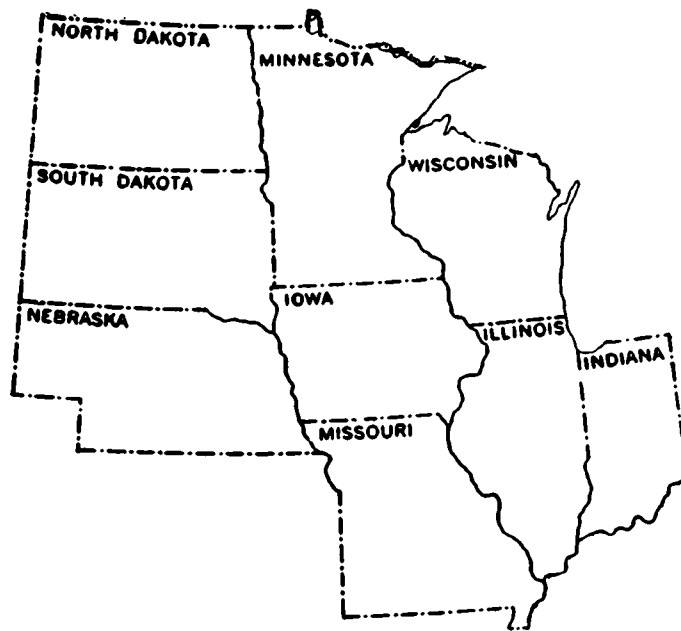


National Housing Agency

U. S. FEDERAL PUBLIC HOUSING AUTHORITY

REGION III.



FOURTH ANNUAL REPORT

1945 - 1946

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VETERANS TEMPORARY HOUSING AT GAYLORD, MINNESOTA.



FOREWORD

THE PERIOD COVERED

DURING THE PERIOD COVERED BY THIS REPORT - MARCH, 1945 TO JUNE, 1946 - EVENTS OF GREAT HISTORICAL IMPORT OCCURRED WITH BREATHTAKING SPEED. THE IMPACT OF THESE EVENTS WAS REFLECTED IN EVERY PHASE OF OUR NATIONAL LIFE. FOLLOWING THE BATTLE OF THE BULGE, THE WAR'S RAPID TEMPO HAD CULMINATED WITH VICTORY IN EUROPE. THEN, SUDDEN VICTORY IN THE PACIFIC, OCCURRING BEFORE POST-WAR PLANS HAD AN OPPORTUNITY TO GET UNDER WAY, LAUNCHED THE NATION INTO A MAELSTROM OF RECONVERSION PROBLEMS, ONE OF THE MOST CRITICAL OF WHICH WAS HOUSING.

THE HOUSING SITUATION

FOR MANY YEARS BEFORE THE WAR, HOME BUILDING HAD REMAINED AT A LOW ESS, AND THROUGHOUT THE WAR BOTH PRIVATE AND PUBLIC HOUSING HAD BEEN RESTRICTED, BY MATERIAL AND MANPOWER SHORTAGES, TO SERVING WAR REQUIREMENTS. THE ADDED FACTORS OF LARGE SCALE IMMIGRATION OF WAR WORKERS TO INDUSTRIAL CENTERS, NATURAL INCREASE IN POPULATION, OBSOLESCENCE OF THE EXISTING HOUSING SUPPLY, SUDDEN DEMOBILIZATION OF AN ARMY OF SOLDIERS THAT BECAME AN ARMY OF HOME-HUNTERS, RESULTED IN A HOUSING SHORTAGE OF UNPRECEDENTED PROPORTIONS WHICH DEMANDED SPEEDY ACTION.

THE CHALLENGE

ACCELERATION AND REVAMPING OF THE NATION'S HOUSING ACTIVITIES BECAME IMPERATIVE. ONCE BEFORE WHEN THE NATION HAD BEEN REQUIRED TO TURN ITS EFFORTS FROM NORMAL PEACETIME OBJECTIVES, THE PUBLIC HOUSING PROGRAM OF THE FEDERAL GOVERNMENT WAS FIRST, BEGINNING IN JUNE 1940, TO DIVERT ITS ACTIVITIES TO SUPPLYING HOUSING FOR DEFENSE AND, LATER, WAR WORKERS. FIVE YEARS LATER, AFTER PRIVATE AND PUBLIC HOUSING TOGETHER HAD PRODUCED 1,900,000 UNITS OF WARTIME HOUSING OF ALL TYPES, PUBLIC HOUSING AGAIN WAS FIRST TO HELP MEET THE CHALLENGE PRECIPITATED BY THE SURRENDER OF JAPAN - A CHALLENGE WHICH HAD TO BE MET SPEEDILY OR THREE MILLION RETURNING VETERANS WOULD BE HOMELESS.

