

REPORT S-801

AVERAGE COSTS OF DEVELOPING
THE UNITED STATES HOUSING ACT PROGRAM

NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY,
STATISTICS DIVISION
APRIL 1947

X

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FOREWORD

"What did it cost?" is a question of primary importance asked of every building program, whether private or public. The average costs of developing the public housing constructed under Public Laws 412 and 671, and currently administered under the United States Housing Act Program, are presented in this bulletin through statistical tables. Included are costs incurred in acquiring the site to completion of the dwelling units for occupancy, together with such items as are chargeable to development cost during the first fiscal year of operation. The developments are classified in several ways to show the effect on costs of differences in location, dwelling unit size, design type, etc. The cost data are limited to those developments which were reported as completed for occupancy by June 30, 1944, and are based on the figures available as of that date. A survey of the revisions in costs effected after that date indicate only a slight overall increase in average unit cost.

The bulletin is the second in a series based on the survey made during the latter part of 1944 of public projects designed to serve low-income families. Comprehensive background material on the general characteristics of the United States Housing Act Program, and sources of data, are contained in Report S-800, issued in September 1946.

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Table 1. Number of developments and dwelling units, by region, and size of metropolitan district ^{1/}

As of June 30, 1944

Public law and region	Developments and units		By size of metropolitan district					
			Over 500,000		100,000 - 500,000		Under 100,000 ^{2/}	
			Dev.	Units	Dev.	Units	Dev.	Units
PL 412.....	349	111,053	91	49,368	126	43,394	132	18,291
PL 671.....	2,189	44,635	90	28,348	43	9,163	47	7,124
PL 412 and PL 671.	2,538	155,688	181	77,716	169	52,557	179	25,415
Region I.....	87	14,274	21	9,141	16	5,733	---	---
II.....	38	25,158	76	34,670	17	4,061	5	427
III.....	24	12,706	16	6,524	9	2,632	19	3,550
IV.....	129	33,894	---	---	53	19,590	96	14,304
V.....	66	16,445	13	6,720	28	6,672	25	3,053
VI.....	45	10,264	29	8,230	7	1,186	9	848
VII.....	18	4,825	---	---	8	3,268	10	1,557
VIII.....	62	20,849	16	9,758	31	9,415	15	1,676
GPO.....	10	2,673	10	2,673	---	---	---	---

- 1/ Tables 1 through 31 cover only urban continental developments completed for occupancy under Public Laws 412 and 671; where coverage is limited to only one public law, individual tables so specify.
- 2/ Includes developments not in a metropolitan district.
- 3/ Ohio 3-F, with average total development cost of \$4,264 per unit, excluded from this and subsequent tables because detailed cost items were not available.

Table 2. Average total development cost per dwelling unit, by region, size of metropolitan district, and index number

As of June 30, 1944

Public law and region	Total development cost per unit				Index number (\$4,649 = 100)			
	All urban areas	By size of metropolitan district			All urban areas	By size of metropolitan district		
		Over 500,000	100,000-500,000	Under 100,000 ^{1/}		Over 500,000	100,000-500,000	Under 100,000 ^{1/}
PL 412.....	\$ 4,621	\$ 5,069	\$ 4,426	\$ 3,872	99	109	95	83
PL 671.....	4,720	5,071	4,284	3,881	102	109	92	83
PL 412 and PL 671.	4,649	5,070	4,402	3,875	100	109	95	83
Region I.....	5,029	5,113	4,895	---	108	110	105	---
II.....	5,178	5,161	5,246	4,820	111	111	113	104
III.....	4,772	5,148	4,491	4,289	103	111	97	92
IV.....	3,898	---	4,060	3,676	84	---	87	79
V.....	4,350	4,865	4,054	3,865	94	105	87	83
VI.....	4,214	4,360	3,347	4,093	91	94	72	86
VII.....	4,305	---	4,481	3,935	93	---	36	85
VIII.....	4,991	5,312	4,770	4,351	107	114	103	94
GPO.....	5,206	5,206	---	---	112	112	---	---

- 1/ Includes developments not in a metropolitan district.
- 2/ In preparing data for this bulletin, metropolitan district classifications for all developments were reviewed; several revisions were made which affected slightly the average costs by metropolitan districts. Thus Chart 12 of the Senate Hearings on S. 1592 (November 27 - December 5, 1945) shows an average cost of \$3,884 for developments in areas of under 100,000 persons.

Table 3. Average development cost per dwelling unit, by cost classification, region, and percent of total development cost

As of June 30, 1944

Cost classification	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Cost per dwelling unit										
Total development cost.....	\$ 4,649	\$ 5,029	\$ 5,178	\$ 4,772	\$ 3,898	\$ 4,350	\$ 4,214	\$ 4,305	\$ 4,991	\$ 5,206
Site acquisition.....	631	318	830	535	450	658	502	211	616	641
Site improvement.....	459	453	515	459	376	428	409	729	474	516
Non-dwelling buildings.....	126	115	173	139	88	79	124	136	140	73
Dwelling structures.....	2,882	3,080	3,117	3,049	2,469	2,609	2,679	2,838	3,112	3,526
Movable dwelling equipment.	116	135	99	129	126	117	103	111	123	61
Architectural & engineering	243	257	249	274	211	245	229	167	280	213
LHA administration.....	84	88	90	86	69	82	111	79	80	114
Preoccupancy charges (other)	- 20	- 38	- 38	- 18	- 3	4	- 64	- 20	18	-137
Carrying charges.....	110	100	124	99	96	109	103	43	134	173
Working capital.....	19	21	20	20	17	20	20	12	15	26
Development cost credit....	- 1	---	- 1	---	- 1	- 1	- 2	- 1	- 1	---
Percent of total development cost										
Total development cost.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.00
Site acquisition.....	13.6	16.3	16.0	11.2	11.5	15.1	11.9	4.9	12.3	12.3
Site improvement.....	9.9	9.0	10.0	9.6	9.7	9.8	9.7	16.9	9.5	9.9
Non-dwelling buildings.....	2.7	2.3	3.4	2.9	2.3	1.8	2.9	3.2	2.8	1.4
Dwelling structures.....	62.0	61.2	60.2	63.9	63.3	60.0	63.6	65.9	62.3	67.7
Movable dwelling equipment.	2.5	2.7	1.9	2.7	3.2	2.7	2.5	2.6	2.5	1.2
Architectural & engineering	5.2	5.1	4.8	5.8	5.4	5.6	5.4	3.9	5.6	4.1
LHA administration.....	1.8	1.8	1.7	1.8	1.8	1.9	2.6	1.8	1.6	2.2
Preoccupancy charges (other)	-0.4	-0.8	-0.7	-0.4	-0.1	0.1	-1.5	-0.5	0.4	-2.6
Carrying charges.....	2.3	2.0	2.4	2.1	2.5	2.5	2.5	1.0	2.7	3.3
Working capital.....	0.4	0.4	0.3	0.4	0.4	0.5	0.5	0.3	0.3	0.5
Development cost credit....	(1)	---	(1)	---	(1)	(1)	-0.1	(1)	(1)	---

1/ Less than 0.05%.

Cost classification	Region									
	ALL	I	II	III	IV	V	VI	VII	VIII	IX
Cost per dwelling unit										
Total development cost	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Site acquisition	18.5	18.5	17.8	8.7	12.5	16.3	8.6	10.0	13.6	13.7
Site improvement	7.7	7.7	8.7	9.9	9.1	9.7	9.6	10.8	9.4	7.9
Non-dwelling buildings	2.1	2.1	3.6	3.4	2.3	1.5	2.8	3.2	2.8	1.5
Dwelling structures	59.5	59.5	58.7	64.2	62.3	59.0	63.5	62.5	60.9	66.9
Movable dwelling equipment	2.5	2.5	1.9	2.9	3.2	2.6	3.4	1.7	2.4	1.1
Architectural & engineering	5.4	5.4	4.5	5.9	5.5	5.6	6.2	5.4	5.6	4.9
LHA administration	1.7	1.7	1.7	2.0	1.8	1.8	3.1	3.0	1.6	2.0
Preoccupancy charges (other)	0.1	-0.3	(1)	0.1	0.2	0.3	-0.2	0.5	0.5	-1.3
Carrying charges	2.7	2.4	2.7	2.6	2.7	2.7	2.6	2.4	2.9	2.8
Working capital	0.4	0.5	0.4	0.3	0.4	0.5	0.5	0.5	0.3	0.5
Development cost credit	(1)	---	(1)	---	(1)	(1)	-0.1	(1)	(1)	---
Percent of total development cost										
Total development cost	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Site acquisition	18.5	18.5	17.8	8.7	12.5	16.3	8.6	10.0	13.6	13.7
Site improvement	7.7	7.7	8.7	9.9	9.1	9.7	9.6	10.8	9.4	7.9
Non-dwelling buildings	2.1	2.1	3.6	3.4	2.3	1.5	2.8	3.2	2.8	1.5
Dwelling structures	59.5	59.5	58.7	64.2	62.3	59.0	63.5	62.5	60.9	66.9
Movable dwelling equipment	2.5	2.5	1.9	2.9	3.2	2.6	3.4	1.7	2.4	1.1
Architectural & engineering	5.4	5.4	4.5	5.9	5.5	5.6	6.2	5.4	5.6	4.9
LHA administration	1.7	1.7	1.7	2.0	1.8	1.8	3.1	3.0	1.6	2.0
Preoccupancy charges (other)	0.1	-0.3	(1)	0.1	0.2	0.3	-0.2	0.5	0.5	-1.3
Carrying charges	2.7	2.4	2.7	2.6	2.7	2.7	2.6	2.4	2.9	2.8
Working capital	0.4	0.5	0.4	0.3	0.4	0.5	0.5	0.5	0.3	0.5
Development cost credit	(1)	---	(1)	---	(1)	(1)	-0.1	(1)	(1)	---

1/ Less than 0.05%.

