 586	\$1,430,879 385	14
15	\$3,783,000 5,667	\$22,176,000 3,898	\$1,957,000 3,200	\$22,956,000 3,446	\$4,305,000 5,794	\$5,137,275 2,901	\$8,709,286 2,784	\$9,676,316 2,606	15
16	\$28.60	\$33.51	\$31.17	\$31.82	\$28.60	\$40.89	\$44.15	\$44.23	16
17	W. 102ND ST. W. 103RD ST. AMSTERDAM AVE.  (MANHATTAN)	E. 135TH ST. BROOK AVE. E. 137TH ST. CYPRESS AVE. (BRONX)	CYPRESS AVE. E. 135TH ST. (BRONX)	B. 58TH ST. ALAMEDA AVE. B. 51ST ST. BEACH CHANNEL DR. (QUEENS)	E. 104TH ST. 2ND AVE. (MANHATTAN)	ARVERNE BLVD. B. 56TH ST. B. CHANNEL DR. B. 54TH ST. (QUEENS)	HOLLAND AVE. WHITE PL. RD. GUN HILL RD. MAGENTA ST. (BRONX)	ADEE AVE. WHITE PLAINS RD. ARNOW AVE. BRONX PARK E. (BRONX)	17
18	6-30-65	5-31-59	1-31-62	8-31-61	9-30-64	2-28-51	11-30-50	6-12-51	18

\* FORMER CITY PROJECT

(J) See page 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## CITY PROJECTS CONVERTED TO FEDERAL PROGRAM (J)

LINE	PROJECT DATA	NY-36-P005-267 (cont'd)		NY-36-P005-268			LINE
		GLENMORE PLAZA	WILLIAM O'DWYER GARDENS	TODT HILL	GLEN- WOOD	NOSTRAND	
1	NUMBER OF APARTMENTS	440	573	502	1,188	1,148	1
2	NO. OF RENTAL ROOMS	1,704	2,256	2,174	5,214	4,972	2
	AVERAGE NO. OF R/R PER APT.	3.87	3.94	4.33	4.39	4.33	2
3	POPULATION (Estimated)	900	1,280	1,280	2,640	2,590	3
4	RESIDENTIAL BUILDINGS	4	6	7	20	16	4
5	NUMBER OF STORIES	10-18-24	16	6	6	6	5
6	TOTAL AREA-Sq. Ft.	181,427	276,010	581,056	975,095	1,036,600	6
	Acres	4.2	6.3	13.3	22.4	23.8	6
7	NET PROJECT AREA Sq. Ft.	181,427	276,010	532,084	915,230	1,036,600	7
	(Excluding Park) Acres	4.2	6.3	12.2	21.0	23.8	7
8	ALL BUILDING COVERAGE-Sq. Ft.	24,838	34,501	79,116	183,856	177,223	8
9	CUBAGE-Cu. Ft.	4,024,811	5,421,328	4,454,900	10,242,805	9,377,365	9
10	COVERAGE (Line 8 ÷ 6) %	13.7	12.5	13.6	18.9	17.1	10
11	DENSITY (Persons per Acre)	214	203	96	118	109	11
12	LAND COST (Including Park)	\$1,330,000	\$1,446,497	\$32,013	\$237,027	\$448,278	12
	Per Sq. Ft. of Priv. Prop.	8.83	5.12	.05	.32	.50	12
13	CONSTRUCTION COST	\$7,197,789	\$9,454,339	\$5,332,735	\$10,513,941	\$10,768,769	13
	PER RENTAL ROOM	4,030	3,885	2,453	2,016	2,166	13
14	SITE IMPR. & OTHER COSTS	\$2,072,211	\$4,099,164	\$1,144,407	\$2,156,165	\$2,600,747	14
	PER RENTAL ROOM	1,160	1,684	526	414	523	14
15	DEVELOPMENT COST	\$10,600,000	\$15,000,000	\$6,509,155	\$12,907,133	\$13,817,794	15
	PER RENTAL ROOM	5,935	6,164	2,994	2,475	2,779	15
16	AVERAGE MONTHLY RENT	\$44.01	\$46.24	\$48.51	\$42.58	\$42.50	16
	PER RENTAL ROOM						16
17	LOCATION	PITKIN AVE. GLENMORE AVE. WATKINS ST. POWELL ST. (BROOKLYN)	W. 32ND ST. SURF AVE. W. 35TH ST. MERMAID AVE. (BROOKLYN)	MANOR RD. SCHMIDT'S LANE LAGUARDIA AVE. WESTWOOD AVE. (STATEN ISLAND)	EAST 56TH ST. FARRAGUT RD RALPH AVE. AVENUE "H" (BROOKLYN)	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST. (BROOKLYN)	17
18	COMPLETION DATE	4-30-68	12-31-69	6-1-50	7-14-50	12-14-50	18

(J) See page 51 for Explanatory Notes

**PROJECTS IN FULL OPERATION**

**STATE AND CITY PROJECTS CONVERTED TO FEDERAL PROGRAMS (J)**

LINE	NY-36-P005-271				TOTAL STATE AND CITY CONVERTED PROJECTS 45 PROJECTS	TOTAL OPERATION FEDERAL 233 PROJECTS	LINE
	PELHAM PARKWAY	GEN. CHARLES W. BERRY	POMONOK	BERNARD HABER * *			
1	1,266	506	2,071	380	48,493	148,806	1
2	5,451	2,129	8,847½	1,327	218,795	669,387½	2
	4,31	4,21	4,27	3,49	4,51	4,50	
3	2,840	1,230	4,630	460	139,730	424,780	3
4	23	8	35	3	553	2,634	4
5	6	6	3-7-8	14	—	—	5
6	1,034,160	604,913	2,264,336	134,432	30,882,147	91,284,102	6
	23.8	13.9	52.0	3.1	708.7	2,095.7	
7	967,252	511,178	2,108,832	134,432	28,753,734	85,994,612	7
	22.2	11.8	48.4	3.1	659.9	1,974.2	
8	184,875	77,152	369,627	23,903	5,085,037	15,996,586	8
9	10,665,277	4,520,277	19,315,843	2,547,605	405,894,122	1,263,148,817	9
10	17.9	12.8	16.3	17.8	16.0	17.9	10
11	119	88	89	148	197	203	11
12	\$1,242,294	\$88,324	\$783,816	\$569,952	\$93,822,404	\$316,667,516*	12
	140	12	30	4.10	3.36	4.02	
13	\$11,902,971	\$4,853,364	\$18,193,074	\$4,867,810	\$411,949,543	\$1,373,226,452*	13
	2,184	2,280	2,056	3,668	1,883	2,190	
14	\$2,150,488	\$987,688	\$2,668,452	\$2,056,238	\$114,637,483	\$427,355,870*	14
	395	464	302	1,550	524	682	
15	\$15,295,753	\$5,929,376	\$21,645,342	\$7,494,000	\$620,409,430	\$2,456,079,757	15
	2,806	2,785	2,446	5,647	2,836	3,669	
16	\$41.61	\$45.83	\$44.81	\$26.84	\$35.80	\$33.46	16
17	PELHAM PARKWAY WALLACE AVE. WILLIAMSBRIDGE RD. MACE AVE. (BRONX)	RICHMOND RD. DONGAN HILLS AVE. SEAUVER AVE. JEFFERSON ST. (STATEN ISLAND)	71ST AVE. PARSONS BLVD. KISSENA BLVD 65TH AVE. (QUEENS)	W. 25TH ST. W. 24TH ST. SURF AVE. REIGELMANN BOARDWALK (BROOKLYN)	—	—	17
18	6-30-50	10-30-50	6-30-52	6-30-65	—	—	18

\*Does not include breakdown of \$338,829,919 of turnkey cost (see page 26)

(J) See page 51 for Explanatory Notes.