DURING THE WAR, PUBLIC HOUSING SHOULDERED NEARLY HALF OF THE JOB OF PROVIDING WAR HOUSING NEEDED ON THE HOME FRONT. AFTER VICTORY, IT WAS CALLED UPON AGAIN TO MEET THE IMMEDIATE EMERGENCY NEEDS OF VETERANS RETURNING FROM BATTLEFRONTS. HOWEVER, ITS BASIC PURPOSE OF HELPING TO CLEAR SLUMS AND PROVIDING LOW-RENT HOUSING IS A CONTINUING RESPONSIBILITY WHICH REMAINS TO BE FULFILLED.

IN THIS REPORT AN EFFORT HAS BEEN MADE TO TELL SOME OF THE MOST PERTINENT ASPECTS OF THE VARIOUS ROLES PLAYED BY PUBLIC HOUSING AS REFLECTED BY OPERATIONS IN THE NINE MIDWESTERN STATES WITHIN THE JURISDICTION OF THE REGIONAL OFFICE OF THE FEDERAL PUBLIC HOUSING AUTHORITY IN CHICAGO. AS AN "ANNUAL REPORT" IT IS, IN A SENSE, A MISONOMER, FOR TWO REASONS. FIRST, IN ORDER TO PUT THE REPORT ON A FISCAL YEAR BASIS ENDING WITH JUNE 1946, IT WAS NECESSARY TO GO BACK TO MARCH 1945, THE END OF THE PERIOD COVERED BY OUR PREVIOUS ANNUAL REPORT. SECOND, WHILE ATTEMPT WAS MADE TO CONFINE THE REPORT TO OPERATIONS WITHIN THE FIFTEEN MONTH PERIOD ENDING JUNE 1946, IN SOME INSTANCES LATEST STATISTICS PRIOR TO PUBLICATION HAVE BEEN INCLUDED IN ORDER TO PRESENT MORE ACCURATELY THE CURRENT STAGE OF CERTAIN SIGNIFICANT ASPECTS OF THE PROGRAM.

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VETERANS' HOUSING

WAR HOUSING MEETS ANOTHER EMERGENCY

THE JOB OF PROVIDING HOUSING FOR RETURNING VETERANS REQUIRED EMERGENCY MEASURES. IT WAS OBVIOUS THAT WE COULD NOT BUILD NEW HOMES AS FAST AS HUNDREDS OF THOUSANDS OF VETERANS RETURNED AND NEEDED THEM. IT WAS EQUALLY OBVIOUS TO EVERYONE FAMILIAR WITH OUR NATIONAL HOUSING SHORTAGE THAT TEMPORARY WAR HOUSING OFFERED THE ONLY READILY AVAILABLE SUPPLY OF VACANT HOUSING. APART FROM MILITARY HOUSING SUCH AS BARRACKS BUILT BY THE ARMY AND NAVY ON THEIR OWN MILITARY RESERVATIONS, THE BULK OF VACANT WAR HOUSING WAS UNDER THE JURISDICTION OF THE FEDERAL PUBLIC HOUSING AUTHORITY.

VETERANS FIRST

EVEN BEFORE V-E DAY, AS CHANGING REQUIREMENTS OF WAR PRODUCTION CREATED VACANCIES IN WAR HOUSING BUILT BY THE FEDERAL GOVERNMENT, THE FPHA HAD ALREADY MADE SUCH VACANCIES, WHEN NO LONGER REQUIRED FOR WAR WORKERS, AVAILABLE TO DISTRESSED FAMILIES OF SERVICEMEN AND VETERANS OF WORLD WAR II. FOLLOWING V-E DAY, CONGRESS IN JUNE, 1945 AMENDED THE LANHAM ACT, WHICH HAD PROVIDED THE BULK OF PUBLICLY FINANCED WAR HOUSING, BY GIVING DISTRESSED VETERANS AND SERVICEMEN TOP PRIORITY FOR VACANCIES WHICH WAS SHARED ONLY BY CERTIFIED CIVILIAN EMPLOYEES OF THE WAR AND NAVY DEPARTMENTS AND OF PRIVATE INDUSTRY WHO WERE ESSENTIAL TO THE COMPLETION OF WAR CONTRACTS. THIS AMENDMENT, OR TITLE V OF THE LANHAM ACT, ESTABLISHED THE BASIS OF WHAT IS REFERRED TO AS THE "TITLE V PROGRAM" FOR VETERANS AND SERVICEMEN.