Table 5. Average development cost per dwelling unit, by cost classification, region, and percent of total development cost (PL 671 only)

As of June 30, 1944

Cost classification	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Cost per dwelling unit										
Total development cost.....	\$4,220	\$4,822	\$5,286	\$5,095	\$3,786	\$4,166	\$4,365	\$4,221	\$5,270	\$2,561
Site acquisition.....	482	585	599	735	216	312	538	128	209	589
Site improvement.....	562	553	594	475	490	448	424	811	540	697
Non-dwelling buildings.....	127	132	140	114	91	163	130	132	148	74
Dwelling structures.....	3,090	3,116	3,398	3,235	2,632	2,751	2,775	2,836	3,792	3,823
Movable dwelling equipment.....	116	141	98	127	124	141	101	122	137	68
Architectural & engineering.....	241	226	297	282	182	238	233	141	283	167
LHA administration.....	91	95	98	81	61	99	113	58	80	133
Preoccupancy charges (other).....	- 82	- 84	-138	- 50	- 60	- 52	- 74	- 35	- 22	-243
Carrying charges.....	74	62	83	70	33	46	106	21	77	224
Working capital.....	20	15	19	26	18	20	21	8	27	29
Development cost credit.....	- 1	---	- 2	---	- 1	---	- 2	- 1	- 1	---
Percent of total development cost										
Total development cost.....	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Site acquisition.....	10.2	12.1	11.3	14.4	5.7	7.5	12.3	3.0	4.0	10.6
Site improvement.....	11.9	11.4	13.1	9.3	12.9	10.7	9.7	19.2	10.2	12.6
Non-dwelling buildings.....	2.7	2.5	2.6	2.3	2.4	3.9	3.0	3.2	2.8	1.3
Dwelling structures.....	65.4	64.5	64.3	63.5	69.5	66.0	63.6	67.2	71.9	68.8
Movable dwelling equipment.....	2.5	2.9	1.8	2.5	3.3	3.4	2.3	2.9	2.6	1.2
Architectural & engineering.....	5.1	4.7	5.6	5.5	4.8	5.7	5.3	3.4	5.4	3.0
LHA administration.....	1.9	2.0	1.9	1.6	1.6	2.4	2.6	1.4	1.5	2.4
Preoccupancy charges (other).....	-1.7	-1.7	-2.6	-1.0	-1.6	-1.2	-1.7	-1.0	-0.4	-4.4
Carrying charges.....	1.6	1.3	1.6	1.4	0.9	1.1	2.4	0.5	1.5	4.0
Working capital.....	0.4	0.3	0.4	0.5	0.5	0.5	0.5	0.2	0.5	0.5
Development cost credit.....	(1)	---	(1)	---	(1)	---	(1)	(1)	(1)	---

1/ Less than 0.05%.

Table 6. Average development cost per dwelling unit, by cost classification, size of metropolitan district, and percent of total development cost

As of June 30, 1944

Cost classification	Cost per dwelling unit				Percent of total development cost			
	All urban areas	By size of metropolitan district			All urban areas	By size of metropolitan district		
		Over 500,000	100,000-500,000	Under 100,000 ^{1/}		Over 500,000	100,000-500,000	Under 100,000 ^{1/}
Total development cost.....	\$4,649	\$5,070	\$4,402	\$3,875	100.0	100.0	100.0	100.0
Site acquisition.....	631	767	574	333	13.6	15.3	13.0	8.6
Site improvement.....	459	490	431	422	9.9	9.7	9.8	10.9
Non-dwelling buildings.....	126	147	106	102	2.7	2.9	2.4	2.7
Dwelling structures.....	2,882	3,117	2,734	2,471	62.0	61.4	62.1	63.7
Movable dwelling equipment..	116	108	124	121	2.5	2.1	2.9	3.1
Architectural & engineering.	243	254	230	235	5.2	5.0	5.2	6.0
LHA administration.....	84	86	77	95	1.8	1.7	1.8	2.5
Preoccupancy charges (other)	- 20	- 39	2	- 4	- 0.4	- 0.8	(2)	0.1
Carrying charges.....	110	122	106	85	2.3	2.4	2.4	2.2
Working capital.....	19	19	19	16	0.4	0.3	0.4	0.4
Development cost credit.....	- 1	- 1	- 1	- 1	(2)	(2)	(2)	(2)
Number of developments.....	529	181	169	179				
Number of dwelling units.....	155,688	77,716	52,557	25,415				

^{1/} Includes developments not in a metropolitan district.

^{2/} Less than 0.05%.

Table 7. Average development cost per dwelling unit, by cost classification and size of metropolitan district, and by public law

As of June 30, 1944

Cost classification	Cost per dwelling unit							
	PL 412 only				PL 671 only			
	All urban areas	By size of metropolitan district			All urban areas	By size of metropolitan district		
	Over 100,000	100,000-500,000	Under 100,000 ^{1/}		Over 500,000	100,000-500,000	Under 100,000 ^{1/}	
Total development cost.....	21,720	22,161	22,581	22,272	21,720	22,071	22,224	22,881
Site acquisition.....	482	482	482	476	482	483	418	220
Site improvement.....	562	562	562	387	562	553	633	510
Non-dwelling buildings.....	127	127	127	90	127	132	118	115
Dwelling structures.....	1,850	1,850	1,850	1,116	1,850	1,864	1,920	2,605
Mobile dwelling units.....	116	116	116	116	116	116	117	132
Structural engineering.....	241	241	241	241	241	264	122	214
NA administration.....	91	91	91	100	91	99	71	83
Reoccupancy charges (other).....	- 32	- 5	1	18	- 32	- 39	- 48	- 60
Carrying charges.....	74	121	121	102	74	95	37	39
Working capital.....	20	18	19	16	20	21	17	18
Development cost credit.....	- 1	- 1	- 1	- 2	- 1	- 1	- 1	- 1
Number of developments.....	349	91	126	132	150	90	43	47
Number of dwelling units.....	111,053	49,368	43,394	13,291	44,635	28,348	9,163	7,124

^{1/} Includes developments not in a metropolitan district.

Table 9. Average development cost per dwelling unit, by cost classification, and by year of construction contract award

As of June 30, 1944

Cost classification	1938	1939	Cost per unit by year of contract award				1943	Total
			1940	1941	1942	1943		
Total development cost			\$ 2,141	\$ 2,217	\$ 2,107	\$ 2,107	4,387	\$ 21,312
Site location			60	587	614	159	182	182
Site improvements			11	152	61	579	604	604
Engineering						117	17	17
Administrative				92	91	91	107	92
Preoccupancy charges (other)	-28		-5	-15	-41	-54	-3	-3
Carrying charges	110	18	141	97	90	70	40	111
Working capital	19	16	18	20	19	19	8	22
Development cost credit	-1	(1)	-1	-1	-1	-1	---	---
Number of developments	529	11	139	167	107	97	7	1
Number of dwelling units	155,688	6,351	51,989	51,884	23,877	20,603	938	46

1/ Less than \$0.50.

Table 9. Average total development cost per dwelling unit, by region, predominant design type, ^{1/} and index number

As of June 30, 1944

Public law and region	All types	Detached	Semi-detached	Group	Apartment	Unclassified
Total development cost per unit						
PL 412.....	\$ 4,621	---	\$4,053	\$ 4,317	\$ 5,067	^{2/} \$4,372
PL 671.....	4,720	^{2/} \$3,599	4,031	4,639	5,196	^{2/} 4,218
PL 412 and PL 671..	4,649	^{2/} 3,599	4,038	4,409	5,096	4,269
Region I.....	5,029	---	---	4,751	5,179	---
II.....	5,178	---	---	5,066	5,215	^{2/} 5,525
III.....	4,772	---	4,188	4,771	4,972	---
IV.....	3,898	---	3,616	3,895	4,130	^{2/} 4,270
V.....	4,350	---	4,092	4,504	3,701	^{2/} 3,800
VI.....	4,214	---	3,873	4,129	4,864	---
VII.....	4,305	^{2/} 3,599	4,315	4,377	^{2/} 3,792	^{2/} 4,294
VIII.....	4,991	---	^{2/} 4,659	4,757	5,238	^{2/} 5,431
GFO.....	5,206	---	---	5,140	5,312	---
No. developments...	529	1	59	346	116	7
No. dwelling units.	155,688	50	7,459	87,085	59,017	2,077
Index number (\$4,649 = 100)						
PL 412.....	99	---	87	93	109	94
PL 671.....	102	77	87	100	112	91
PL 412 and PL 671..	100	77	87	95	110	92
Region I.....	108	---	---	102	111	---
II.....	111	---	---	109	112	119
III.....	103	---	90	103	107	---
IV.....	84	---	78	84	89	92
V.....	94	---	88	97	80	82
VI.....	91	---	83	89	105	---
VII.....	93	77	93	94	82	92
VIII.....	107	---	100	102	113	117
GFO.....	112	---	---	111	114	---

^{1/} For description of each design type, see Report S-800 (September 1946), Appendix 2, page 28. A development containing two or more design types is here classified by the design type which typifies over half the dwelling units in that development. Developments with no one design type representing over half the units are unclassified.

^{2/} Three developments or less.