\*\*FORMER STATE PROJECT

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	PROJECT DATA	NYS-64-2 MARLBORO	NYS-73 BUSHWICK	NYS-74 MANHATTAN- VILLE	NYS-76 CASTLE HILL	NYS-80 RUTGERS	NYS-81 DREW- HAMILTON	NYS-84 BORGIA BUTLER	LINE
1	NUMBER OF APARTMENTS	1,765	1,220	1,272	2,025	721	1,217	1,492	1
2	NO. OF RENTAL ROOMS	8,059	5,653	5,986	9,761	3,294½	5,365½	7,284	2
	AVERAGE NO. OF R/R PER APT.	4.57	4.63	4.71	4.82	4.57	4.41	4.88	
3	POPULATION (Estimated)	5,560	3,840	3,630	6,850	2,170	3,540	5,110	3
4	RESIDENTIAL BUILDINGS	28	8	6	14	5	5	6	4
5	NUMBER OF STORIES	7-16	13-20	20	12-20	20	19-21	21	5
6	TOTAL AREA-Sq. Ft.	1,518,505	697,736	535,031	1,801,346	227,341	312,188	558,096	6
	Acres	34.9	16.0	12.3	41.4	5.2	7.2	12.8	
7	NET PROJECT AREA Sq. Ft.	1,471,805	639,260	535,031	1,757,585	227,341	292,159	558,096	7
	(Excluding Park) Acres	33.8	14.7	12.3	40.4	5.2	6.7	12.8	
8	ALL BUILDING COVERAGE-Sq. Ft.	202,426	78,768	83,754	176,917	39,355	74,433	88,255	8
9	CUBAGE-Cu. Ft.	15,183,887	11,288,105	11,967,873	19,247,987	5,936,573	9,889,060	13,527,100	9
10	COVERAGE (Line 8 ÷ 6) %	13.3	11.3	15.7	9.8	17.3	23.8	15.8	10
11	DENSITY (Persons per Acre)	159	240	295	165	417	492	399	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$579.517 .46	\$3,804.680 7.02	\$5,486.273 12.94	\$747.489 .62	\$2,338.808 11.19	\$4,392.191 14.09	\$4,931.452 11.01	12
13	CONSTRUCTION COST PER RENTAL ROOM	\$16,176,989 2,007	\$13,457,550 2,381	\$15,398,953 2,572	\$23,262,534 2,383	\$8,212,318 2,493	\$14,072,833 2,623	\$17,376,138 2,386	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,672,494 704	\$3,083,770 546	\$4,888,774 817	\$4,443,977 455	\$3,538,874 1,074	\$6,680,976 1,245	\$7,325,410 1,006	14
15	DEVELOPMENT COST PER RENTAL ROOM	\$22,429,000 2,783	\$20,346,000 3,599	\$25,774,000 4,306	\$28,454,000 2,915	\$14,090,000 4,277	\$25,146,000 4,687	\$29,633,000 4,068	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	\$36.59	\$34.30	\$38.01	\$36.69	\$34.95	\$34.73	\$32.74	16
17	LOCATION	STILLWELL AVE. AVE. "V" 86TH ST. AVE. "X" (BROOKLYN)	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE. (BROOKLYN)	W. 133RD ST. BROADWAY AMSTERDAM AVE. W. 129TH ST. (MANHATTAN)	OLMSTEAD AVE. SEWARD AVE. HAVEMEYER AVE. LACOMBE AVE. CINCINNATUS AVE. (BRONX)	CHERRY ST. PIKE ST. MADISON ST. RUTGERS ST. (MANHATTAN)	W. 141ST ST. W. 144TH ST. SEVENTH AVE. EIGHTH AVE. (MANHATTAN)	E. 169TH ST. E. 171ST ST. WEBSTER AVE. PARK AVE. (BRONX)	17
18	COMPLETION DATE	1-31-58	3-31-60	6-30-61	11-30-60	3-31-65	9-30-65	12-31-64	18

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

LINE	NYS-88 STAPLETON	NYS-92 BAYCHESTER	NYS-94 AUDUBON	NYS-100 INDEPENDENCE	NYS-101 JONATHAN WILLIAMS	NYS-102 CHELSEA	NYS-102 CHELSEA ADDITION	NYS-107 STEPHEN WISE TOWERS	LINE
1	693	441	168	744	577	425	96	399	1
2	3,358½ 4.85	1,866½ 4.23	833 4.96	3,348 4.50	2,649½ 4.59	1,914½ 4.50	336 3.50	1,750½ 4.39	2
3	2,540	1,090	520	2,070	1,640	1,185	110	930	3
4	6	11	1	6	5	2	1	2	4
5	8	6	20	21	14-21	21	14	19	5
6	781,287 17.9	360,248 8.3	27,477 .6	232,000 5.3	242,859 5.6	83,900 1.9	44,921 1.0	100,247 2.3	6
7	654,030 15.0	360,248 8.3	27,477 .6	232,000 5.3	242,859 5.6	83,900 1.9	44,921 1.0	100,247 2.3	7
8	76,976	66,835	9,043	44,685	39,895	18,557	14,475	34,702	8
9	6,441,281	3,759,170	1,585,892	6,457,003	5,239,694	3,689,065	1,021,739	3,685,586	9
10	9.9	18.6	32.9	19.3	16.4	22.1	32.2	34.6	10
11	142	131	867	391	293	624	110	404	11
12	\$1,223,041 2.40	\$612,500 1.35	\$188,500 7.91	\$1,722,671 7.43	\$2,373,780 11.68	\$1,873,743 22.32	See Note (H)	\$108,152 (D) 1.08	12
13	\$9,003,392 2,681	\$6,167,522 3,304	\$2,144,641 2,575	\$9,718,066 2,903	\$7,323,909 2,764	\$5,326,869 2,782	\$2,045,238 6,087	\$5,943,267 3,395	13
14	\$2,044,567 609	\$1,318,978 707	\$483,859 581	\$3,102,263 927	\$1,933,311 730	\$1,575,388 823	\$356,762 1,062	\$1,722,581 984	14
15	\$12,271,000 3,654	\$8,099,000 4,339	\$2,817,000 3,382	\$14,543,000 4,344	\$11,631,000 4,390	\$8,776,000 4,584	\$2,402,000 7,149	\$7,774,000 4,441	15
16	\$35.42	\$39.07	\$39.96	\$40.01	\$35.06	\$41.34	\$30.80	\$33.00	16
17	BROAD ST. TOMPkins AVE. HILL ST. WARREN ST. GORDON ST. (STATEN ISLAND)	SCHIEFFELIN AVE. E. 225TH ST. E. 229TH ST. (BRONX)	W. 154TH ST. W. 155TH ST. AMSTERDAM AVE. (MANHATTAN)	CYLMER ST. WILSON ST. WYTHE AVE. BEDFORD AVE. (BROOKLYN)	ROEBLING ST. BROADWAY DIVISION AVE. MARCY AVE. (BROOKLYN)	W. 25TH ST. W. 26TH ST. 9TH AVE. (MANHATTAN)	CHELSEA PARK W. 26TH ST. TENTH AVE. (MANHATTAN)	URBAN RENEWAL W. 90TH ST. W. 91ST ST. COLUMBUS AVE. AMSTERDAM AVE. (MANHATTAN)	17
18	5-31-62	15-31-63	4-30-62	10-31-65	4-30-64	5-31-64	4-30-68	1-31-65	18

(D) (H) See pages 50 & 51 for Explanatory Notes.