TITLE V OF LANHAM ACT

THE TITLE V AUTHORIZATION TO MAKE SURPLUS WAR HOUSING AVAILABLE TO VETERANS AND SERVICEMEN WAS SUBJECT TO CERTAIN LIMITING FACTORS. WHILE THE LAW PERMITTED THE REMOVAL OF SURPLUS TEMPORARY WAR HOUSING, IN ADDITION TO PERMITTING ITS USE IN EXISTING LOCATIONS, NO FUNDS WERE PROVIDED FOR THAT PURPOSE. AS A RESULT OF

FPMA'S POLICY OF ACCEPTING, EVEN BEFORE V-E DAY, THE FAMILIES OF VETERANS AND SERVICEMEN FOR VACANT WAR HOUSING, NO LONGER NEEDED FOR WAR WORKERS, A COMPARATIVELY SMALL AMOUNT OF VACANT WAR HOUSING WAS AVAILABLE FOR USE UNDER THE PROVISIONS OF TITLE V. MOREOVER, A HIGH PERCENTAGE OF THE VACANCIES WERE IN LOCATIONS WHERE THERE WAS NOT THE GREATEST VETERAN DEMAND.

CASH AND CARRY

BECAUSE OF THE FOREGOING LIMITATIONS THE FEDERAL PUBLIC HOUSING AUTHORITY WAS REQUIRED TO USE THE DEVICE OF BAILMENT CONTRACTS IN ORDER TO MAKE SURPLUS WAR HOUSING AVAILABLE WITHOUT CHARGE TO MUNICIPALITIES AND EDUCATIONAL INSTITUTIONS WHICH WERE URGENTLY REQUESTING ASSISTANCE AND WHICH WERE ABLE TO PAY ALL THE COSTS OF PROVIDING SITES AND UTILITIES, OF DISMANTLING, TRANSPORTING, RE-ERECTING AND THEREAFTER OPERATING AND MAINTAINING THE HOUSING FOR VETERANS AS LONG AS REQUIRED. VERY FEW LOCALITIES OR SCHOOLS WERE ABLE TO MAKE USE OF VACANT WAR HOUSING IN ITS EXISTING LOCATION.

DESPITE THE FACT THAT THE TITLE V PROVISIONS LEFT MUCH TO BE DESIRED, AND PUT THE ENTIRE BURDEN OF THE COST OF RE-USE ON LOCALITIES AND SCHOOLS WHICH HAD LITTLE IF ANY EXPECTANCY OF GETTING THEIR INVESTMENT RETURNED, OVER TWENTY-SIX THOUSAND VACANT WAR HOUSING UNITS WERE TAKEN OVER BY CITIES AND SCHOOLS THROUGHOUT THE NATION BY THE END OF DECEMBER 1945. IN THE NINE STATES WITHIN THIS REGION LOCAL BODIES HAD ACQUIRED OVER 10,500 VACANT UNITS, OR ABOUT 40 PER CENT OF THE TOTAL THUS OBTAINED THROUGHOUT THE NATION. OF THAT NUMBER APPROXIMATELY 4400 ACCOMMODATIONS HAD BEEN ALLOCATED TO 63 EDUCATIONAL INSTITUTIONS FOR THE USE OF VETERANS RETURNING TO SCHOOL, AND APPROXIMATELY 6100 EMERGENCY HOMES HAD BEEN ASSIGNED FOR VETERANS LIVING IN 79 MUNICIPALITIES THROUGHOUT THE REGION.

IN MAKING THIS HOUSING AVAILABLE TO LOCALITIES AND SCHOOLS AT THEIR OWN EXPENSE, THE FEDERAL PUBLIC HOUSING AUTHORITY WAS ABLE TO OFFER THE EXPERIENCE IT HAD ACQUIRED DURING THE WAR IN MOVING AND REUTILIZING WAR HOUSING TO MEET FLUCTUATING REQUIREMENTS OF WAR PRODUCTION IN VARIOUS LOCALITIES. IT HAD BEEN FOUND BY THE FHMA THAT IT WAS AN ECONOMICAL USE OF FUNDS, MANPOWER AND MATERIALS TO CUT UP WAR HOUSING UNITS INTO PANELS AND TRANSPORT THEM TO NEW SITES WHERE THEY COULD BE READILY RE-ERECTED. THIS TECHNIQUE CONTINUED TO BE USED TO SUPPLY VETERANS' TEMPORARY HOUSING, ESPECIALLY WHEN THE REMAINS OF CITIES AND SCHOOLS BECAME SO GREAT THAT CONGRESS AUTHORIZED THE USE OF FEDERAL FUNDS FOR THIS PURPOSE.

AS VETERANS RETURNED IN EVER-INCREASING NUMBERS DURING THE MONTHS FOLLOWING V-J DAY, THE DESPERATE PLIGHT OF CITIES AND SCHOOLS CAUSED CONGRESS TO TAKE ACTION IN DECEMBER 1945 TO PROVIDE FINANCIAL ASSISTANCE TO LOCAL BODIES THAT WISHED TO PROVIDE VETERANS' HOUSING FACILITIES. A RESOLUTION INTRODUCED BY SENATOR READ OF NEW YORK AMENDED TITLE V OF THE LAMHAM ACT AND AUTHORIZED THE APPROPRIATION OF FUNDS ESTIMATED AS SUFFICIENT TO PROVIDE APPROXIMATELY 100,000 DWELLING UNITS.