Table 10. Average new housing cost per dwelling unit, by region, size of metropolitan district, and index number

As of June 30, 1944

Public law and region	All urban areas ^a	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
New housing cost per unit				
PL 412.....	\$4,262	\$4,591	\$4,003	\$3,625
PL 671.....	4,434	4,686	4,188	3,751
PL 412 and PL 671.	4,269	4,620	4,035	3,660
Region I.....	4,441	4,520	4,311	---
II.....	4,702	4,760	4,776	4,643
III.....	4,438	4,777	4,167	4,014
IV.....	3,622	---	3,750	3,446
V.....	3,960	4,381	3,647	3,717
VI.....	3,939	4,058	3,182	3,844
VII.....	4,186	---	4,377	3,786
VIII.....	4,621	4,942	4,367	4,170
GFO.....	4,846	4,846	---	---
Index number (\$4,269 = 100)				
PL 412.....	98	108	94	85
PL 671.....	104	110	98	88
PL 412 and PL 671.	100	108	95	86
Region I.....	104	106	101	---
II.....	110	110	112	109
III.....	104	112	98	94
IV.....	85	---	88	81
V.....	93	103	85	87
VI.....	92	95	75	90
VII.....	98	---	103	89
VIII.....	108	116	102	98
GFO.....	114	114	---	---

^{1/} Includes developments not in a metropolitan district.

Table 11. Average new housing cost per dwelling unit, by average number of rooms per unit, and by region
As of June 30, 1944

Average number of rooms per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
	New housing cost per dwelling unit									
All developments...	\$4,269	\$4,441	\$4,708	\$4,438	\$3,622	\$3,960	\$3,939	\$4,186	\$4,621	\$4,846
Less than 4.0....	4,090	1/4,085	1/4,427	1/4,287	3,547	4,618	3,902	3,581	4,341	1/4,519
4.0 - 4.1.....	4,212	---	4,524	3,800	3,591	4,034	4,041	4,081	4,614	1/4,796
4.2 - 4.3.....	4,327	4,339	4,935	4,461	3,645	3,872	4,032	1/4,498	4,877	1/4,651
4.4 - 4.5.....	4,216	4,544	4,776	4,500	3,601	3,812	3,759	1/4,016	4,174	1/4,356
4.6 - 4.7.....	4,398	4,488	4,998	4,716	3,833	3,555	3,873	1/4,651	1/4,325	---
4.8 and over.....	4,620	1/4,617	1/5,945	1/5,319	3,809	1/3,661	1/4,189	1/4,160	1/5,078	1/5,400
	Index number (\$4,269 = 100)									
All developments...	100	104	110	104	85	93	92	98	108	114
Less than 4.0....	96	96	104	100	83	108	91	84	102	106
4.0 - 4.1.....	99	---	106	89	84	94	95	96	108	112
4.2 - 4.3.....	101	102	116	104	85	91	94	105	114	109
4.4 - 4.5.....	99	106	112	105	84	89	88	94	98	102
4.6 - 4.7.....	103	105	117	110	90	83	91	109	101	---
4.8 and over.....	108	108	139	125	89	86	98	97	119	126

1/ Three developments or less.

Table 12. Average dwelling facilities cost per unit, by region, size of metropolitan district, and index number

As of June 30, 1944

Public law and region	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 <u>1/</u>
Dwelling facilities cost per unit				
PL 412.....	\$3,229	\$3,461	\$3,124	\$2,852
PL 671.....	3,527	3,736	3,285	3,010
PL 412 and PL 671..	3,315	3,561	3,152	2,896
Region I.....	3,539	3,625	3,402	---
II.....	3,539	3,521	3,681	3,686
III.....	3,517	3,722	3,381	3,241
IV.....	2,864	---	2,955	2,740
V.....	3,032	3,282	2,847	2,886
VI.....	3,130	3,234	2,451	3,077
VII.....	3,159	---	3,275	2,914
VIII.....	3,607	3,894	3,381	3,211
GFO.....	3,966	3,966	---	---
Index number (\$3,315 = 100)				
PL 412.....	97	104	94	86
PL 671.....	106	113	99	91
PL 412 and PL 671..	100	107	95	87
Region I.....	107	109	103	---
II.....	107	106	111	111
III.....	106	112	102	98
IV.....	86	---	89	83
V.....	91	99	86	87
VI.....	94	98	74	93
VII.....	95	---	99	88
VIII.....	109	117	102	97
GFO.....	120	120	---	---

1/ Includes developments not in a metropolitan district.

Table 13. Average dwelling facilities cost per unit, by region, size of metropolitan district, predominant design type, 1/ and index number*

As of June 30, 1944

Region	Dwelling facilities cost per unit				Index number (\$3,315 = 100)			
	All developments	Semi-detached	Group	Apartment	All developments	Semi-detached	Group	Apartment
All urban areas								
All regions.....	\$3,315	\$3,053	\$3,233	\$3,474	100	92	98	105
I.....	3,539	—	3,577	3,519	107	—	108	106
II.....	3,539	—	3,812	3,447	107	—	115	104
III.....	3,517	3,108	3,517	3,655	106	94	106	110
IV.....	2,864	2,873	2,865	2,686	86	87	86	81
V.....	3,032	3,034	3,136	2,455	91	92	95	74
VI.....	3,130	2,892	3,129	3,338	94	87	94	101
VII.....	3,159	3,253	3,165	2/ 3,055	95	98	95	92
VIII.....	3,607	2/ 3,350	3,415	3,812	109	101	103	115
GPO.....	3,966	—	3,995	3,919	120	—	121	118
No. developments.....	3/ 529	59	346	116				
No. dwelling units.....	155,688	7,459	87,085	59,017				
Metropolitan districts of over 500,000 population								
All regions.....	\$3,561	\$3,074	\$3,589	\$3,559	107	93	108	107
I.....	3,625	—	3,586	3,645	109	—	108	110
II.....	3,521	—	3,852	3,441	106	—	116	104
III.....	3,722	2/ 3,047	3,818	2/ 3,783	112	92	115	114
IV.....	—	—	—	—	—	—	—	—
V.....	3,282	—	3,402	2/ 2,120	99	—	103	64
VI.....	3,234	3,108	3,216	3,338	98	94	97	101
VII.....	—	—	—	—	—	—	—	—
VIII.....	3,894	—	3,618	4,053	117	—	109	122
GPO.....	3,966	—	3,995	3,919	120	—	121	118
No. developments.....	4/ 181	10	93	77				
No. dwelling units.....	77,716	1,263	30,278	45,815				
Metropolitan districts of 100,000 - 500,000 population								
All regions.....	\$3,152	\$3,154	\$3,130	\$3,203	95	95	94	97
I.....	3,402	—	3,563	3,305	103	—	107	100
II.....	3,681	—	3,709	2/ 3,601	111	—	112	109
III.....	3,381	—	3,432	2/ 3,246	102	—	104	98
IV.....	2,955	2/ 3,081	2,960	2/ 2,711	89	93	89	82
V.....	2,847	2/ 2,925	2,960	2,557	86	88	89	77
VI.....	2,451	2/ 2,473	2,445	—	74	75	74	—
VII.....	3,275	3,256	2/ 3,153	2/ 3,055	99	98	95	92
VIII.....	3,381	2/ 3,513	3,333	3,432	102	106	101	104
GPO.....	—	—	—	—	—	—	—	—
No. developments.....	5/ 167	12	117	33				
No. dwelling units.....	51,860	3,293	34,884	12,566				
Under 100,000 population 6/								
All regions.....	\$2,896	\$2,929	\$2,905	\$2,729	87	88	88	82
I.....	—	—	—	—	—	—	—	—
II.....	3,686	—	2/ 3,885	2/ 3,164	111	—	117	95
III.....	3,241	3,241	3,241	—	98	98	98	—
IV.....	2,740	2,701	2,750	2,630	83	81	83	79
V.....	2,886	3,081	2,841	—	87	93	86	—
VI.....	3,077	2,850	2/ 4,031	—	93	86	122	—
VII.....	2,914	3,231	3,181	—	88	97	96	—
VIII.....	3,211	2/ 3,125	3,220	—	97	94	97	—
GPO.....	—	—	—	—	—	—	—	—
No. developments.....	7/ 181	37	136	6				
No. dwelling units.....	26,112	2,903	21,923	636				

1/ See Table 9, footnote 1, for explanation of predominant design type.
 2/ Three developments or less.
 3/ Includes one detached and seven developments not classifiable by predominant design type.
 4/ Includes one unclassified development.
 5/ Includes five unclassified developments.
 6/ Includes developments not in a metropolitan district.
 7/ Includes one detached and one unclassified development.

Table 14. Average dwelling facilities cost per unit, by average number of rooms per unit, and by region

As of June 30, 1944

Average number of rooms per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Dwelling facilities cost per unit										
All developments...	\$3,315	\$3,539	\$3,539	\$3,517	\$2,864	\$3,032	\$3,130	\$3,159	\$3,607	\$3,966
Less than 4.0....	3,134	<u>1/3,040</u> <u>1/</u>	3,584 <u>1/</u>	3,009	2,715	3,586	2,902	2,645	3,417 <u>1/</u>	3,545
4.0 - 4.1.....	3,179	---	3,285	3,073	2,849	3,072	3,229	3,121	3,504 <u>1/</u>	4,058
4.2 - 4.3.....	3,382	3,442	3,757	3,511	2,874	2,937	3,177 <u>1/</u>	3,449	3,874 <u>1/</u>	3,893
4.4 - 4.5.....	3,346	3,552	3,811	3,588	2,897	3,001	2,619 <u>1/</u>	3,344	3,246 <u>1/</u>	3,490
4.6 - 4.7.....	3,485	3,683	3,888	3,740	3,064	2,825	3,101 <u>1/</u>	3,324 <u>1/</u>	3,245	---
4.8 and over....	3,741	<u>1/3,934</u> <u>1/</u>	4,937 <u>1/</u>	4,074	3,032 <u>1/</u>	2,959 <u>1/</u>	3,443 <u>1/</u>	3,367 <u>1/</u>	3,994 <u>1/</u>	4,346
Index number (\$3,315 = 100)										
All developments...	100	107	107	106	86	91	94	95	109	120
Less than 4.0....	95	92	108	91	82	108	88	80	103	107
4.0 - 4.1.....	96	---	99	93	86	93	97	94	106	122
4.2 - 4.3.....	102	104	113	106	87	89	96	104	117	117
4.4 - 4.5.....	101	107	115	108	87	91	79	101	98	105
4.6 - 4.7.....	105	111	117	113	92	85	94	100	98	---
4.8 and over....	113	119	149	123	91	89	104	102	120	131

1/ Three developments or less.