# PROJECTS IN FULL OPERATION

## STATE PROJECTS

## PART III—CITY PROJECTS

LINE	PROJECT DATA	NYS-108 ARTHUR H. MURPHY	NYS-139 344 E. 28th ST.	NYS-147 (F) AMSTERDAM ADDITION	TOTAL OPER. STATE 18 PROJECTS	NYC-15 MARBLE HILL	NYC-16 BOULEVARD	TOTAL OPER. CITY III 2 PROJECTS	LINE
1	NUMBER OF APARTMENTS	281	225	175	13,936	1,682	1,441	3,123	1
2	NO. OF RENTAL ROOMS	1,294½	985½	762½	64,502	7,043½	6,071½	13,115	2
	AVERAGE NO. OF R/R PER APT.	4.61	4.38	4.36	4.63	4.19	4.21	4.20	
3	POPULATION (Estimated)	850	580	480	42,695	4,180	3,620	7,800	3
4	RESIDENTIAL BUILDINGS	2	1	1	110	11	18	29	4
5	NUMBER OF STORIES	20	26	27	—	14-15	6-14	—	5
6	TOTAL AREA—Sq. Ft.	114,593	44,644	40,666	7,723,085	724,809	1,127,650	1,852,459	6
	Acres	2.6	1.0	.9	177.2	16.6	25.9	42.5	
7	NET PROJECT AREA Sq. Ft.	114,593	44,644	40,666	7,426,862	652,495	1,127,650	1,780,145	7
	(Excluding Park) Acres	2.6	1.0	.9	170.4	15.0	25.9	40.9	
8	ALL BUILDING COVERAGE—Sq. Ft.	20,188	7,889	17,562	1,094,715	111,631	170,051	281,682	8
9	CUBAGE—Cu. Ft.	2,548,312	1,946,457	1,825,587	125,240,371	13,300,359	12,141,094	25,441,453	9
10	COVERAGE (Line 8 ÷ 6) %	17.6	17.7	43.2	14.0	15.4	15.1	15.0	10
11	DENSITY (Persons per Acre)	327	580	533	241	252	140	184	11
12	LAND COST (Including Park)	\$694,372	\$291,480(D)	\$96,250(D)	\$31,464,899	\$2,104,030	\$358,056	\$2,462,086	12
	Per Sq. Ft. of Priv. Prop.	7.28	6.53	2.37	4.78	2.75	.36	1.40	
13	CONSTRUCTION COST	\$3,715,928	\$3,461,513	\$6,629,947	\$169,437,607	\$12,013,574	\$11,207,671	\$23,221,245	13
	PER RENTAL ROOM	2,871	3,512	8,695	2,627	1,706	1,846	1,771	
14	SITE IMPR. & OTHER	\$1,128,700	\$1,227,007	\$326,803	\$50,854,094	\$3,764,451	\$2,079,711	\$5,844,162	14
	PER RENTAL ROOM	872	1,245	429	788	534	446	446	
15	DEVELOPMENT COST	\$5,539,000	\$4,980,000	\$7,053,000	\$251,757,006	\$17,882,055	\$13,645,438	\$31,527,493	15
	PER RENTAL ROOM	4,279	5,053	9,250	3,903	2,539	2,247	2,404	
16	AVERAGE MONTHLY RENT	\$36.57	\$35.65	\$39.14	\$36.07	\$48.48	\$46.78	\$47.70	16
	PER RENTAL ROOM								
17	LOCATION	CROTONA AVE. CROTONA PK. NO. CROSS BRONX EXPRESSWAY (BRONX)	URBAN RENEWAL E. 27TH ST. NEW ST. E. 28TH ST. FIRST AVE. (MANHATTAN)	URBAN RENEWAL W. 64TH ST W. 65TH ST. AMSTERDAM AVE. WEST END AVE. (MANHATTAN)	—	EXTERIOR ST. W. 225TH ST. & BWAY W. 230TH ST. (MAN. & BX.)	LINDEN BLVD. ASHFORD ST. HENDRIX ST WORTHMAN AVE. (BROOKLYN)	—	17
18	COMPLETION DATE	3-31-64	3-31-71	1-31-74	—	3-3-52	3-22-51	—	18

(D) (F) See page 50 for Explanatory Notes.

# PROJECTS IN FULL OPERATIONS

# UNDER CONSTRUCTION

## PART IV-CITY PROJECTS

## FEDERAL TURNKEY

LINE	PART IV-CITY PROJECTS						TOTAL OPER. CITY IV 5 PROJECTS	GRAND TOTAL CITY III-IV 7 PROJECTS	GRAND TOTAL OPERATING 258 PROJECTS	FEDERAL TURNKEY		LINE							
	NYC-23 LINDEN	NYC-24 BAY VIEW	NYC-25 CONEY ISLAND	NYC-26 ST. MARY'S PARK	NYC-33 JOHN F. HYLAN	NY 36-P005-222 BUSHWICK II CDA (GROUP A & C)				NY 36-P005-225 CENTRAL BKLYN. (SITES 110C, 110D & 67M)									
1	1,586	1,610	534	1,007	209	4,946	8,069	170,811	300	178	1								
2	7,311	7,314	2,442	4,533½	930½	22,531	35,646	769,535½	1,464	909	2								
	4.61	4.54	4.57	4.50	4.45	4.56	4.42	4.51	4.88	5.11									
3	4,990	4,040	1,710	2,680	610	14,030	21,830	489,305	900	530	3								
4	19	23	5	6	1	54	83	2,827	25	87	4								
5	8-14	8	14	21	19	—	—	—	3	3-4	5								
6	1,324,947	1,481,844	298,874	588,851	77,658	3,772,174	5,624,633	104,631,820	392,576	242,141	6								
	30.4	34.0	6.9	13.5	1.8	86.6	129.1	2,402.0	9.0	5.6									
7	1,324,947	1,438,244	239,429	545,801	77,658	3,626,079	5,406,224	98,827,698	392,576	242,141	7								
	30.4	33.0	5.5	12.5	1.8	83.2	124.1	2,268.7	9.0	5.6									
8	173,020	207,305	38,119	57,006	11,403	486,853	768,535	17,859,836	106,795	78,188	8								
9	14,333,039	14,262,296	4,912,800	8,922,933	1,878,400	44,309,468	69,750,921	1,458,140,109	3,200,584	2,296,670	9								
10	13.1	14.0	12.8	9.7	14.7	12.9	14.0	17.4	27.2	32.3	10								
11	164	119	248	199	339	162	169	204	100	95	11								
12	\$204,926	\$155,414	\$646,511	\$2,208,089	\$679,301	\$3,894,241	\$6,356,327	\$354,488,742*	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black;">Acquisition Cost \$18,662,000</td> <td style="width: 50%;">Acquisition Cost \$11,672,603</td> </tr> <tr> <td style="border-right: 1px solid black;">Other Cost 2,083,000</td> <td>Other Costs 687,397</td> </tr> <tr> <td style="border-right: 1px solid black;">Total \$20,745,000</td> <td>Total \$12,360,000</td> </tr> <tr> <td style="border-right: 1px solid black;">14,170</td> <td>13,597</td> </tr> </table>	Acquisition Cost \$18,662,000	Acquisition Cost \$11,672,603	Other Cost 2,083,000	Other Costs 687,397	Total \$20,745,000	Total \$12,360,000	14,170	13,597		12
Acquisition Cost \$18,662,000	Acquisition Cost \$11,672,603																		
Other Cost 2,083,000	Other Costs 687,397																		
Total \$20,745,000	Total \$12,360,000																		
14,170	13,597																		
	.18	.19	2.47	4.44	9.09	1.10	2.32	4.03											
13	\$16,111,327	\$15,251,174	\$5,090,856	\$10,308,695	\$2,599,099	\$49,361,151	\$72,582,396	\$1,615,246,455*			13								
	2,204	2,085	2,088	2,274	2,793	2,191	2,036	2,222											
14	\$3,914,716	\$4,168,882	\$1,991,167	\$3,835,039	\$667,208	\$14,577,012	\$20,421,174	\$498,631,538*			14								
	535	570	815	846	717	647	573	686											
15	\$20,230,969	\$19,575,470	\$7,728,534	\$16,351,823	\$3,945,608	\$67,832,404	\$99,359,897	2,807,196,654			15								
	2,767	2,676	3,165	3,607	4,240	3,011	2,787	3,648											
16	\$49.50	\$49.67	\$49.69	\$50.70	\$52.68	\$49.95	\$49.12	\$34.41	NOT YET DETERMINED	NOT YET DETERMINED	16								
17	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE. (BROOKLYN)	SEAVIEW AVE. E. 102ND ST. ROCKWAY PARKWAY (BROOKLYN)	SURF AVE. W. 32ND ST. BOARDWAY W. 29TH ST. (BROOKLYN)	CAULDWELL AVE. E. 156TH ST. WESTCHESTER AVE. (BRONX)	MOORE ST. HUMBOLDT ST. SIEGEL ST. BUSHWICK AV. (BROOKLYN)	—	—	—	CENTRAL AVE. HARMAN AVE. GREEN AVE. HALSEY AVE. (BROOKLYN)	SARATOGA AVE. ST. MARKS AVE. HOWARD AVE. STERLING PL. (BROOKLYN)	17								
18	6-30-58	5-31-56	1-31-57	4-30-57	6-30-60	—	—	—	—	—	18								

\* Does not include breakdown of \$338,829,919 of turnkey cost (see page 26)