THIS APPROPRIATION OF \$191,900,000 INAUGURATED A JOINT PROGRAM UNDER WHICH LOCAL BODIES AND THE FEDERAL GOVERNMENT SHARED THE COST AS WELL AS THE RESPONSIBILITY OF PROVIDING VETERANS WITH TEMPORARY EMERGENCY HOUSING. INCLUDED IN THE ESTIMATED 100,000 DWELLING UNITS TO BE PROVIDED WITH THESE FUNDS WERE 26,000 UNITS PREVIOUSLY ASSIGNED FOR RE-USE ENTIRELY AT THE EXPENSE OF LOCAL BODIES WHO WERE NOW ELIGIBLE FOR REIMBURSEMENT FOR THAT PORTION OF THEIR EXPENSE WHICH THE FEDERAL GOVERNMENT WAS AUTHORIZED TO DEFRAY.

THE FIRST APPROPRIATION

THE READ RESOLUTION

FHMA'S WAR EXPERIENCE PROVES HELPFUL

**DEMAND EXCEEDS
SUPPLY**

OF THE ESTIMATED 100,000 UNITS TO BE PROVIDED, THE REGIONAL OFFICE WAS ASSIGNED A QUOTA OF 19,900 OF WHICH 12,650 WERE FOR MUNICIPALITIES AND 7250 FOR EDUCATIONAL INSTITUTIONS. IN ORDER THAT AS MANY AS POSSIBLE OF THE MUNICIPALITIES AND SCHOOLS MIGHT BE PROPERLY INFORMED OF THEIR RIGHT TO APPLY FOR FEDERAL ASSISTANCE IN PROVIDING EMERGENCY SHELTER FOR VETERANS, NEWS RELEASES WERE SENT TO ALL WIRE SERVICES AND MAJOR NEWSPAPERS IN THE REGION EXPLAINING THE TYPE OF AID AVAILABLE AND THE PROCEDURE FOR APPLYING. APPLICATIONS THAT ROLLED IN FROM ALL OVER THE REGION INDICATED THAT 20,000 UNITS WERE INSUFFICIENT TO MEET EVEN THE MOST EMERGENT NEEDS OF VETERANS. DESPITE THE FACT THAT APPLICANTS WERE ADVISED THAT THEY SHOULD ESTIMATE THEIR NEEDS CONSERVATIVELY BECAUSE OF THE VERY LIMITED AMOUNT OF DWELLINGS AVAILABLE, EDUCATIONAL INSTITUTIONS THROUGHOUT THE REGION CERTIFIED A NEED FOR OVER 17,000 FAMILY UNITS AND NEARLY 34,000 DORMITORY ACCOMMODATIONS, WHILE MUNICIPALITIES APPLIED FOR NEARLY 61,000 FAMILY UNITS.

**DISTRIBUTION
OF UNITS**

THE DEMAND BEING SO FAR IN EXCESS OF THE SUPPLY, IT WAS NECESSARY TO FIND A METHOD OF SCALING DOWN APPLICATIONS IN A MANNER THAT WOULD BE FAIR TO ALL APPLICANTS. IN THE CASE OF MUNICIPALITIES THE UNITS AVAILABLE WERE PRORATED AS EQUITABLY AS POSSIBLE AMONG ELIGIBLE APPLICANTS ON THE BASIS OF 1940 POPULATION. UNITS TO EDUCATIONAL INSTITUTIONS WERE DISTRIBUTED ON THE BASIS OF THE NUMBER OF VETERANS ENROLLED AS OF DECEMBER 1, 1945. EXCEPTIONS WERE MADE ONLY WHEN RIGID APPLICATION OF THE FORMULA WOULD HAVE RESULTED IN INEQUITIES DUE TO UNUSUAL FACTORS. IN ALL CASES TWO DORMITORY ACCOMMODATIONS WERE COMPUTED AS THE EQUIVALENT OF ONE FAMILY DWELLING UNIT. AS A RESULT OF ADOPTING THIS METHOD OF TREATING ALL APPLICANTS ALIKE INSOFAR

AS POSSIBLE, THE STATE-BY-STATE DISTRIBUTION OF TITLE V UNITS TO MUNICIPALITIES, AS INDICATED IN TABLE I, CLOSELY PARALLELED THE DISTRIBUTION OF URBAN POPULATION. SOME VARIATION WAS INEVITABLE AND WAS MAINLY DUE TO THE RELATIVE NUMBER OF CITIES THAT APPLIED FROM THE VARIOUS STATES.