Table 15. Average dwelling facilities cost per unit, by year of construction contract award, size of metropolitan district, and index number

As of June 30, 1944

Year of construction contract award	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
Dwelling facilities cost per unit				
All years.....	\$ 3,315	\$ 3,561	\$ 3,152	\$ 2,896
1938.....	3,447	^{2/} 3,402	3,520	^{2/} 3,129
1939.....	3,272	3,477	3,182	2,873
1940.....	3,183	3,500	2,961	2,785
1941.....	3,318	3,509	3,194	2,991
1942.....	3,715	3,926	3,412	3,262
1943.....	^{2/} 3,139	^{2/} 4,054	^{2/} 2,647	^{2/} 3,020
1944.....	^{2/} 3,630	---	---	^{2/} 3,630
No. developments..	529	181	169	179
No. dwelling units.	155,688	77,716	52,557	25,415
Index number (\$3,315 = 100)				
All years.....	100	107	95	87
1938.....	104	103	106	94
1939.....	99	105	96	87
1940.....	96	106	89	84
1941.....	100	106	96	90
1942.....	112	118	103	98
1943.....	95	122	80	91
1944.....	110	---	---	110

^{1/} Includes developments not in a metropolitan district.

^{2/} Three developments or less.

Table 16. Average dwelling facilities cost per unit, by region, year of construction contract award, and size of metropolitan district

As of June 30, 1944

Year of construction contract award	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GPO
Metropolitan districts over 500,000										
All years.....	\$3,561	\$3,625	\$3,521	\$3,722	---	\$3,282	\$3,234	---	\$3,894	\$3,966
1938.....	1/ 3,402	---	1/ 3,402	---	---	---	---	---	---	---
1939.....	3,477	3,481	3,439	1/ 3,808	---	3,550	3,067	---	3,845	1/ 3,963
1940.....	3,500	3,636	3,343	3,178	---	3,310	1/ 3,117	---	3,987	3,844
1941.....	3,509	3,694	3,658	3,812	---	1/2,352	3,255	---	1/ 3,438	3,308
1942.....	3,926	1/ 3,759	4,051	4,032	---	---	3,450	---	1/ 3,952	4,308
1943.....	1/ 4,054	---	1/ 4,872	---	---	---	1/ 2,982	---	---	---
Metropolitan districts 100,000 - 500,000										
All years.....	\$3,152	\$3,402	\$3,681	\$3,381	\$2,955	\$2,847	\$2,451	\$3,275	\$3,381	---
1938.....	3,520	---	1/ 3,610	---	1/ 3,131	1/2,521	---	---	3,592	---
1939.....	3,182	3,399	3,636	3,440	3,053	2,732	---	---	3,384	---
1940.....	2,961	3,537	1/ 3,623	3,156	2,817	2,744	2,080	1/ 3,092	3,123	---
1941.....	3,194	1/ 3,504	---	1/ 3,495	2,767	3,239	1/ 2,722	1/ 3,147	3,555	---
1942.....	3,412	3,296	3,816	2,971	3,292	1/3,207	1/ 3,356	3,336	1/ 3,313	---
1943.....	1/ 2,647	1/ 2,344	---	---	1/ 3,487	---	---	---	---	---
Metropolitan districts under 100,000 2/										
All years.....	\$2,896	---	\$3,686	\$3,241	\$2,740	\$2,886	\$3,076	\$2,914	\$3,211	---
1938.....	1/ 3,129	---	---	---	1/ 3,129	---	---	---	---	---
1939.....	2,873	---	---	3,094	2,809	2,577	---	1/ 3,384	3,376	---
1940.....	2,785	---	1/ 3,017	3,297	2,642	2,683	---	2,795	3,123	---
1941.....	2,991	---	3,677	3,259	2,684	3,046	2,603	3,378	3,009	---
1942.....	3,262	---	---	1/ 3,211	3,293	3,269	3,237	1/ 3,422	---	---
1943.....	1/ 3,620	---	1/ 3,991	---	---	---	---	1/ 2,566	---	---
1944.....	1/ 3,630	---	---	---	---	1/3,630	---	---	---	---

1/ Three developments or less.

2/ Includes developments not in a metropolitan district.

Table 17. Average cost of dwelling structures per unit, by region, size of metropolitan district, and index number

As of June 30, 1944

Public law and region	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
Net construction cost per unit				
PL 412.....	\$2,799	\$3,032	\$2,692	\$2,419
PL 671.....	3,090	3,264	2,929	2,605
PL 412 and PL 671.	2,882	3,117	2,734	2,471
Region I.....	3,080	3,147	2,972	---
II.....	3,117	3,110	3,184	3,073
III.....	3,049	3,262	2,924	2,749
IV.....	2,469	---	2,564	2,340
V.....	2,609	2,828	2,452	2,467
VI.....	2,679	2,761	2,084	2,706
VII.....	2,838	---	2,985	2,529
VIII.....	3,112	3,402	2,889	2,678
GFO.....	3,536	3,526	---	---
Index number (\$2,882 = 100)				
PL 412.....	97	105	95	84
PL 671.....	107	113	102	90
PL 412 and PL 671.	100	108	95	86
Region I.....	107	109	103	---
II.....	108	108	110	107
III.....	106	113	101	95
IV.....	86	---	89	81
V.....	91	98	85	86
VI.....	93	96	72	94
VII.....	98	---	104	88
VIII.....	108	118	100	93
GFO.....	122	122	---	---

^{1/} Includes developments not in a metropolitan district.

Table 18. Average cost of dwelling structures per unit, by number of rooms per unit, and by region

As of June 30, 1944

Average number of rooms per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GPO
Net construction cost per unit										
All developments....	\$2,882	\$2,920	\$3,117	\$3,049	\$2,469	\$2,609	\$2,679	\$2,838	\$3,112	\$3,526
Less than 4.0.....	2,713	1/ 2,556	1/ 3,130	1/ 2,474	2,339	2,907	2,505	2,314	2,940	1/ 3,163
4.0 - 4.1.....	2,771	---	2,913	2,633	2,449	2,642	2,748	2,729	3,004	1/ 3,627
4.2 - 4.3.....	2,936	2,996	3,260	3,028	2,479	2,535	2,739	1/ 3,189	3,375	1/ 3,440
4.4 - 4.5.....	2,900	3,084	3,354	3,139	2,514	2,579	2,570	1/ 2,817	2,752	1/ 3,110
4.6 - 4.7.....	3,055	3,222	3,452	3,216	2,627	2,433	2,656	1/ 3,078	1/ 2,805	---
4.8 and over.....	3,260	1/ 3,383	1/ 4,231	1/ 3,464	2,617	1/ 2,529	1/ 2,998	1/ 2,939	1/ 3,485	1/ 3,864
Index number (\$2,882 = 100)										
All developments....	100	107	108	106	86	91	93	98	108	122
Less than 4.0.....	94	89	111	86	81	101	87	80	102	110
4.0 - 4.1.....	96	---	101	91	85	92	95	95	104	126
4.2 - 4.3.....	102	104	113	109	86	88	95	111	117	119
4.4 - 4.5.....	101	107	115	109	87	89	89	98	95	108
4.6 - 4.7.....	106	112	120	112	91	84	92	107	97	---
4.8 and over.....	113	117	149	120	91	88	104	102	121	134

1/ Three developments or less

Table 19. Average total development cost per room, by region, size of metropolitan district, and index number

As of June 30, 1944

Region	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
Average number of rooms per unit				
All.....	4.3	4.3	4.3	4.3
I.....	4.5	4.5	4.4	---
II.....	4.3	4.2	4.3	4.5
III.....	4.4	4.4	4.3	4.3
IV.....	4.2	---	4.2	4.3
V.....	4.3	4.1	4.4	4.3
VI.....	4.4	4.4	4.2	4.6
VII.....	4.3	---	4.3	4.1
VIII.....	4.2	4.2	4.3	4.2
GFO.....	4.5	4.5	---	---
Total development cost per room				
All.....	\$1,083	\$1,181	\$1,027	\$ 903
I.....	1,125	1,132	1,113	---
II.....	1,218	1,221	1,208	1,081
III.....	1,091	1,166	1,039	990
IV.....	920	---	965	859
V.....	1,016	1,177	922	889
VI.....	960	994	789	869
VII.....	1,012	---	1,032	968
VIII.....	1,132	1,269	1,121	1,033
GFO.....	1,156	1,156	---	---
Index number (\$1,083 = 100)				
All.....	100	109	95	83
I.....	104	105	103	---
II.....	112	113	112	100
III.....	101	108	96	91
IV.....	85	---	89	79
V.....	94	108	85	82
VI.....	89	92	73	80
VII.....	93	---	95	89
VIII.....	109	117	104	95
GFO.....	107	107	---	---

^{1/} Includes developments not in a metropolitan district.