# PROJECTS UNDER CONSTRUCTION

## FEDERAL TURNKEY

## FEDERAL CONVENTIONAL

LINE	PROJECT DATA	NY 36-P005-240 BUSHWICK II CDA (GROUP B & D)	NY 36-P005-241 170TH ST.— 90TH AVE.	NY 36-P005-243 VANDALIA AVE.	NY 36-P005-255 BEDFORD- STUYVESANT REHAB.	TOTAL UNDER CONSTR. TURNKEY 6 PROJECTS	NY 36-P005-221 WASHINGTON HEIGHTS REHAB. (GROUP 1 & 2)	LINE
1	NUMBER OF APARTMENTS	300	159	293	85	1,315	260	1
2	NO. OF RENTAL ROOMS	1,470	570½	1,053	392	5,858½	1,099	2
	AVERAGE NO. OF R R PER APT.	4.90	3.59	3.59	4.61	4.46	4.23	
3	POPULATION (Estimated)	900	260	500	300	3,390	800	3
4	RESIDENTIAL BUILDINGS	25	1	2	5	145	6	4
5	NUMBER OF STORIES	3	10	10	4-6	—	5-6	5
6	TOTAL AREA-Sq. Ft.	392,576	42,500	256,217	26,000	1,352,010	66,286	6
	Acres	9.0	1.1	3.6	.6	28.9	1.5	
7	NET PROJECT AREA Sq. Ft.	392,576	42,500	256,217	26,000	1,352,010	66,286	7
	(Excluding Park) Acres	9.0	1.1	3.6	.6	28.9	1.5	
8	ALL BUILDING COVERAGE-Sq. Ft.	106,795	12,689	33,868	18,283	356,618	53,502	8
9	CUBAGE-Cu. Ft.	3,200,584	1,126,314	2,315,113	856,611	12,995,876	161,280	9
10	COVERAGE (Line 8 ÷ 6) %	27.2	29.9	13.2	70.3	26.4	80.7	10
11	DENSITY (Persons per Acre)	100	236	139	500	117	533	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.						\$260 .004	12
13	CONSTRUCTION COST PER RENTAL ROOM	{ Acquisition Cost \$18,932,000 Other Cost 1,463,000 Total \$20,395,000 }	{ Acquisition Cost \$10,691,000 Other Costs 594,000 Total \$11,285,000 }	{ Acquisition Cost \$19,642,071 Other Costs 1,087,929 Total \$20,730,000 }	{ Acquisition Cost \$4,614,500 Other Costs 475,500 Total \$5,090,000 }	{ Acquisition Cost \$84,214,174 Other Costs 6,390,826 Total \$90,605,000 }	\$11,955,985 10,879	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM						\$2,688,755 2,447	14
15	DEVELOPMENT COST PER RENTAL ROOM						\$14,645,000 13,326	15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	NOT YET DETERMINED	NOT YET DETERMINED	NOT YET DETERMINED	NOT YET DETERMINED	—	NOT YET DETERMINED	16
17	LOCATION	GATES AVE. WILSON AVE. MADISON AVE. EVERGREEN AVE. (BROOKLYN)	170TH ST. 90TH AVE. 169TH ST. JAMAICA AVE. (QUEENS)	LOUISIANA AVE. VANDALIA AVE. GEORGIA AVE. FLATLANDS AVE. (BROOKLYN)	THROOP AVE. VERNON AVE. SUMNER AVE. HART ST. (BROOKLYN)	—	AUDUBON AVE. W. 177TH ST. AMSTERDAM AVE. W. 176TH ST. (MANHATTAN)	17
18	COMPLETION DATE	—	—	—	—	—	—	18



# PROJECTS UNDER CONSTRUCTION

## FEDERAL CONVENTIONAL

LINE	** NY 36-P005-234 MANHATTANVILLE REHAB. - GR.1	** NY 36-P005-235 MANHATTANVILLE REHAB. - GR.2	** NY 36-P005-236 MANHATTANVILLE REHAB. - GR.3	** NY 36-P005-237 * WEST TREMONT REHAB. - GR.1	** NY 36-P005-238 * WEST TREMONT REHAB. - GR.2	** NY 36-P005-239 WEST TREMONT REHAB. - GR.3	** NY 36-P005-248 LAVANBURG HOMES	LINE
1	48	61	51	97	98	88	107	1
2	200	253	220	458	439	403	445	2
	4.17	4.15	4.31	4.72	4.48	4.58	4.16	
3	150	200	150	290	360	220	400	3
4	3	4	2	2	2	3	1	4
5	5	5	6	6	5	5	6	5
6	11,991	15,838	13,988	42,891	24,874	39,017	23,032	6
	.3	.4	.3	1.0	.6	.8	.5	
7	11,991	15,838	13,988	42,891	24,874	39,017	23,032	7
	.3	.4	.3	1.0	.6	.8	.5	
8	7,880	14,041	9,930	16,462	21,157	23,866	12,882	8
9	534,832	158,100	547,624	1,210,660	1,235,000	578,450	937,200	9
10	65.7	88.7	71.0	38.0	85.0	61.2	55.9	10
11	500	500	500	290	600	275	800	11
12	\$24,000	\$30,500	\$51	\$48,501	\$49,000	\$44,001	\$54,000	12
	2.00	1.93	.004	1.13	1.97	1.13	2.34	
13	\$2,045,621	\$2,492,666	\$2,816,471	\$5,804,171	\$5,217,744	\$4,867,051	\$3,736,762	13
	10,228	9,852	12,802	12,673	11,886	12,077	8,397	
14	\$745,379	\$861,834	\$733,478	\$1,577,328	\$1,478,256	\$1,568,948	\$1,354,238	14
	3,727	3,400	3,334	3,443	3,367	3,893	3,043	
15	\$2,815,000	\$3,385,000	\$3,550,000	\$7,430,000	\$6,745,000	\$6,480,000	\$5,145,000	15
	14,075	13,379	16,136	16,223	15,364	16,079	11,562	
16	NOT YET DETERMINED	NOT YET DETERMINED	NOT YET DETERMINED	\$43.81	NOT YET DETERMINED	NOT YET DETERMINED	NOT YET DETERMINED	16
17	BROADWAY W. 135TH ST. AMSTERDAM AVE W. 136TH ST. (MANHATTAN)	BROADWAY W. 134TH ST. AMSTERDAM AVE. W. 135TH ST. (MANHATTAN)	BROADWAY W. 133RD ST. AMSTERDAM AVE. W. 134TH ST. (MANHATTAN)	W. 175TH ST. MONTGOMERY AVE. W. 176TH ST. ANDREWS AVE. (BRONX)	W. 175TH ST. POPHAM AVE. W. 176TH ST. UNIVERSITY AVE. (BRONX)	W. 174TH ST. MONTGOMERY AVE. W. 175TH ST. UNIVERSITY AVE. (BRONX)	E. HOUSTON ST. BARUCH PLACE A NEW ST. MANGIN ST. (MANHATTAN)	17
18	---	---	---	---	---	---	---	18

\* Partially Occupied

\*\* Acquisition with rehabilitation

# PROJECTS UNDER CONSTRUCTION OR REHABILITATION

# SECTION 8

## FEDERAL PROJECTS

## NEW CONSTRUCTION

LINE	PROJECT DATA	TOTAL UNDER CONSTR. CONVENTIONAL 8 PROJECTS	GRAND TOTAL TURNKEY AND CONVENTIONAL 14 PROJECTS	NY36-H110-032 SARATOGA SQUARE	NY36-H110-033 PEDRO ALBIZU CAMPOS PLAZA I	NY 36-004-045 BRONXCHESTER	TOTAL SECTION 8 NEW CONSTRUCTION 3 PROJECTS	LINE
1	NUMBER OF APARTMENTS	810	2,125	251	269	208	728	1
2	NO. OF RENTAL ROOMS	3,517	9,375½	853½	1,366½	1,017	3,237	2
	AVERAGE NO. OF R/R PER APT.	4.34	4.41	3.57	5.08	4.89	4.45	
3	POPULATION (Estimated)	2,570	5,960	290	1,110	820	2,220	3
4	RESIDENTIAL BUILDINGS	23	168	2	2	1	5	4
5	NUMBER OF STORIES	—	—	12-13	10-23	9-17	—	5
6	TOTAL AREA-Sq. Ft.	237,917	1,589,927	102,152	97,846	87,134	287,132	6
	Acres	5.4	34.3	2.3	2.2	2.0	6.5	
7	NET PROJECT AREA Sq. Ft.	237,917	1,589,927	102,152	97,846	87,134	287,132	7
	(Excluding Park) Acres	5.4	34.3	2.3	2.2	2.0	6.5	
8	ALL BUILDING COVERAGE-Sq. Ft.	159,720	516,338	28,534	20,354	18,600	67,488	8
9	CUBAGE-Cu. Ft.	5,363,146	18,359,022	1,724,800	2,515,635	2,258,523	6,498,958	9
10	COVERAGE (Line 8 ÷ 6) %	67.1	32.5	27.9	20.8	21.3	24.0	10
11	DENSITY (Persons per Acre)	476	174	126	505	410	342	11
12	LAND COST (Including Park) Per Sq. Ft. of Priv. Prop.	\$250,313 1.05	\$250,313* 1.05					12
13	CONSTRUCTION COST PER RENTAL ROOM	\$38,936,471 11,071	\$38,936,471* 11,071	Acquisition Cost \$10,400,000 Other Costs 775,000 Total \$11,175,000 13,093	Acquisition Cost \$12,513,145 Other Costs 946,855 Total \$13,460,000 9,850	Acquisition Cost \$9,535,343 Other Costs 664,657 Total \$10,200,000 10,029	Acquisition Cost \$32,448,488 Other Costs 2,386,512 Total \$34,835,000 10,762	13
14	SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$11,008,216 3,130	\$11,008,216* 3,130					14
15	DEVELOPMENT COST PER RENTAL ROOM	\$50,195,000 14,272	\$140,800,000 15,018					15
16	AVERAGE MONTHLY RENT PER RENTAL ROOM	—	—	\$25.67	\$30.26	\$25.46	\$27.54	16
17	LOCATION	—	—	HALSEY ST. MACON ST. BROADWAY SARATOGA AVE. (BROOKLYN)	AVE. B E. 12TH ST. AVE. C E. 13TH ST. (MANHATTAN)	156 TH ST. ST. ANN'S AVE. P.S. #38 (BRONX)	—	17
18	COMPLETION DATE	—	—	11-30-80	9-30-79	6-30-78	—	18