TABLE I

TITLE V UNITS APPROVED FOR MUNICIPALITIES IN REGION III, BY NUMBER AND PER CENT APPROVED IN EACH STATE, AS OF MAY 11, 1946, AND BY PER CENT OF URBAN POPULATION IN EACH STATE IN 1940

STATE	% OF URBAN POPULATION	UNITS APPROVED FOR MUNICIPALITIES	% OF UNITS APPROVED FOR MUNICIPALITIES
ILLINOIS	40%	7,514	38%
INDIANA	13	1,876	9
IOWA	7	1,549	8
MINNESOTA	10	2,217	11
MISSOURI	13	2,385	12
NEBRASKA	4	803	6
NORTH DAKOTA	1	289	1
SOUTH DAKOTA	1	328	1
WISCONSIN	11	2,780	14
TOTAL	100%	19,741	100%

*INVOLVING THE EXPENDITURE OF FEDERAL FUNDS, AND INCLUDING ALLOCATIONS MADE UNDER A SECOND APPROPRIATION SUBSEQUENTLY REFERRED TO.

CERTAIN SLIGHT INEQUITIES WERE UNAVOIDABLE, HOWEVER. MOST OF THESE WERE DUE TO ALLOCATIONS MADE BEFORE FEDERAL FUNDS BECAME AVAILABLE. AT THAT TIME, THE PRORATION FORMULA WAS NOT IN EFFECT INASMUCH AS LOCALITIES COULD OBTAIN, AT THEIR OWN EXPENSE, AS MANY UNITS AS THEY NEEDED, IF VACANT AND AVAILABLE. AS A RESULT, SOME LOCALITIES AND SCHOOLS HAD ACQUIRED MORE THAN THE NUMBER OF UNITS WHICH WOULD HAVE LATER BEEN THEIR PRORATED SHARE.

**FEDERAL AND
LOCAL BODIES
EACH DO THEIR
SHARE**

UNDER THE MEAD-LANHAM AUTHORIZATION OF FUNDS, LOCALITIES AND SCHOOLS WERE STILL REQUIRED TO BEAR EXPENSES IN CONNECTION WITH FURNISHING SUITABLE SITES WHICH WERE SERVICED BY PRINCIPAL STREETS, SIDEWALKS AND UTILITIES. THE FEDERAL GOVERNMENT, THROUGH THE FPMA, WAS AUTHORIZED TO PAY ALL COSTS IN CONNECTION WITH DISMANTLING, TRANSPORTING, RE-ERECTING AND CONVERTING THE DWELLING STRUCTURES, CONSTRUCTING FOUNDATIONS AND INDIVIDUAL AND APPROACH WALKS, MAKING UTILITY CONNECTIONS, AND PERFORMING A LIMITED AMOUNT OF FINISHED GRADING. THE GOVERNMENT ALSO SUPPLIED FIXED OR MOVABLE EQUIPMENT FOR DWELLING STRUCTURES AND STANDARD TYPE FURNITURE IF THESE ITEMS WERE AVAILABLE FROM GOVERNMENT SURPLUS STOCK; OTHERWISE IT WAS NECESSARY FOR THE LOCALITY TO BEAR SUCH EXPENSES.

**SCOPE OF
AGREEMENTS**

UNDER THIS AUTHORIZATION, NEW CONTRACT FORMS WERE USED TO EFFECTUATE THIS COOPERATIVE PROGRAM OF LOCAL BODIES AND THE FEDERAL GOVERNMENT. PRINCIPALLY THESE CONTRACTS PROVIDED AGREEMENTS COVERING THE RESPONSIBILITIES TO BE ASSUMED RESPECTIVELY BY THE LOCAL BODIES AND THE FPMA, INCLUDING THE PLAN FOR PHYSICAL DEVELOPMENT OF THE PROGRAM; THE SELECTION OF CONTRACTORS AND AWARD OF CONTRACTS BY THE FPMA FOR WORK FOR WHICH IT WAS RESPONSIBLE; TRANSFER OF TITLE TO THE BUILDINGS, EXCEPTING TRAILERS, TO THE LOCAL BODIES; THE FORMULATION OF THE MANAGEMENT PROGRAM INCLUDING THE LIMITATION OF ELIGIBILITY TO DISTRESSED VETERANS, SERVICEMEN, AND THEIR FAMILIES; THE DETERMINATION OF RENTALS AND OPERATING EXPENSES, INCLUDING PROVISION FOR PAYMENTS IN LIEU OF TAXES AND GROUND RENT; THE DISPOSITION AND REMOVAL OF THE HOUSING AT THE END OF THE EMERGENCY BY LOCAL BODIES; ESTABLISHMENT OF ACCOUNTING AND REPORTING PROCEDURES; AND AGREEMENT AS TO THE PAYMENT OF ANY NET REVENUES TO THE FPMA.

IT IS ONLY AFTER ALL EXPENSES ARE MET, INCLUDING PAYMENTS IN LIEU OF TAXES EQUAL TO FULL TAXES, AND A FAIR ALLOTMENT TO THE LOCALITY FOR THE USE OF THE LAND, THAT THE FEDERAL GOVERNMENT RECEIVES EVEN A PARTIAL RETURN FOR THE EXPENDITURE IT HAS MADE. WHEN THE DWELLINGS ARE FINALLY DISPOSED OF, THE PROCEEDS FROM THEIR SALVAGE WILL BE RETAINED BY THE LOCAL BODIES.