Table 20. Average development cost per room, by cost classification, and size of metropolitan district

As of June 30, 1944

Cost classification	Development cost per room			
	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
All developments				
Total development cost.....	\$ 1,083	\$ 1,181	\$ 1,027	\$ 903
Site acquisition.....	147	180	134	77
Site improvements.....	107	114	101	98
Non-dwelling buildings.....	29	34	25	24
Dwelling structures.....	672	726	638	576
Movable dwelling equipment.....	27	25	29	28
Architectural and engineering.....	56	59	53	55
LHA administration.....	20	20	18	22
Preoccupancy charges (other).....	-5	-9	---	-1
Carrying charges.....	26	28	25	20
Working capital.....	4	4	4	4
Development cost credit.....	(2)	(2)	(2)	(2)
Number of developments.....	529	181	169	179
Number of dwelling units.....	155,688	77,716	52,557	25,415
Number of rooms.....	668,123	333,743	225,311	109,069
Average number of rooms per unit.....	4.3	4.3	4.3	4.3
PL 412 only				
Total development cost.....	\$1,091	\$1,207	\$1,039	\$909
Site acquisition.....	163	201	153	88
Site improvements.....	99	108	91	92
Non-dwelling buildings.....	30	37	24	23
Dwelling structures.....	661	722	632	567
Movable dwelling equipment.....	27	25	30	27
Architectural and engineering.....	57	59	56	57
LHA administration.....	19	19	18	23
Preoccupancy charges (other).....	1	-1	3	4
Carrying charges.....	30	33	28	24
Working capital.....	4	4	4	4
Development cost credit.....	(2)	(2)	(2)	(2)
Number of developments.....	349	91	126	132
Number of dwelling units.....	111,053	49,368	43,394	18,291
Number of rooms.....	470,134	207,395	184,830	77,959
Average number of rooms per unit.....	4.2	4.2	4.3	4.3
PL 671 only				
Total development cost.....	\$1,064	\$1,138	\$970	\$889
Site acquisition.....	109	142	49	50
Site improvements.....	127	124	143	118
Non-dwelling building.....	29	30	27	26
Dwelling structures.....	696	737	664	597
Movable dwelling equipment.....	26	25	26	31
Architectural and engineering.....	54	59	44	49
LHA administration.....	27	25	16	19
Preoccupancy charges (other).....	-10	-27	-11	-14
Carrying charges.....	17	21	8	9
Working capital.....	4	5	4	4
Development cost credit.....	(2)	(2)	(2)	(2)
Number of developments.....	180	90	43	47
Number of dwelling units.....	44,635	28,348	9,123	7,124
Number of rooms.....	197,939	126,348	40,481	31,110
Average number of rooms per unit.....	4.4	4.5	4.4	4.4

^{1/} Includes developments not in a metropolitan district.

^{2/} Less than \$0.50.

Table 21. Average new housing cost per room, by region, size of metropolitan district and index number

As of 12/31/64

Public law and region	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000
New building cost per room				
PL 412.....	\$ 992	\$ 992	\$ 940	\$ 851
PL 671.....	1,000	1,001	948	859
PL 412 and PL 671	995	1,007	941	853
Region I.....	993	1,003	981	850
II.....	1,108	1,109	1,100	1,041
III.....	1,015	1,082	964	927
IV.....	855	855	891	805
V.....	925	925	829	855
VI.....	898	898	750	834
VII.....	984	984	1,008	931
VIII.....	1,094	1,094	1,026	990
GFO.....	1,076	1,076	---	---
Index number (\$995 = 100)				
PL 412.....	100	100	94	86
PL 671.....	101	101	95	87
PL 412 and PL 671	100	101	95	86
Region I.....	100	101	99	86
II.....	111	111	111	105
III.....	102	109	97	93
IV.....	86	86	90	81
V.....	93	93	83	86
VI.....	90	90	75	84
VII.....	99	99	101	93
VIII.....	110	110	103	99
GFO.....	108	108	---	---

1/ Includes developments not in metropolitan district.

Table 22. Average size of non-

Public law and region
PL 412.....
PL 671.....
PL 412 and PL 671.
Region I.....
II.....
III.....
IV.....
V.....
VI.....
VII.....
VIII.....
GFO.....
PL 412.....
PL 671.....
PL 412 and PL 671.
Region I.....
II.....
III.....
IV.....
V.....
VI.....
VII.....
VIII.....
GFO.....

1/ Includes development.

Table 23. Average cost of dwelling structures per room, by region, size of metropolitan district, and index number

As of June 30, 1944

Public law and region	All urban areas	By size of metropolitan district		
		Over 500,000	100,000 - 500,000	Under 100,000 ^{1/}
Net construction cost per room				
PL 412.....	\$661	\$722	\$632	\$584
PL 671.....	696	732	663	597
PL 412 and PL 671	672	726	638	576
Region I.....	689	697	676	---
II.....	734	734	733	689
III.....	697	739	676	635
IV.....	583	---	609	547
V.....	610	684	558	567
VI.....	610	630	491	587
VII.....	667	---	687	622
VIII.....	737	812	678	636
GFO.....	783	783	---	---
Index number (\$672 = 100)				
PL 412.....	98	107	94	87
PL 671.....	104	109	99	89
PL 412 and PL 671	100	108	95	86
Region I.....	103	104	101	---
II.....	109	109	109	103
III.....	104	110	101	94
IV.....	87	---	91	81
V.....	91	102	83	84
VI.....	91	94	73	87
VII.....	99	---	102	93
VIII.....	110	121	101	95
GFO.....	117	117	---	---

^{1/} Includes developments not in a metropolitan district.

Table 24. Distribution of average total development cost per unit, by region

As of June 30, 1944

Total development cost per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	C&C
All developments										
Number developments.....	529	37	98	44	149	66	45	18	62	10
Less than \$3,000.....	7	---	---	1	5	---	1	---	---	---
\$3,000 - 3,199.....	11	1	---	---	6	1	2	1	---	---
3,200 - 3,399.....	26	---	---	---	20	4	2	---	---	---
3,400 - 3,599.....	59	---	---	---	26	6	2	4	1	---
3,600 - 3,799.....	39	---	---	---	17	0	8	1	4	---
3,800 - 3,999.....	47	1	1	3	23	11	3	---	4	1
4,000 - 4,199.....	51	---	1	4	21	13	6	2	3	1
4,200 - 4,399.....	48	2	1	11	11	7	3	3	10	---
4,400 - 4,599.....	41	7	5	6	7	5	3	3	4	1
4,600 - 4,799.....	46	7	12	3	6	2	6	3	7	1
4,800 - 4,999.....	24	4	12	4	4	1	5	---	4	---
5,000 - 5,199.....	23	1	10	5	3	2	2	---	10	---
5,200 - 5,399.....	27	3	16	2	---	2	---	1	3	---
5,400 - 5,599.....	27	1	13	1	---	1	1	1	6	3
5,600 - 5,799.....	22	7	8	1	---	1	---	---	2	3
5,800 - 5,999.....	11	2	6	1	---	1	---	---	1	---
6,000 and over.....	20	1	12	2	---	---	1	---	3	---
Median average.....	\$4,385	\$4,325	\$5,288	\$4,500	\$3,904	\$4,031	\$4,150	\$4,267	\$4,743	\$5,467
PL 412 developments only										
Number developments.....	249	24	50	24	125	47	7	6	59	7
Less than \$3,000.....	7	---	---	1	5	---	1	---	---	---
\$3,000 - 3,199.....	6	---	---	---	4	1	1	---	---	---
3,200 - 3,399.....	22	---	---	---	16	4	2	---	---	---
3,400 - 3,599.....	32	---	---	---	24	6	1	---	1	---
3,600 - 3,799.....	27	---	---	---	15	7	1	---	4	---
3,800 - 3,999.....	33	---	1	2	19	6	---	---	4	1
4,000 - 4,199.....	34	---	1	1	12	9	1	---	2	1
4,200 - 4,399.....	36	---	1	9	9	4	---	3	10	---
4,400 - 4,599.....	25	5	4	4	5	2	---	1	4	1
4,600 - 4,799.....	24	3	3	2	4	1	---	2	6	1
4,800 - 4,999.....	21	4	7	2	3	1	---	---	4	---
5,000 - 5,199.....	24	1	7	2	3	1	---	---	10	---
5,200 - 5,399.....	13	3	6	---	---	2	---	---	2	---
5,400 - 5,599.....	15	1	7	---	---	1	---	---	5	1
5,600 - 5,799.....	15	5	5	---	---	1	---	---	2	2
5,800 - 5,999.....	6	2	2	---	---	1	---	---	1	---
6,000 and over.....	0	---	5	---	---	---	---	---	3	---
Median average.....	\$4,275	\$5,000	\$5,300	\$4,500	\$3,900	\$3,200	\$3,350	\$4,400	\$4,717	\$4,700
PL 671 developments only										
Number developments.....	100	13	48	20	26	19	23	12	3	3
Less than \$3,000.....	---	---	---	---	---	---	---	---	---	---
\$3,000 - 3,199.....	5	1	---	---	3	---	1	1	---	---
3,200 - 3,399.....	4	---	---	---	4	---	---	---	---	---
3,400 - 3,599.....	7	---	---	---	2	---	1	4	---	---
3,600 - 3,799.....	17	---	---	---	1	2	---	1	---	---
3,800 - 3,999.....	14	1	---	1	4	5	3	---	---	---
4,000 - 4,199.....	17	---	---	3	3	---	---	2	---	---
4,200 - 4,399.....	12	2	---	2	3	3	3	---	---	---
4,400 - 4,599.....	16	2	2	2	2	3	3	2	---	---
4,600 - 4,799.....	22	4	7	1	2	1	6	---	1	---
4,800 - 4,999.....	12	---	5	2	1	---	5	---	---	---
5,000 - 5,199.....	9	---	3	3	---	1	2	---	---	---
5,200 - 5,399.....	14	---	10	2	---	---	---	1	1	---
5,400 - 5,599.....	12	---	6	1	---	---	1	1	1	---
5,600 - 5,799.....	7	2	3	1	---	---	---	---	1	2
5,800 - 5,999.....	5	---	4	1	---	---	---	---	---	---
6,000 and over.....	11	1	3	1	---	---	1	---	---	---
Median average.....	\$4,627	\$4,625	\$5,340	\$4,900	\$3,900	\$4,125	\$4,220	\$3,900	(1)	(1)

1/ Three developments.