\* Does not include breakdown of \$90,605,000 of turnkey cost (see page 38)

## CITY PART IV PROJECTS DEVELOPED AS COOPERATIVES AND SOLD (N)

LINE	NYC-27 FRANKLIN PLAZA (FRANKLIN)	NYC-29 MASARYK TOWERS (COLUMBIA)	NYC-30 WOODSTOCK TERRACE (VAN BUREN)	NYC-31 ROSEDALE GARDENS	NYC-32 CEDAR MANOR (BAISLEY GARDENS)	NYC-34 LUNA PARK	NYC-35 VILLAGE VIEW (ROOSEVELT)	NYC-36 GOUVERNEUR GARDENS (SIMKHOVITCH)	TOTAL & PROJECTS	LINE
1	1.635	1.109	320	408	216	1.576	1.236	782	7.282	1
2	7.349½ 4.50	5.090½ (M) 4.59	1.604 (M) 5.01	1.888 4.63	982½ 4.35	7.338 4.66	5.569 (M) 4.51	3.354 (M) 4.29	33.175½ 4.56	2
3	6.130	3.810	1.250	1.620	830	6.350	3.886	2.440	26.310	3
4	14	4	2	4	3	5	7	6	45	4
5	20	21	18	15	8	20	16-21	21	—	5
6	596.202 13.7	381.888 8.8	130.000 2.5	333.809 7.7	237.908 5.5	1.241.082 28.5	361.675 8.3	289.677 6.6	3,572.241 81.6	6
7	571.210 13.1	361.865 8.3	130.000 2.5	333.809 7.7	237.908 5.5	1.163.551 26.7	349.738 8.1	289.677 6.6	3,437.758 78.5	7
8	131.350	69.358	17.475	27.568	28.311	142.507	74.570	45.158	536.297	8
9	15,440,744	10,743,208	2,988,195	3,586,268	2,080,205	15,589,794	10,874,597	7,072,530	68,375,541	9
10	22.0	18.2	13.4	8.3	11.9	11.5	20.6	15.6	15.0	10
11	447	433	500	210	151	223	467	370	322	11
12	\$5,390,676 10.42	\$4,108,244 12.57	\$801,720 7.08	\$208,038 .64	\$64,096 .39	\$1,455,600 1.42	\$5,346,841 15.30	\$2,908,518 10.77	\$20,283,733 6.06	12
13	\$20,145,421 2.741	\$14,756,529 2.899	\$4,116,227 2.566	\$4,763,808 2.533	\$3,083,528 3.138	\$19,755,116 2.692	\$13,865,680 2.490	\$9,981,403 2.976	\$90,467,712 2.727	13
14	\$4,834,082 658	\$8,122,466 1.596	\$939,901 586	\$1,330,450 705	\$996,105 1.014	\$4,348,649 393	\$3,988,354 716	\$2,912,696 868	\$27,472,703 828	14
15	\$30,370,179 4,132	\$26,987,239 5,301	\$5,857,848 3,652	\$6,302,296 3,338	\$4,143,729 4,218	\$25,559,365 3,483	\$23,200,875 4,166	\$15,802,617 4,712	\$138,224,148 4,166	15
16	Rents established by Cooperatives									16
17	FIRST AVE. 106TH ST. THIRD AVE. E. 109TH ST. (MANHATTAN)	STANTON ST. COLUMBIA ST. DELANCY ST. (MANHATTAN)	E. 161ST ST. TRINITY ATVE. E. 163RD ST. (BRONX)	BRUCKNER BLVD. TAYLOR AVE. STORY AVE. ROSEDALE AVE. (BRONX)	FOCH BLVD. 157TH ST. 116TH ATVE. (QUEENS)	SURF AVE. STILLWELL AVE NEPTUNE AVE. W. 8TH ST. (BROOKLYN)	1ST AVE. E. 2ND ST. E 6TH ST. AVE "A" (MANHATTAN)	MONTGOMERY ST. HENRY ST. F. D. R. DRIVE (MANHATTAN)	—	17
18	11-30-62	7-31-67	2-28-63	2-28-62	2-28-62	1-31-62	12-31-64	11-30-64	—	18

(M) (N) See page 51 for Explanatory Notes.

# FEDERAL PROJECTS UNDER ANNUAL CONTRIBUTIONS CONTRACT

## PRE-CONSTRUCTION STAGE

PROJECT NUMBER	PROJECT NAME	NO. OF APTS.	ARCHITECT	LOCATION
<b>CONVENTIONAL PROJECTS</b>				
NY 5-107	157TH AVE.-79th ST. AREA	588	(DESIGN DISCONTINUED, PROJECT WILL BE DROPPED)	
NY 36-P005-215	LOWER EAST SIDE REHAB. (GROUP 2)	74	WILLIAM VITTO	AVE. C, AVE. D, E. 4TH ST., E. 6TH ST., COMM. BD. #3 (MANHATTAN)
NY 36-P005-230	LOWER EAST SIDE REHAB. (GROUP 4)	75	CASTRO—BLANCO- PISCIONER-FEDER	E. 2ND ST., E. HOUSTON ST., AVE. A, AVE. B, COMM. BD. #3 (MANHATTAN)
NY 36-P005-232	LOWER EAST SIDE REHAB. (GROUP 3)	77	SANCHEZ & FIGUEROA	STANTON ST., DELANCY ST., RIDGE ST., PITT ST., COMM. BD. #3 (MANHATTAN)
NY 36-P005-233	LOWER EAST SIDE REHAB. (GROUP 5)	63	THE EDELMAN PARTNERSHIPS	AVE. B, AVE. C, E. 4TH, ST. E. 7TH ST. COMM. BD. #3 (MANHATTAN)
<b>TOTAL CONVENTIONAL PROJECTS <u>877</u></b>				
<b>TURNKEY PROJECTS</b>				
NY 5-192	W. 91ST. — COLUMBUS AVE. (WEST SIDE U.R.A., SITE 30)	160	WEST SIDE REHABILITATION CORP.*	W. 90TH & 91ST STS., COLUMBUS AVE. (MANHATTAN)
NY 36-P005-214	UNION AVE. — EAST 163RD STREET	200	GLICK DEVELOPMENT AFFILIATES*	E. 165TH ST., PROSPECT AVE., E. 163RD ST., UNION AVE. (BRONX) (C.B. #3)
NY 36-P005-223	CLAREMONT REHAB. PROJ. PHASE II — (GROUP 3)	115	ZAFFUTO CONSTR. COMPANY, INC.*	E. 167TH ST., TELLER AVE., E. 165TH ST., FINDLAY AVE. (BRONX) (C.B. #4)
NY 36-P005-224	SOUTH BRONX AREA (SITE 402)	120	ZAFFUTO CONSTR. COMPANY, INC.*	E. 158TH ST., E. 161 ST., CAULDWELL AVE., EAGLE AVE. (BRONX)