**REIMBURSEMENT
FOR EARLY
APPLICANTS**

THE HEAD AMENDMENT TO TITLE V ALSO CONTAINED OTHER IMPORTANT PROVISIONS. AS PREVIOUSLY MENTIONED, THE AUTHORIZATION PROVIDED THAT ANY EDUCATIONAL INSTITUTION AND LOCAL PUBLIC BODY THAT HAD INCURRED EXPENSES IN THE RELOCATION AND RE-USE OF TEMPORARY WAR HOUSING SHOULD, UPON REQUEST, BE REIMBURSED FOR SUCH EXPENDITURES WHICH THE FEDERAL GOVERNMENT WAS NOW AUTHORIZED TO DEFRAY. THIS EXCLUDED REIMBURSEMENT FOR SITE AND UTILITY COSTS WHICH REMAINED THE RESPONSIBILITY OF THE LOCAL BODY. REIMBURSEMENT WAS ALSO EXCLUDED IN THE CASE OF DEMOUNTABLE HOUSES WHICH COULD BE DISPOSED OF BY SALE TO VETERANS THUS ALLOWING THE LOCALITY TO RECAPTURE ANY FUNDS EXPENDED. THE REIMBURSEMENT PROVISIONS OF THE AMENDMENT REDUCED THE ESTIMATED NUMBER OF ADDITIONAL UNITS WHICH COULD BE ALLOCATED FROM 100,000 TO LESS THAN 75,000.

**ARMY AND NAVY
STRUCTURES
AVAILABLE**

THE HEAD AMENDMENT ALSO PROVIDED THAT ALL SURPLUS TEMPORARY WAR STRUCTURES OF OTHER FEDERAL AGENCIES, WHICH WERE SUITABLE TO PROVIDE VETERANS' EMERGENCY HOUSING, WERE TO BE MADE AVAILABLE TO THE FPHA, UPON REQUEST OF THE NATIONAL HOUSING ADMINISTRATOR, NOTWITHSTANDING ANY OTHER PROVISIONS OF LAW.

**PROBLEMS
FORESHADOWED**

THE AVAILABILITY OF WAR STRUCTURES OF OTHER FEDERAL AGENCIES WHICH WERE SUITABLE FOR RESIDENTIAL USE, PRINCIPALLY BARRACKS AND QUONSET HUTS FROM THE ARMY AND NAVY, WAS SIGNIFICANT FOR

TWO REASONS: FIRST, IT RECOGNIZED THE SHORTAGE OF SURPLUS TEMPORARY WAR HOUSING READY FOR RE-USE "AS IS", AND, SECOND, IT MEANT THAT A MORE COMPLEX AND COSTLY PROGRAM OF CONVERSION AND REMODELING WAS IN STORE.

**MATERIALS, TIME
AND MONEY SAVED**

THE FOREGOING PROVISIONS HAD A SIGNIFICANT EFFECT UPON THE VETERANS' TEMPORARY HOUSING PROGRAM IN RELATION TO THE OVERALL EMERGENCY HOUSING PROBLEMS FACING THE NATION. PRIMARILY, THEY SIGNALIZED A PROGRAM DESIGNED TO CONSERVE MATERIALS THROUGH THE UTILIZATION OF EXISTING STRUCTURES AND FACILITIES THAT OTHERWISE WOULD STAND IDLE OR BE SALVAGED FOR LESS IMPORTANT USE. THEY ALSO HELD TO A MINIMUM THE USE OF NEWLY PRODUCED MATERIALS WHICH ARE REQUIRED FOR PRIVATELY CONSTRUCTED HOMES. IN RE-USING THESE BUILDINGS AND MATERIALS, A SUBSTANTIAL SAVING OF TIME IS ALSO MADE IN ADDITION TO THE SAVINGS OF BOTH MATERIALS AND PUBLIC FUNDS.