Table 25. Distribution of average new housing cost per unit, by region

As of June 30, 1944

New housing cost per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Number developments....	<u>529</u>	<u>37</u>	<u>28</u>	<u>44</u>	<u>149</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
Less than \$3000.....	13	---	---	1	7	2	3	---	---	---
\$3000 - 3099.....	13	1	---	---	9	1	1	1	---	---
3100 - 3199.....	10	---	---	---	8	2	---	---	---	---
3200 - 3299.....	14	---	---	---	12	2	---	---	---	---
3300 - 3399.....	30	---	---	---	24	3	2	---	1	---
3400 - 3499.....	22	---	---	---	12	6	1	3	---	---
3500 - 3599.....	21	---	---	1	8	4	5	1	2	---
3600 - 3699.....	36	---	2	3	17	6	4	1	3	---
3700 - 3799.....	17	---	1	---	9	3	4	---	---	---
3800 - 3899.....	33	---	1	4	12	10	2	---	4	---
3900 - 3999.....	19	1	---	1	5	5	2	1	2	2
4000 - 4099.....	26	1	2	4	11	2	4	---	2	---
4100 - 4199.....	26	3	3	3	3	8	2	3	3	---
4200 - 4299.....	29	3	6	4	1	1	3	3	8	---
4300 - 4399.....	25	4	3	5	1	1	2	2	7	---
4400 - 4499.....	21	3	4	2	3	2	1	---	6	---
4500 - 4599.....	23	7	6	1	3	2	3	2	2	2
4600 - 4699.....	15	4	4	1	1	---	1	---	3	1
4700 - 4799.....	21	4	4	5	1	1	2	---	3	1
4800 - 4899.....	26	5	11	1	2	1	1	---	4	1
4900 - 4999.....	18	1	8	2	---	2	1	---	3	1
5000 - 5099.....	15	---	11	2	---	1	---	---	1	---
5100 - 5199.....	7	---	5	---	---	1	---	---	1	---
5200 - 5299.....	6	---	7	---	---	---	---	---	1	---
5300 - 5399.....	12	---	6	2	---	---	---	1	2	1
5400 - 5499.....	7	---	3	---	---	---	1	---	2	1
5500 and over.....	15	---	11	2	---	---	---	---	2	---
Median average.....	\$4,138	\$4,536	4,925	\$4,320	\$3,531	\$3,840	\$3,925	\$4,167	\$4,386	\$4,700
FL 412 developments..	4,016	4,540	4,767	4,200	3,486	3,690	3,325	4,250	4,364	4,575
FL 671 developments..	4,367	4,525	5,125	4,650	3,800	4,050	4,050	3,750	(1)	(1)

1/ Three developments.

Table 26. Distribution of average dwelling facilities cost per unit, by region

As of June 30, 1944

Dwelling facilities cost per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GPO
Number developments....	<u>529</u>	<u>37</u>	<u>98</u>	<u>44</u>	<u>149</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
Less than \$2,100.....	3	---	---	1	---	---	2	---	---	---
\$2,100 - 2,199.....	3	---	---	---	1	1	---	1	---	---
2,200 - 2,299.....	4	---	---	---	1	1	2	---	---	---
2,300 - 2,399.....	10	1	---	---	6	3	---	---	---	---
2,400 - 2,499.....	5	---	---	---	3	2	---	---	---	---
2,500 - 2,599.....	26	---	---	---	21	2	1	2	---	---
2,600 - 2,699.....	25	---	---	---	20	3	2	---	---	---
2,700 - 2,799.....	38	---	---	---	25	9	1	---	3	---
2,800 - 2,899.....	34	---	---	1	15	7	5	1	5	---
2,900 - 2,999.....	42	---	4	2	17	8	5	2	3	1
3,000 - 3,099.....	32	1	1	4	7	6	7	3	2	1
3,100 - 3,199.....	34	2	3	3	9	4	5	1	5	---
3,200 - 3,299.....	38	---	5	7	12	5	1	1	7	---
3,300 - 3,399.....	30	3	5	5	6	4	4	2	1	---
3,400 - 3,499.....	20	4	1	2	2	6	4	2	8	---
3,500 - 3,599.....	35	6	7	2	3	2	1	1	10	1
3,600 - 3,699.....	30	6	8	4	1	3	2	---	5	1
3,700 - 3,799.....	35	6	15	7	---	---	---	2	3	1
3,800 - 3,899.....	23	3	14	2	---	---	1	---	3	---
3,900 - 3,999.....	34	5	26	---	---	---	---	---	2	1
4,000 - 4,099.....	6	---	2	2	---	---	1	---	1	---
4,100 - 4,199.....	5	---	2	1	---	---	1	---	---	1
4,200 - 4,299.....	5	---	1	1	---	---	---	---	1	2
4,300 and over.....	7	---	3	---	---	---	---	---	3	1
Median average.....	\$3,228	\$3,625	\$3,794	\$3,380	\$2,790	\$2,963	\$3,064	\$3,100	\$3,463	\$3,850
PL 412 developments.	3,119	3,625	3,650	3,257	2,769	2,850	2,550	3,300	3,456	3,650
PL 671 developments.	3,443	3,625	3,926	3,729	3,050	3,175	3,120	3,000	(1)	(1)

1/ Three developments.

Table 27. Distribution of net construction cost per unit, by region

As of June 30, 1944

Net construction cost per unit	Region									
	All	I	II	III	IV	V	VI	VII	VIII	SEC
Number developments....	<u>529</u>	<u>27</u>	<u>31</u>	<u>44</u>	<u>142</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
Less than \$1,800.....	3	---	---	---	---	---	2	1	---	---
\$1,800 - 1,899.....	6	---	---	1	2	1	2	---	---	---
1,900 - 1,999.....	8	1	---	---	5	2	---	---	---	---
2,000 - 2,099.....	8	---	---	---	4	4	---	---	---	---
2,100 - 2,199.....	18	---	---	---	15	2	---	1	---	---
2,200 - 2,299.....	35	---	---	1	27	4	2	---	1	---
2,300 - 2,399.....	44	---	---	---	25	10	3	2	4	---
2,400 - 2,499.....	42	---	1	1	19	10	5	2	4	---
2,500 - 2,599.....	32	---	1	2	12	5	7	---	5	---
2,600 - 2,699.....	43	---	3	5	14	5	9	3	3	1
2,700 - 2,799.....	29	1	2	5	5	5	4	1	5	1
2,800 - 2,899.....	47	3	8	5	13	7	2	2	7	---
2,900 - 2,999.....	37	5	5	4	3	5	2	1	12	---
3,000 - 3,099.....	30	9	8	4	1	1	2	2	3	---
3,100 - 3,199.....	35	5	14	4	3	3	1	---	4	1
3,200 - 3,299.....	35	7	12	5	1	1	1	2	2	1
3,300 - 3,399.....	23	3	7	---	---	---	1	---	4	1
3,400 - 3,499.....	25	3	7	1	---	---	---	1	3	1
3,500 - 3,599.....	5	---	---	1	---	---	---	---	1	---
3,600 - 3,699.....	6	---	4	---	---	---	2	---	---	---
3,700 - 3,799.....	9	---	4	2	---	1	---	---	---	2
3,800 and over.....	9	---	3	---	---	---	---	---	4	2
Median average.....	\$2,788	\$3,094	\$3,258	\$1,950	\$2,386	\$2,500	\$2,617	\$2,700	\$2,917	\$3,400
PL 412 developments..	2,669	3,078	3,133	3,800	2,365	2,421	2,225	2,850	2,913	3,250
PL 671 developments..	2,985	3,178	3,400	3,214	2,550	2,717	2,625	2,633	(1)	(1)

1/ Three developments.