\*Developer

# FEDERAL PROJECTS UNDER ANNUAL CONTRIBUTIONS CONTRACT

## PRE-CONSTRUCTION STAGE

PROJECT NUMBER	PROJECT NAME	NO. OF APTS.	DEVELOPER	LOCATION
<b>TURNKEY PROJECTS</b>				
NY 36-P005-226	EAST 165TH ST.— BRYANT AVE.	114	ZAFFUTO CONSTR. COMPANY, INC.	WESTCHESTER AVE., LONGFELLOW AVE., ALDUS ST., HOE AVE. (BRONX)
NY 36-P005-242	NEW LANE AREA	277	NEW LANE TURNKEY JOINT VENTURE	LINDEN PLACE, NEW LANE, WATER FRONT TRACT (STATEN ISLAND)
NY 36-P005-245	WEST TREMONT IN FILL	63	ZAFFUTO CONSTR. CO. INC.	W. 174TH ST., W. 175TH ST., UNIVERSITY AVE., UNDERCLIFF AVE. (BRONX)
NY 36-P005-246	CLAREMONT REHAB. PROJ. (GROUP 2)	107	BROL CONSTRUCTION CORP.	CLAY AVE., E. 169TH ST., WEBSTER AVE., E. 166TH ST. (BRONX) (C.B. #4)
NY 36-P005-257	OCEAN HILL — BROWNSVILLE REHAB.	126	RDC OF BEDFORD STUYVESANT INC.	RALPH AVE., ATLANTIC AVE., SARATOGA AVE., DEAN ST. (BROOKLYN)
NY 36-P005-258	CROWN HEIGHTS REHAB.	121	HOWARD AVE. BUILDING CORP.	BUFFALO AVE., BERGEN ST., RALPH AVE., ST. JOHNS PLACE (BROOKLYN) (C.B. #8)
NY 36-P005-266	FORT WASHINGTON AVE. REHAB.	227	KREISLER — BURG — FLORMAN CONSTR CORP	RIVERSIDE DR., W. 163RD ST., FT. WASHINGTON AVE., W. 165TH ST. (MANHATTAN)
NY 36-P005-273	CLAREMONT REHAB. PROJ. PHASE II — (GROUP 4)	150	CENTER FOR HOUSING PARTNERSHIPS	E. 169TH ST., CLAY AVE., E. 165TH ST., FINDLAY AVE. (BRONX) (C.B. #4)
NY 36-P005-274	CLAREMONT REHAB. PROJ. PHASE II — (GROUP 5)	135	ZAFFUTO CONSTR. COMPANY INC.	COLLEGE AVE., E. 167TH ST., FINDLAY AVE., E. 166TH ST. (BRONX) (C.B. #4)
NY 36-P005-277	CENTRAL BROOKLYN MODEL CITIES (SITE 115)	200	JOBCO, INC.	EASTERN PARKWAY, PROSPECT PLACE, HOPKINSON AVE., ST. MARK'S AVE. (BROOKLYN)
TOTAL-TURNKEY PROJECTS		<u>2,115</u>		
TOTAL		<u><u>2,992</u></u>		

### SECTION 8 HOUSING ASSISTANCE PROGRAM: (EXISTING HOUSING)

An Annual Contributions Contract with the U.S. Department of Housing and Urban Development authorizes the Authority, pursuant to Section 8 of the U.S. Housing Act of 1937, as amended, to enter into contracts to pay housing assistance payments to owners of 36,917 dwelling units. In addition, the New York State Division of Housing and Community Renewal has assigned to the Authority its right, title and interest in the Annual Contributions Contract between it and HUD for assistance payments to owners of 2,792 units of existing housing. Of the total 39,709 units for which subsidy payments are authorized, 37,371 dwelling units were occupied as of 1/1/83 under Housing Assistance Payments Contracts with more than 8,000 different owners.

### (MODERATE REHABILITATION)

The Housing Authority purchased 7 Housing Developments comprising 609 D/Us from HUD which were repossessed by FHA. These areas, except for one which was demolished, will be rehabilitated at a total cost of approximately \$25,000,000. It was necessary to relocate 360 tenants before the gut rehabilitation work could start. The rehabilitated buildings will be designed for 555 D/Us. HUD is providing for the rehabilitation cost. During the initial relocation and management phase, HUD is providing the operating subsidy. At the conclusion of rehabilitation the Authority will operate with a Section 8 HAP agreement with HUD.

### PROJECT H.O.M.E. (HOME OWNERSHIP MADE EASY)

The Project H.O.M.E. Program in which tenants residing in Public Housing have the opportunity to purchase single family homes acquired and operated by the Authority from FHA, commenced on July 9, 1980. Since then all houses which became available, either through move out or rehabilitation, have been sold. In addition some tenants in residence have been buying the houses they occupy. We are continuing to sell houses as they become available. These dwelling units were originally included in the A.C.C. for all FHA Repossessed Houses 1 thru X.

# SUMMARY OF PUBLIC HOUSING PROJECTS

## BUILT OR OPERATED BY NEW YORK CITY HOUSING AUTHORITY

PROJECT DATA	PROJECTS IN FULL OPERATION (a)	NEW CONSTRUCTION SECTION 8	PROJECTS UNDER CONSTRUCTION OR REHABILITATION	PROJECTS IN PRE-CONSTRUCTION STAGE	PROJECTS DEVELOPED AS COOPERATIVES	TOTAL (a)
NUMBER OF PROJECTS	258	3	14	19	8	302
NUMBER OF APARTMENTS	170,811	728	2,125	2,992	7,282	183,938
NUMBER OF RENTAL ROOMS	769,535½	3,237	9,375½	12,693½	33,175½	828,017
AVERAGE NUMBER OF RENTAL ROOMS PER APT.	4.51	4.45	4.41	4.24	4.56	4.50
POPULATION ( <i>Estimated</i> )	489,305	2,220	5,960	8,511	26,310	532,306
NUMBER OF RESIDENTIAL BUILDINGS	2,827	5	168	159	45	3,204
TOTAL AREA – <i>Sq. Ft.</i> <i>Acres</i>	104,631,820 2,402.0	287,132 6.5	1,589,927 34.3	1,942,454 41.1	3,572,241 81.6	112,023,574 2,565.5
ALL BUILDING COVERAGE – <i>Sq. Ft.</i>	17,859,836	67,488	516,338	845,461	536,297	19,825,420
COVERAGE – %	17.4	24.0	32.5	43.5	15.0	18.0
DENSITY ( <i>PERSONS PER ACRE</i> )	206	342	174	207	322	207

(a) These figures do not include:  
Section 8 Housing Assistance Program: See Page 44

## PROJECTS IN PLANNING

SITE DESIGNATION	NO. OF APTS.	LOCATION
BEDFORD-STUYVESANT PHASE II MANHATTANVILLE PHASE II	236	THROOP AVE., VERNON AVE., SUMNER AVE., HART ST., (BKLYN.) (C.B. 3)
BELMONT AVE. — SUTTER AVE.	72	BELMONT AVE., JEROME ST., SUTTER AVE., BARLEY ST., (BKLYN.) (C.B. 5)
BOYNTON AVE. REHAB.	93	WATSON AVE., WARD AVE., BRUCKNER BLVD., ELDER AVE., (BRONX) (C.B. 9)
BUSHWICK II GROUP E	300	KNICKERBOCKER AVE., WILSON AVE., GATES AVE., MENAHAN ST. (BKLYN.) (C.B. 4)
CENTRAL BROOKLYN MODEL CITIES AREA (SITES 48 & 49)	150	QUINCY ST., REID AVE., MONROE ST., STUYVESANT AVE., (BKLYN) (C.B. 3)
CLAREMONT PARKWAY/FRANKLIN AVE.	200	CLAREMONT PARKWAY, FULTON AVE., E. 171ST ST., 3RD AVE. (BRONX) (C.B. 3)
EAST 6TH ST. — AVE. C	200	E. 6TH ST., AVE. C & E. 4TH ST., AVE. B & E. 5TH ST., AVE. D (MAN.) (C.B. 3)
EAST 173RD ST./VYSE AVE.	200	SOUTHERN BLVD., E. 173RD ST., VYSE AVE., JENNINGS ST. (BRONX) (C.B. 3)
HARRISON AVE. REHAB. SITE	190	UNIVERSITY AVE., WEST BURNSIDE AVE., GRAND AVE., KINGSLAND PLACES (BRONX) (C.B. 5)
HOWARD AVE. REHAB.	150	EAST NEW YORK AVE., GRAFTON ST., SUTTER AVE., TAPSCOTT ST. (BKLYN) (C.B. 16)
LENOX ROAD REHAB. — ROCKAWAY PARKWAY	74	KINGS HIGHWAY, E. 98TH ST., WILLMORHR ST., E. 97TH ST. (BKLYN.) (C.B. 17)
LOWER EAST SIDE INFILL	180	DELANCY ST., RIVINGTON ST., FORSYTH ST., ELDRIDGE ST. (MAN.)
MACOMB ROAD REHAB.	157	FEATHERBED LANE, MACOMBS ROAD, NELSON AVE. W. 174TH ST. (BRONX) (C.B. 5)
MORRIS HEIGHTS REHABS.	321	WEST 174TH ST., UNIVERSITY AVE., W. TREMONT AVE., UNDERCLIFF AVE. (BRONX) (C.B. 5)
P.S. 139	150	W. 139TH ST., ADAM CLAYTON POWELL JR. BLVD., 140TH ST., LENOX AVE. (MAN.) (C.B. 10)