**THE SECOND
APPROPRIATION**

AS A RESULT OF THE INCREASING DEMAND FOR SURPLUS WAR HOUSING BY CITIES AND SCHOOLS, CONGRESS IN APRIL 1946 AUTHORIZED AN ADDITIONAL \$253,727,000 FOR THE HEAD-LANHAM PROGRAM. ACCORDING TO PREVIOUS ESTIMATES BASED ON THE TREND OF INCREASING CONSTRUCTION COSTS UP TO THAT TIME IT WAS THOUGHT THAT THIS AMOUNT WOULD SUFFICE TO PROVIDE AN ADDITIONAL 100,000 UNITS TO MEET NATION-WIDE NEEDS. HOWEVER, IT WAS FOUND ALMOST IMMEDIATELY THAT COST ESTIMATES FOR THE SECOND HUNDRED THOUSAND UNITS REQUIRED FURTHER REVISION UPWARD FOR TWO REASONS: FIRST, PRACTICALLY ALL OF THE UNITS HAD TO BE SUPPLIED BY THE CONVERSION OF BARRACKS, MESS HALLS AND QUONSET HUTS SINCE ALL FAMILY WAR DWELLINGS HAD BEEN ASSIGNED OR WERE OCCUPIED IN THEIR EXISTING LOCATIONS; AND, SECOND, CONSTRUCTION COSTS WHICH HAD BEEN

SOARING SINCE THE BEGINNING OF THE YEAR CONTINUED TO RISE.

**EFFECT OF
INCREASING
COSTS**

AS A RESULT OF THESE CONSIDERATIONS IT WAS DEEMED WISE TO WITHHOLD IMMEDIATE ALLOCATION OF THE ENTIRE ADDITIONAL 100,000 AND AT THAT TIME REGION III WAS ALLOTTED ONLY 18,000 UNITS AS COMPARED WITH THE 19,900 ASSIGNED UNDER THE FIRST APPROPRIATION, BRINGING THE TOTAL FOR THE REGION TO 37,900. THE SECOND ASSIGNMENT OF 18,000 UNITS WAS DIVIDED EQUALLY BETWEEN MUNICIPALITIES AND EDUCATIONAL INSTITUTIONS.

SUBSEQUENT TO THE PERIOD OF THIS REPORT, CONSTANTLY INCREASING CONSTRUCTION COSTS MADE IT NECESSARY TO REDUCE THE NUMBER OF UNITS WHICH COULD BE PROVIDED, WITHIN FUND LIMITATIONS, TO 31,700 BY THE END OF THE YEAR. IN ANTICIPATION OF SPIRALLING COSTS, PROGRAM REDUCTIONS WERE MADE IN STAGES. FIRST, LOCAL BODIES WERE GIVEN DEADLINES UNDER WHICH CONSTRUCTION COULD BE BEGUN OR FACE CUTBACKS OF ALLOTTED UNITS. NEXT, CONTRACTS WERE EXECUTED SUBJECT TO COST LIMITATIONS WHICH MEANT THAT CUTBACKS WOULD BE NECESSARY IF LOCAL BODIES COULD NOT FINANCE COSTS IN EXCESS OF THE CONTRACT AMOUNT. FINALLY, AND DESPITE FORMER STEPS, IT BECAME NECESSARY TO CUT BACK WORK UNDER SOME CONTRACTS NOT SUBJECT TO COST LIMITATIONS AFTER PRICE CONTROLS HAD BEEN REMOVED. PARTIALLY OFFSETTING THESE CUTBACKS, HOWEVER, WAS THE INCREASED NUMBER OF PROJECTS UNDERTAKEN BY LOCAL BODIES ENTIRELY AT THEIR OWN EXPENSE.

**HOW THE JOB
WAS DONE**

SUCCESSFUL REALIZATION OF THE MEAD-LANHAM PROGRAM REQUIRED HARMONIOUS AND EFFECTIVE COOPERATION BETWEEN THE FEDERAL GOVERNMENT AND LOCAL BODIES. THIS WAS ACCOMPLISHED IN THE VAST MAJORITY OF CASES DIRECTLY WITH LOCAL GOVERNING BODIES

AND SOME 200 CITIES, VILLAGES AND COUNTIES IN REGION III ACTED AS ADMINISTRATORS OF THE TITLE V PROJECTS. IN 23 LOCALITIES WHERE PUBLIC HOUSING AUTHORITIES WERE ORGANIZED AND ACTIVE, THESE AGENCIES, EXPERIENCED IN HOUSING MATTERS, WERE ABLE TO CARRY THROUGH THE MUNICIPALITIES' SHARE OF THE PROGRAM SMOOTHLY AND EFFICIENTLY. IN OTHER INSTANCES THE LOCAL CHAMBERS OF COMMERCE, EMERGENCY HOUSING COMMITTEES OR SPECIAL VETERANS' HOUSING COMMITTEES, ACTING AS AGENTS FOR THE LOCALITIES, STEPPED IN AND PERFORMED YEOMAN SERVICE IN PROVIDING HOMES FOR VETERANS.

**SHARING
RESPONSIBILITIES**

THE PATTERN SET DOWN BY CONGRESS IN TITLE V OF THE LARHAM ACT CALLED FOR A CONSIDERABLY HIGHER DEGREE OF COOPERATION IN SOLVING COMPLEX PLANNING AND CONSTRUCTION PROBLEMS THAN APPEARS EVIDENT IN THE SIMPLE DIVISION OF RESPONSIBILITIES AND COSTS AS SET FORTH IN THE ACT.