Table 28. Distribution of average total development cost per room, by region

As of June 30, 1944

Total development cost per room	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GPO
All developments										
Number developments.....	529	37	98	44	149	66	45	18	62	10
Less than \$700.....	4	—	—	1	2	—	1	—	—	—
\$700 - 749.....	19	—	—	—	16	1	2	—	—	—
750 - 799.....	33	—	—	—	22	5	3	2	1	—
800 - 849.....	37	2	—	—	17	9	4	—	5	—
850 - 899.....	60	—	—	3	31	11	9	4	1	1
900 - 949.....	56	2	1	6	22	13	7	3	2	—
950 - 999.....	49	4	3	7	15	7	3	2	6	2
1,000 - 1,049.....	53	8	5	8	8	10	5	—	9	—
1,050 - 1,099.....	36	4	9	4	6	1	2	2	5	3
1,100 - 1,149.....	49	2	18	7	3	3	4	3	8	—
1,150 - 1,199.....	28	2	9	2	5	1	1	2	6	—
1,200 - 1,249.....	24	6	12	1	2	—	—	—	3	—
1,250 - 1,299.....	30	3	14	3	—	1	2	—	7	—
1,300 - 1,349.....	15	2	3	—	—	2	1	—	3	2
1,350 - 1,399.....	14	1	10	—	—	—	—	—	2	1
1,400 - 1,449.....	10	—	5	1	—	2	—	—	2	—
1,450 - 1,499.....	8	1	5	1	—	—	—	—	1	—
1,500 - 1,549.....	3	—	1	—	—	—	—	—	1	1
1,550 - 1,599.....	1	—	—	—	—	—	—	—	—	—
1,600 and over.....	3	—	2	—	—	—	1	—	—	—
Median average.....	\$1,006	\$1,081	\$1,217	\$1,031	\$ 878	\$ 927	\$ 925	\$ 950	\$1,113	\$1,083
PI 412 developments only										
Number developments.....	349	24	50	24	125	47	7	6	29	7
Less than \$700.....	3	—	—	1	2	—	—	—	—	—
\$700 - 749.....	16	—	—	—	13	1	2	—	—	—
750 - 799.....	25	—	—	—	13	4	2	—	1	—
800 - 849.....	28	—	—	—	15	8	—	—	5	—
850 - 899.....	40	—	—	2	26	7	2	1	3	1
900 - 949.....	30	—	1	3	15	8	—	—	2	—
950 - 999.....	37	2	1	4	14	5	1	2	6	2
1,000 - 1,049.....	32	5	1	6	6	6	—	—	3	—
1,050 - 1,099.....	18	3	3	1	5	1	—	—	4	1
1,100 - 1,149.....	29	2	9	4	3	1	—	2	8	—
1,150 - 1,199.....	27	1	6	2	5	1	—	1	6	—
1,200 - 1,249.....	16	5	6	—	2	—	—	—	3	—
1,250 - 1,299.....	17	2	8	—	—	1	—	—	6	—
1,300 - 1,349.....	9	2	1	—	—	2	—	—	2	1
1,350 - 1,399.....	9	1	5	—	—	—	—	—	2	1
1,400 - 1,449.....	8	—	4	—	—	2	—	—	2	—
1,450 - 1,499.....	6	1	3	1	—	—	—	—	1	—
1,500 - 1,549.....	3	—	1	—	—	—	—	—	1	—
1,550 - 1,599.....	1	—	1	—	—	—	—	—	—	—
1,600 and over.....	—	—	—	—	—	—	—	—	—	—
Median average.....	\$ 994	\$1,150	\$1,203	\$1,017	\$ 878	\$ 912	\$ 730	\$1,050	\$1,116	\$1,017
PI 671 developments only										
Number developments.....	189	11	48	20	24	38	28	14	2	—
Less than \$700.....	1	—	—	—	—	—	—	—	—	—
\$700 - 749.....	3	—	—	—	3	—	1	—	—	—
750 - 799.....	8	—	—	—	4	1	1	2	—	—
800 - 849.....	9	—	—	—	2	1	4	—	—	—
850 - 899.....	20	—	—	1	5	4	7	3	—	—
900 - 949.....	26	—	—	3	6	5	7	3	—	—
950 - 999.....	12	2	—	3	1	2	2	—	—	—
1,000 - 1,049.....	21	3	4	2	—	4	5	—	1	—
1,050 - 1,099.....	18	1	6	3	1	—	2	2	1	2
1,100 - 1,149.....	19	—	9	3	—	2	4	1	—	—
1,150 - 1,199.....	6	1	3	—	—	—	1	1	—	—
1,200 - 1,249.....	8	1	6	1	—	—	—	—	—	—
1,250 - 1,299.....	13	1	6	3	—	—	2	—	1	—
1,300 - 1,349.....	4	—	2	—	—	—	1	—	—	1
1,350 - 1,399.....	5	—	5	—	—	—	—	—	—	—
1,400 - 1,449.....	2	—	1	1	—	—	—	—	—	—
1,450 - 1,499.....	2	—	2	—	—	—	—	—	—	—
1,500 - 1,549.....	—	—	—	—	—	—	—	—	—	—
1,550 - 1,599.....	—	—	—	—	—	—	—	—	—	—
1,600 and over.....	3	—	2	—	—	—	1	—	—	—
Median average.....	\$1,026	\$1,000	\$1,200	\$1,067	\$ 890	\$ 935	\$ 943	\$ 917	(1)	(1)

1/ Three developments.

Table 29. Distribution of average new housing cost per room, by region

As of June 30, 1944

New housing cost per room	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Number developments.....	<u>529</u>	<u>37</u>	<u>98</u>	<u>44</u>	<u>149</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
\$ 600 - \$ 649.....	3	---	---	1	1	---	1	---	---	---
650 - 699.....	12	---	---	---	9	2	1	---	---	---
700 - 749.....	27	---	---	---	21	5	1	---	---	---
750 - 799.....	43	1	---	---	26	6	5	2	3	---
800 - 849.....	61	2	---	3	29	12	10	2	3	---
850 - 899.....	71	1	1	6	34	14	9	4	3	1
900 - 949.....	45	4	3	8	9	11	5	1	3	1
950 - 999.....	49	12	8	6	8	3	2	2	7	1
1,000 - 1,049.....	67	9	14	6	7	7	4	4	16	---
1,050 - 1,099.....	39	3	13	6	4	2	4	1	3	3
1,100 - 1,149.....	37	4	13	3	---	2	1	2	11	1
1,150 - 1,199.....	35	---	22	2	1	2	---	---	6	2
1,200 - 1,249.....	13	---	9	1	---	1	---	---	1	1
1,250 - 1,299.....	14	1	6	1	---	1	1	---	4	---
1,300 - 1,349.....	7	---	5	1	---	---	---	---	1	---
1,350 - 1,399.....	2	---	2	---	---	---	---	---	---	---
1,400 - 1,449.....	2	---	---	---	---	---	1	---	1	---
1,450 - 1,499.....	1	---	1	---	---	---	---	---	---	---
1,500 and over.....	1	---	1	---	---	---	---	---	---	---
Median average.....	\$ 953	\$ 994	\$1,138	\$ 983	\$ 830	\$ 883	\$ 875	\$ 950	\$1,038	\$1,083
PL 412 developments ...	332	1,008	1,140	950	826	863	775	1,000	1,035	1,075
PL 671 developments...	982	958	1,138	1,025	860	906	894	883	(1)	(1)

1/ Three developments.

As of June 30, 1944

Dwelling facilities cost per room	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Number developments....	<u>529</u>	<u>37</u>	<u>98</u>	<u>44</u>	<u>149</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
Less than \$525.....	5	---	---	1	---	2	2	---	---	---
\$ 525 - \$ 549.....	10	---	---	---	6	2	1	1	---	---
550 - 574.....	12	---	---	---	9	2	1	---	---	---
575 - 599.....	15	---	---	---	12	2	1	---	---	---
600 - 624.....	30	1	---	---	19	5	4	---	1	---
625 - 649.....	49	---	---	---	28	8	7	3	3	---
650 - 674.....	37	1	---	1	20	9	4	1	1	---
675 - 699.....	36	1	1	5	13	5	3	2	4	2
700 - 724.....	35	1	1	4	11	7	6	2	3	---
725 - 749.....	44	1	4	6	14	8	4	---	7	---
750 - 774.....	35	6	5	4	8	3	2	3	4	---
775 - 799.....	36	7	7	5	4	5	2	1	5	---
800 - 824.....	39	3	7	4	3	3	3	2	9	1
825 - 849.....	32	3	14	5	2	3	2	---	2	1
850 - 874.....	39	3	20	5	---	1	---	3	7	---
875 - 899.....	22	2	10	1	---	2	1	---	5	1
900 - 924.....	27	1	18	1	---	1	---	---	4	2
925 - 949.....	9	1	4	2	---	---	1	---	1	---
950 - 974.....	6	---	1	---	---	---	---	---	3	2
975 - 999.....	2	---	2	---	---	---	---	---	---	---
1,000 - 1,024.....	1	---	1	---	---	---	---	---	---	---
1,025 - 1,049.....	3	---	2	---	---	---	---	---	---	1
1,050 and over.....	1	---	1	---	---	---	1	---	3	---
Total.....	529	37	98	44	149	66	45	18	62	10

Table 31. Distribution of average cost of dwelling structures per room, by region

As of June 30, 1944

Net construction cost per room	Region									
	All	I	II	III	IV	V	VI	VII	VIII	GFO
Number developments....	<u>529</u>	<u>37</u>	<u>98</u>	<u>44</u>	<u>149</u>	<u>66</u>	<u>45</u>	<u>18</u>	<u>62</u>	<u>10</u>
Less than \$450.....	6	---	---	1	---	2	2	1	---	---
\$450 - \$474.....	10	---	---	---	8	1	1	---	---	---
475 - 499.....	18	---	---	---	12	5	1	---	---	---
500 - 524.....	27	1	---	1	20	2	2	---	1	---
525 - 549.....	50	---	---	---	27	12	7	1	3	---
550 - 574.....	40	---	---	---	24	8	3	3	2	---
575 - 599.....	38	---	1	4	14	4	8	2	5	---
600 - 624.....	49	---	---	5	17	11	8	1	5	2
625 - 649.....	43	4	6	7	10	6	4	1	5	---
650 - 674.....	38	6	3	6	7	6	---	3	7	---
675 - 699.....	43	11	10	6	4	1	2	1	8	---
700 - 724.....	37	6	13	5	4	1	---	1	6	1
725 - 749.....	42	5	17	4	2	2	2	3	7	---
750 - 774.....	25	2	12	2	---	3	1	1	3	1
775 - 799.....	22	1	17	---	---	1	1	---	1	1
800 - 824.....	16	1	7	2	---	---	1	---	3	2
825 - 849.....	10	---	4	1	---	1	---	---	2	2
850 - 874.....	5	---	4	---	---	---	---	---	1	---
875 - 899.....	2	---	2	---	---	---	---	---	---	---
900 - 924.....	2	---	1	---	---	---	---	---	---	1
925 - 949.....	4	---	---	---	---	---	1	---	3	---
950 and over.....	2	---	1	---	---	---	1	---	---	---
Median average.....	\$640	\$692	\$749	\$667	\$559	\$594	\$595	\$650	\$684	\$800
PL 412 developments..	625	696	739	642	552	565	513	663	683	806
PL 671 developments..	673	684	760	694	600	618	603	625	(1)	(1)

1/ Three developments.