## PROJECTS IN PLANNING

SITE DESIGNATION	NO. OF APTS.	LOCATION
PARK ROCK REHAB.	134	PARK PLACE, ROCHESTER AVE., ST. JOHNS PLACE, UTICA AVE. (BKLYN.) (C.B. 8)
RALPH AVE. REHAB.	123	EAST NEW YORK AVE., RALPH AVE., SUTTER AVE., E. 98TH ST. (BKLYN.) (C.B. 16)
STEBBINS AVE. — HEWETT PLACE	120	HEWITT PLACE, WESTCHESTER AVE. STEBBINS AVE., DAWSON ST., LONGWOOD AVE., (BRONX) (C.B. 2)
TAPSCOTT STREET REHAB.	170	SUTTER AVE., GRAFTON ST., DUMONT AVE., UNION ST. (BKLYN.) (C.B. 16)
U.P.A.C.A (SITE 5)	200	E. 121ST ST., LEXINGTON AVE., E. 120TH ST., PARK AVE. (MAN.) (C.B. 3)
U.P.A.C.A (SITE 6)	150	E. 119TH ST., PARK AVE. E. 122ND ST., LEXINGTON AVE. (MAN.) (C.B. 11)
UNION AVE. — EAST 166 ST.	132	E. 166TH ST., PROSPECT AVE., HOME ST., UNION AVE. (BRONX) (C.B. 3)
UNIVERSITY AVE. REHAB.	250	W. BURNSIDE AVE., UNIVERSITY AVE., W. TREMONT AVE., ANDREW AVE. SOUTH (BRONX) (C.B. 10)
WASHINGTON HEIGHTS — PHASE III	121	W. 156TH ST., BROADWAY, AMSTERDAM AVE., W. 164TH ST., W. 165TH ST. (MAN.)
WASHINGTON HEIGHTS — PHASE IV	34	W. 177TH ST., AMSTERDAM AVE., W. 175TH ST., AUDUBON AVE. (MAN.)
WASHINGTON HEIGHT URA SITE B	184	BROADWAY, W. 158TH ST., AMSTERDAM AVE., W. 157TH ST. (MAN.) (C.B. 12)
WILLIAMSBURG AREA	108	SOUTH 9TH ST., BEDFORD AVE., DIVISION AVE., SOUTH 11TH ST. WYTHE AVE. (BKLYN) (C.B. 1)
TOTAL	<u>4,399</u>	

## FEDERAL REHABILITATION PROGRAM COMPLETED

PROJECT NUMBER	LOCATION	BOROUGH	NUMBER OF APTS.	NUMBER OF R/R's	AVERAGE NO. OF R/R PER APT.	NUMBER OF STORIES	
<b>OPERATING</b>							
NYS-52K	15-23 W. 90th St.	MANHATTAN	32	112	3.50	3;4;5	
	22-42 W. 91st St.	MANHATTAN	73	263½	3.61	3;4	
	47-51 W. 89th St.	MANHATTAN	28	97½	3.48	4	
	38-42 W. 90th St.	MANHATTAN	17	60½	3.56	3	
	64-70 W. 91st St.	MANHATTAN	28	102½	3.66	3;4	
	125-143 W. 93rd St.	MANHATTAN	58	213	3.67	4	
				<u>236</u>	<u>849</u>		
NYS-76	W. 103rd & W. 104th Sts.	MANHATTAN	72	269½	3.74	3;6	
	241 W. 101st St.	MANHATTAN	40	150	3.75	7	
	48-54 W. 94th St.	MANHATTAN	40	159	3.98	3	
	125-03 22nd Ave.	QUEENS	13	39	3.00	1	
	218 W. 112th St.	MANHATTAN	42	168½	4.01	7	
	(C) 434 E. 141st St.	BRONX	15	57½	3.83	5	
	210-213 W. 117th St.	MANHATTAN	69	272½	3.95	7	
	95 W. 119th St.	MANHATTAN	45	167½	3.72	7	
				<u>336</u>	<u>1,283½</u>		
NYS-104 (L.I.H.D.)	(K) Rogers & Nostrand Aves.	BROOKLYN	<u>18</u>	<u>114</u>	6.33	3	
NYS-134 (Site 9) (Turnkey)	E. 145th St. & St. Ann's Ave.	BRONX	39	211	5.41	6	
	(Site 13) (Turnkey)	695-699 E. 139th St.	BRONX	22	119	5.41	5
	(Site 18) (Turnkey)	411, 431-445 E. 136th St.	BRONX	71	335½	4.73	5
			<u>132</u>	<u>665½</u>			
NYS-136 (Site 4) (Turnkey)	E. 146th & E. 147th Sts.	BRONX	76	367	4.83	5	
	(Site 5) (Turnkey)	458 E. 143rd St.	BRONX	24	96	4.00	6
	(Site 9) (Turnkey)	E. 145th, E. 146th, & E. 147th Sts.	BRONX	52	279½	5.36	5;6
				<u>152</u>	<u>742½</u>		
NYS-138 (Turnkey)	1162-1176 Washington Ave.	BRONX	<u>66</u>	<u>302½</u>	4.58	6	
NYS-174 (Turnkey)	104-14 Tapscott St.	BROOKLYN	<u>30</u>	<u>129</u>	4.30	4	
<b>TOTAL OPERATING</b>			<u>970</u>	<u>4,086</u>			

(C) (K) See pages 50 & 51 for Explanatory Notes.

## MAXIMUM INCOME LIMITS FOR ADMISSION TO PROJECTS WHICH ARE IN OPERATION

LINE	APT. SIZE NO. OF BEDROOMS	NORMAL OCCUPANCY AT ADMISSION (PERSONS)	STATE	CITY III & IV	FEDERAL NET INCOME FOR ELIGIBILITY			
					NO. OF PERSONS IN FAMILY	N.Y.C.H.A. PROJECTS	SECTION 8 EXISTING HOUSING	
1	Efficiency 0 Bedroom	1	\$12.550	\$12.550	1	\$12.550	\$13.950	1
2	3-3½ Rooms 1 Bedroom	1-2	\$14.350	\$14.350	2	\$14.350	\$15.950	2
3	4-4½ Rooms 2 Bedrooms	3-4	\$18.150	\$18.150	3	\$16.150	\$17.950	3
4	5-5½ Rooms 3 Bedrooms	5-6	\$20.500	\$20.500	4	\$17.950	\$19,950	4
5	6-6½ Rooms 4 Bedrooms	7-8	\$22.750	—	5	\$19.100	\$21.200	5
6	7-7½ Rooms 5 Bedrooms	9-10	\$22.750	—	6	\$20.200	22.450	6
7	—	—	—	—	7	\$21.350	\$23.700	7
8	—	—	—	—	8 or more	\$22.450	\$24.950	8

**NOTES:**

- 1) Displaced families (State & City Projects) may be admitted at higher limits.
- 2) Income limits shown above represent net family income after allowable deductions and exemptions for minor children and for secondary wage earners. The exemptions vary by program. There is no minimum income limitation for admission.
- 3) Federal regulations require the utilization of family size to determine maximum income limits for admissions rather than apartment size.

## EXPLANATORY NOTES

- LINE 1— NUMBER OF APARTMENTS Figures used are as built and do not reflect any alterations made since buildings were turned over to management for occupancy.
- LINE 2— NUMBER OF RENTAL ROOMS  
AVERAGE NO. OF R/R PER APT. Rental room count per apartment is equal to 2½ plus the number of bedrooms except that in the Federally-aided program a zero bedroom apartment is equal to three rental rooms.
- LINE 6—TOTAL AREA Line 6 includes, and Line 7 excludes, land acquired and developed as part of the project for a park or playground to be operated and maintained by the Dept. of Parks. At State and City Projects such as park or playground is ceded to the City of New York. At Federal Projects it is leased to the City.
- LINE 7—NET PROJECT AREA
- LINE 13—CONSTRUCTION COSTS Includes Foundation, Superstructures, Plumbing, Heating, Electrical, Elevators, Refrigerators, Ranges, Testing Concrete, Fuel for Temporary Heat and percentage of Contingencies if required. Room costs do not include turnkey.
- LINE 14—SITE IMPROVEMENT  
AND OTHER COSTS Includes Overhead, Carrying Charges, Architectural and Engineering Expense, Inspection Costs, Relocation Costs, Demolition, Other Land Acquisition Costs, Topsoil and Planting, Street and Yard Improvement, Sewers and Utilities, Abnormal Foundations, Park Development; Equipment—Playground and Community Facilities; Equipment—Management and Maintenance, Additions and Betterments, Preoccupancy Charges and Credits, and percentage of Contingencies if required.
- LINE 15—DEVELOPMENT COST Total of lines 12, 13 and 14.
- LINE 16—AVERAGE MONTHLY RENT  
PER RENTAL ROOM The rents shown are the average monthly rents currently received, and include gas and electricity for all projects except NY5-129, 140, 155, 158, 159, 182, 197, 198, 199, 200, 201, 202, 203, 206, 210, 211, 212, NY 36-H110-032 - 033, NY 36-004-045. Specific rents vary in accordance with the income of tenant Families.
- LINE 18—COMPLETION DATE Date of 95% to 100 % availability or occupancy of dwelling units—\*Redfern House 456 d/u's were completed on 5/1/53 and 148 d/u's were completed on 6/1/59.
- NOTE A (PAGES 5,9,11,12,13,15,21,  
22,24) Development Cost includes an Unsubsidized Improvement for (1) Early Childhood Center (2) Day-Care Center (3) Stores (4) Additional Land (5) Grand Street Settlement.
- NOTE B (PAGE 6) Land for West Brighton I and West Brighton II acquired as a single site. Cost of land has been allocated to each section, and included in respective development costs, on dwelling unit ratio.
- NOTE C (PAGE 7,48) 434 E. 141st St. (Formerly NY5-52H) was rehabilitated and financed for \$255, 000 as part of NY5-44 Mott Haven Houses.
- NOTE D (PAGES 8,12,13,15,16,21,  
23,24,25,26,35,36) Urban Renewal Projects. Land Cost shown on Line 12 or included in Acquisition Cost of Turnkey projects is the re-use price determined by the Department of Housing and Urban Development.
- NOTE E (PAGES 8,11,13) A single set of construction Bids was taken for the three Sites of NY5-56, for the two Sites of NY5-85, and for the two Sites of NY5-96 without cost breakdown for each Site.
- NOTE F (PAGES 12,13,14,16,17,20,  
21,22,36) The City has purchased out of capital funds a reversionary interest in projects NY5-86, 91, 95, 96, 106, 108, 116, 117, 120, 132, 133, 141, 178, 188, in order to keep the Federally financed portion of the projects within Federal construction cost limitations and in project NYS-147 in order to keep the State financed portion within State cost limitations.

## EXPLANATORY NOTES

NOTE G (PAGES 13,14,15,20,21,24)

The City has paid a construction subsidy out of Federal Model Cities supplemental funds toward the construction of project NY5-96, 118, 121, 135, 149, 169 to keep the Federally financed portion of the projects within Federal construction cost limitations.

NOTE H (PAGES 13,35)

Throggs Neck Addition built on land of Throggs Neck Houses; Chelsea Addition built on land of Elliott Houses.

NOTE I (PAGE 13)

Project NY5-108 (108th St-62nd Drive) has been leased to the Forest Hills Cooperative Cooperation. The development will be operated, managed and maintained by the Authority.

NOTE J (PAGES 14,16,17,30,31,32,33)

Projects converted from City and State program to Federal program. Development Cost on Line 15, represents Final Development Cost of the projects prior to conversion. New Estimated Development Cost reflects city-and state-guaranteed bonds outstanding at conversion date, plus estimated cost of rehabilitation.

<u>Project</u>	<u>Date</u>	<u>Bonds Outstanding</u>	<u>Cost of Rehabilitation</u>	<u>Development Cost</u>
NY5-114	8/29/68	\$39,493,000	\$11,247,000	\$50,740,000
NY5-181	6/29/72	5,600,000	6,770,000	12,370,000
NY5-183	6/29/72	21,271,000	5,879,000	27,150,000
NY5-184	6/29/71	15,035,000	5,485,000	20,520,000
NY36-P005-244	8/1/79	71,670,123	31,395,000	103,065,123
NY36-P005-267	7/1/80	34,297,396	14,922,000	49,219,396
NY36-P005-268	7/1/80	18,372,874	19,276,000	37,648,874
NY36-P005-271	10/1/80	29,209,763	24,041,592	53,251,355

NOTE K (PAGE 20,48)

Rehabilitation of Project NY5-104 was financed by a demonstration grant from Department of Housing and Urban Development. Upon completion buildings were incorporated into Federal Program.

NOTE L (PAGES 27/30)

The projects shown on pages 27/30 were converted from the State Program to the Federal Program as shown below. Development Costs on line 15 represent final Development Costs of the projects prior to conversion. A program of renovation and rehabilitation is under way with funds to be provided by the sale of Unsubsidized Improvement Notes. The Notes will be Guaranteed by HUD and will be amortized from Subsidies from the State of New York pursuant to the terms of the Loan and Subsidy Contract applicable to these projects.

<u>Project</u>	<u>Date</u>	<u>Bonds &amp; Notes Outstanding</u>	<u>Estimated Cost of Unsubsidized Improvements</u>
NY36-P005-213	7/1/77	\$84,444,143	\$70,220,000
NY36-P005-216	2/1/78	32,204,081	25,929,000
NY36-P005-220	7/1/78	98,550,592	91,169,000

NOTE M (PAGE 41)

Number of Rental Rooms include balconies and half-baths as half rooms.

NOTE N (PAGE 41)

Part IV Projects sold to cooperatives: Luna Park, October 10, 1962; Baisley Gardens, December 20, 1962; Rosedale Gardens, January 21, 1964; Benjamin Franklin, March 8, 1965; Martin Van Buren, June 2, 1965; Franklin D. Roosevelt, May 28, 1965; Mary K. Simkhovitch, June 8, 1967; and Columbia, July, 1972.

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Albany Houses II	28	Breukelen Houses	3	Coney Island (Site 8)	23
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830 Amsterdam Avenue	9	Bronx River Houses	29	Crown Heights Rehab.	43
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Dr. Ramon E. Betances II (N.C.) (Sites 9, 13, 18)	20	Chelsea Houses	35	Edenwald Houses	4
Dr. Ramon E. Betances III (REH.) (Sites 4, 5, 9)	21	Chelsea Houses Addition	35	Edgemere Houses	31
Dr. Ramon E. Betances IV (N.C.) (Sites 4, 5, 9)	21	Claremont Parkway/Franklin Avenue	46	John Lovejoy Elliot Houses	16
Dr. Ramon E. Betances V (REH.) (Sites 4, 5, 9)	22	Claremont Rehab. (Group 5)	43	<b>F</b>	
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Borinquen Plaza I	25	Clason Point Gardens	2	F.H.A. Repossessed Houses (Group II)	15
Borinquen Plaza II	26	DeWitt Clinton Houses	7	F.H.A. Repossessed Houses (Group III)	15
2440 Boston Road	13	College Avenue-East 165th Street Area	23	F.H.A. Repossessed Houses (Group IV)	15
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Eleanor Roosevelt Houses Section II	11	Twin Park West (Sites 1 & 2)	16	West Tremont Infill Housing	43
Franklin D. Roosevelt Houses (Village View)	41	Two Bridges U.R.A. (Site 7)	26	Gaylord White House	31
Rosedale Houses (Rosedale Gardens)	41	<b>U</b>		Walt Whitman Houses-Raymond V. Ingersoll Houses	27
Rutgers Houses	34	Union Ave.-East 163rd Street	42	Jonathan Williams Plaza	33
Rutland Towers	19	Union Ave.-East 166 St.	47	Williamsburg Area	47
<b>S</b>		Unity Plaza (Sites 4, 5A, 6, 7, 9, 11, 12, 27)	14	Williamsburg Houses	6
Sack-Wern	18	Unity Plaza (Sites 17, 24, 25A)	24	Woodrow Wilson Houses	30
St. Mary's Park Houses	37	U.P.A.C. (Site 5)	47	Steven Wise Towers	35
St. Nicholas Houses	3	U.P.A.C.A. (Site 6)	47	Woodside Houses	14
131 St. Nicholas Avenue	9	University Ave. Rehab.	47	Carter G. Woodson Houses	11
33-35 Saratoga Avenue	10	<b>V</b>		Woodstock Terrace (Martin Van Buren Houses)	41
Saratoga Square	40	Martin Van Buren Houses (Woodstock Terrace)	41	Wyckoff Gardens	10
Sedgwick Houses	17	Van Dyke Houses I	3		
Seward Park Extension Area	13	Van Dyke House II	8		
Sheepshead Ray Houses	14	Vandalia Avenue Area	38		
Shelton Houses	18	303 Vernon Avenue	10		
Mary K. Simkhovitch Houses (Gouverneur Gardens)	41	Village View (Franklin D. Roosevelt Houses)	41		
Gov. Alfred E. Smith Houses	29	Vladeck Houses	2,16		
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