Table 32. Average development cost per dwelling unit, and per room, by cost classification, and development type, for PL 412 Puerto Rican developments completed for occupancy

As of June 30, 1944

Cost classification	Cost per dwelling unit				Cost per room		
	Land and utilities	Standard and Semi-rural			Standard and Semi-rural		
		Both	Standard	Semi-rural	Both	Standard	Semi-rural
Total development cost.....	\$ <u>631</u>	<u>\$2,041</u>	<u>\$2,032</u>	<u>\$2,051</u>	\$ <u>481</u>	\$ <u>489</u>	\$ <u>473</u>
Site acquisition.....	106	247	216	283	58	52	65
Site improvement.....	190	240	210	273	57	51	63
Non-dwelling buildings.....	19	41	50	31	298	315	279
Dwelling structures.....	215	1,262	1,309	1,208	10	12	7
Movable dwelling equipment.	---	13	16	9	3	4	2
Architectural & engineering	42	119	109	131	28	26	30
LHA administration.....	32	68	73	64	16	18	15
Preoccupancy charges ^{1/}	21	9	2	17	2	(2)	4
Carrying charges.....	10	44	50	37	10	12	8
Development cost credit....	-4	-2	-3	-2	-1	-1	(2)
Number of developments.....	3	19	9	10			
Number of dwelling units.....	1,057	3,793	2,036	1,757			
Number of rooms.....					16,072	8,454	7,618

^{1/} Includes working capital.

^{2/} Less than \$0.50.

Table 33. Distribution of average total development cost per unit, and per room, of standard and semi-rural PL 412 Puerto Rican developments completed for occupancy

As of June 30, 1944

Total development cost per unit	All developments	Standard	Semi-rural
Number developments.....	<u>19</u>	<u>9</u>	<u>10</u>
12,650 - 1,699.....	1	---	1
1,700 - 1,749.....	1	1	---
1,750 - 1,799.....	1	1	---
1,800 - 1,849.....	2	2	---
1,850 - 1,899.....	1	---	1
1,900 - 1,949.....	---	---	---
1,950 - 1,999.....	3	---	3
2,000 - 2,049.....	1	---	1
2,050 - 2,099.....	1	---	1
2,100 - 2,149.....	1	---	1
2,150 - 2,199.....	---	---	---
2,200 - 2,249.....	1	1	---
2,250 - 2,299.....	---	---	---
2,300 - 2,349.....	1	1	---
2,350 - 2,399.....	3	1	2
2,400 - 2,449.....	2	2	---
Median average.....	\$2,025	\$2,225	\$2,000
Total development cost per room	All developments	Standard	Semi-rural
Number developments.....	<u>19</u>	<u>9</u>	<u>10</u>
400 - 449.....	1	1	1
450 - 499.....	1	1	---
500 - 549.....	1	1	---
550 - 599.....	1	---	1
600 - 649.....	1	1	---
650 - 699.....	1	---	1
700 - 749.....	1	---	1
750 - 799.....	---	---	---
800 - 849.....	1	---	1
850 - 899.....	3	---	3
900 - 949.....	1	---	1
950 - 999.....	1	---	1
1,000 - 1,049.....	---	---	---
1,050 - 1,099.....	1	1	---
1,100 and over.....	3	3	---
Median average.....	\$825	\$625	\$350

APPENDIX I

Number of developments and dwelling units, by location, public law, and construction status ^{1/} for the United States Housing Act Program

As of June 30, 1944

Location and public law	Total		Active status								Deferred	
			Total active		Plotted for occupancy		Under construction		Pre-construction			
	Dev.	Units	Dev.	Units	Dev.	Units	Dev.	Units	Dev.	Units	Dev.	Units
Continental United States....	75	27,341	75	111,195	577	177,562	11	4,707	7	1,426	179	23,145
PL 412, all types.....	72	134,179	349	111,568	349	111,568	---	---	---	---	173	22,611
Urban.....	44	15,873	2/240	111,053	349	111,053	---	---	---	---	94	14,720
Rural.....	28	5,406	---	515	(3)	515	---	---	---	---	3/ 79	7,391
PL 671.....	205	51,842	2/100	21,307	171	45,075	11	4,007	7	1,426	6	534
PWA (PL 11, 67).....	4	21,319	48	21,319	48	21,319	---	---	---	---	---	---
Non-continental United States	33	6,077	3	5,337	25	6,337	---	---	---	---	8	1,638
PL 412, all types.....	31	5,579	3	5,071	23	5,071	---	---	---	---	8	1,638
Standard.....	15	3,579	10	2,257	10	2,257	---	---	---	---	5	1,322
Semi-rural.....	12	1,842	10	1,757	10	1,757	---	---	---	---	2	186
Land and utilities.....	4	1,357	3	1,057	3	1,057	---	---	---	---	1	130
PL 671.....	1	140	1	140	1	140	---	---	---	---	---	---
PWA (PL 11, 67).....	1	126	1	126	1	126	---	---	---	---	---	---

- 1/ Covers family accommodations only; one PWA dormitory development (194 units) is excluded from this and subsequent tables.
- 2/ Twelve developments (ten PL 412, two PL 671), each counted as one development, have dwelling units built under two separate construction contracts. Two of the ten PL 412 developments with added portions under construction are treated here as completed for occupancy.
- 3/ Thirteen rural developments, having active as well as deferred portions, have been counted in the deferred category.

APPENDIX 2

Explanatory Notes on Tables

Coverage. The tables deal exclusively with the urban continental developments constructed under Public Laws 412 and 671, and completed for occupancy on or before June 30, 1944, except for two tables on developments in Puerto Rico.

Description of data. The data given in the tables are average costs, either per dwelling unit or per room. The total dollar amounts expended in developing the United States Housing Act Program are available in Report S-800, September 1946, Appendix C. Like the aggregate costs given in Table C of that appendix, the averages are "anticipated" costs based on the most recent estimates available as of June 30, 1944. Although no final determination of development cost can be made for a housing development until the end of the first fiscal year of operation, the averages given for the developments completed for occupancy are fairly close representations of the final costs.

Arithmetic average. Unless otherwise specified, this average is used in the tables and is computed by (1) totaling the dollar aggregates for a given group of developments, and (2) dividing the sum obtained by the total number of dwelling units (or rooms) in that given group of developments.

Median average is used in those tables containing a distribution of developments by average unit (or room) costs. The median or "middle" average means that the number of developments with costs averaging above the median is equal to the number with costs below it. Medians were not computed for items containing fewer than four developments.

Index number. For comparative purposes, averages are shown in the form of indexes which were based on an overall average cost specified on the statistical tables as equal to 100. Each average was divided by the overall average to determine the percent by which a given average cost differs from the overall cost.

APPENDIX 3

Definitions of Cost Items

The following definitions describe the cost classifications used in the tables of this report, as compiled from the FPHA-1336-P schedule, after adjustment in some items on the schedule by the Central Office, Statistics Division:

Total development cost covers all expenditures incurred during the period of developing a low-rent housing project. Included are costs of land acquisition and improvements, slum clearance, construction and equipment of dwelling and non-dwelling facilities; the expenses of planning, financing, and administering the development up to the date the dwelling units are 95% occupied, or the next date, whichever is later; and sundry financing costs extending into the first fiscal year of operation.

Items excluded from development cost are (1) Land for public improvements (schools, parks, etc.) serving the public at large, (2) payments for vacated streets and alleys, and (3) land acquired off site for purposes of equivalent elimination, and the cost of off-site demolition.

New housing cost includes certain development cost items not generally incurred by private housing, i.e.:

1. Slum clearance on site (specified on the 1336-P schedule as "Existing structures", "Demolition and clearing", and "Relocation of tenants").
2. Land purchased for future development intended to be used for and charged to additional housing.

Dwelling facilities cost includes dwelling buildings; fixed and movable dwelling equipment; and the pro rata share of local housing authority architectural, administrative, and financing costs allocable to dwelling facilities.

Site acquisition cost includes (1) payments for land surveys and other expenses incident to acquiring a site, (2) land for present development, and, in some projects, land for future development, and (3) the amount paid for slum buildings on site and the expenses incurred in locating other dwellings for site occupants.

Site improvement cost includes rough grading of land, excess excavation and foundation costs, utility mains and connections up to but outside of dwelling walls, landscaping, and sundry improvements normally assessed against a site. It also includes streets, alleys, playgrounds, etc., and the cost of demolishing and clearing substandard structures on site.

Non-dwelling buildings covers the cost of buildings, spaces, equipment, and the allocable share of central or group heating systems serving administrative, maintenance, or community functions.

Dwelling structures (net construction cost) consists of the cost of dwelling buildings, fixed equipment, the allocable share of central or group heating systems, and all utilities within dwelling walls.

Movable dwelling equipment expense is the cost of providing dwelling structures with items such as ranges, portable space heaters, refrigerators, etc.

Architectural and engineering costs include fees paid to professional consultants for technical services and the various expenses incurred in connection with such services.

Local authority administration consists of direct administrative and administrative overhead costs incurred by a local housing authority in developing a project.

Interest (including other) includes the direct cost of selecting initial interest and amortizing deficits (or income) up to a date one year after the project is considered ready for occupancy.

Carrying charges are the interest payments on development funds borrowed by the local authority up to the date of physical completion, or up to any earlier date which marks the beginning of the period for which annual contributions are paid.

Working capital is the operating fund advanced to a development in an amount equal to 1% of the total development cost.

Development credit consists of miscellaneous receipts by the local authority not due to the use of development funds, such as sales of salvage and forfeited deposits.

Adjustments on FPHA-1336-P schedule. In accordance with procedures to be applied in the event of a post-war low-rent housing program, the following revisions were made by the Central Office, Statistics Division, FPHA, in items reported on the FPHA-1336-P schedule, Section 11, "Development Cost":

1. Item 2b(4) "Demolition and clearing" was deleted from item b, "Acquisition of site", and included in item c, "Site improvement". The remainder of item 2b(4) "Other sub-account" was transferred to item h, "Service charges".
2. The cost of the "FPHA Construction Advisor" was transferred from item g, "Local authority administration" to item f, "Architectural and engineering" expense.