**LOCAL BODIES
PINCH-HIT AS
CONTRACTORS**

THE ACCEPTANCE OF THESE RESPONSIBILITIES BY LOCAL BODIES IS WELL ILLUSTRATED IN THE CASE OF TRAILER JOBS WHICH CONSTITUTED ABOUT 15 PER CENT OF THE TITLE V PROGRAM IN THE REGION. ONCE THE TRAILERS HAD BEEN TRANSPORTED TO THE NEW SITE, FPHA'S JOB WAS REDUCED TO SETTING UP THE UNITS, MAKING NECESSARY REPAIRS, AND CONNECTING THE UTILITIES. ON MORE THAN HALF OF THE TRAILER PROJECTS, CITIES AND SCHOOLS AGREED TO ASSUME THESE DUTIES ALONG WITH THEIR OWN. THE LOCAL BODIES, OF COURSE, WERE REIMBURSED FOR THE EXTRA WORK AND EXPENSE INVOLVED. AS A RESULT OF THIS COLLABORATION, CONSTRUCTION WAS SIMPLIFIED AND EXPEDITED ON 60 TRAILER PROJECTS INVOLVING 1350 UNITS. THIS ARRANGEMENT WAS ALSO TO THE FINANCIAL ADVANTAGE OF THE GOVERNMENT, ELIMINATING THE NECESSITY OF ENTERING INTO COST-PLUS CONTRACTS.

NEW RESPONSIBILITIES FOR FPMA

ON THE OTHER HAND, THE FPMA WAS REQUIRED TO PERFORM FUNCTIONS OVER AND ABOVE THE USUAL CONTRACTUAL RESPONSIBILITY OF CONSTRUCTING AND REMODELING SURPLUS WAR HOUSING STRUCTURES. THE REGIONAL OFFICE NOT ONLY INSPECTED SITES AND COUNSELED LOCAL BODIES CONCERNING SITE SELECTION BUT, IN MOST CASES, ASSISTED IN THE PREPARATION OF THE SITE PLANS IN ORDER TO SPEED UP THE WORK.

ROUNDING-UP THE HOUSES

SINCE OVER 70 PER CENT OF THE UNITS ASSIGNED IN THIS REGION WERE OBTAINED FROM ARMY AND NAVY INSTALLATIONS AND REQUIRED REMODELING, IT WAS NECESSARY TO SEND REPRESENTATIVES INTO THE FIELD TO INSPECT AND INVENTORY THOUSANDS OF SURPLUS WAR HOUSING STRUCTURES AT WIDE-SPREAD LOCATIONS. THIS WAS NECESSARY IN ORDER TO DETERMINE WHICH WERE MOST SUITABLE FOR REMOVAL AND CONVERSION AT THE MINIMUM COST TO THE GOVERNMENT. DURING THE EARLY STAGES OF THE PROGRAM ARRANGEMENTS FOR THE USE OF SUCH STRUCTURES WERE MADE DIRECTLY WITH THE WAR AND NAVY DEPARTMENTS; LATER, THEY WERE MADE THROUGH THE WAR ASSETS ADMINISTRATION FOR STRUCTURES WHICH HAD BEEN DECLARED SURPLUS TO THE NEEDS OF VARIOUS GOVERNMENT AGENCIES.

USE OF SURPLUS MATERIALS - A SECOND-HAND BUSINESS

THROUGH THE WAR ASSETS ADMINISTRATION, THE FPMA ALSO OBTAINED A WIDE VARIETY OF SURPLUS BUILDING MATERIALS AND EQUIPMENT WHICH WERE NEEDED FOR THE RE-ERECTION AND CONVERSION OF THE SURPLUS TEMPORARY WAR HOUSING STRUCTURES. MANY OF THE STRUCTURES REQUIRED EXTENSIVE REPAIRS AND IMPROVEMENTS BEFORE THEY COULD BE SUITABLY CONVERTED INTO FAMILY RESIDENCES AND DORMITORY ACCOMMODATIONS. THUS, LARGE STOCKS OF SURPLUS MATERIALS, THOUGH NOT NEARLY ENOUGH TO MEET REQUIREMENTS, HAD TO BE SCREENED, INSPECTED AND DISTRIBUTED TO CONTRACTORS. A "SECOND-

HAND BUSINESS² OF CONSIDERABLE SCALE HAD TO BE CONDUCTED BY THE FPMA WHICH REQUIRED THE REGIONAL OFFICE TO MOVE, STORE AND INVENTORY SCORES OF ITEMS IN WAREHOUSES FOR NEAR FUTURE USE. A LARGE SCALE REPAIR AND RECONDITIONING BUSINESS WAS ALSO NECESSARY IN ORDER TO MAKE HEATERS, RANGES, REFRIGERATORS, AMONG OTHER ITEMS, SUITABLE FOR RE-USE. MATERIALS SUCH AS HEAVILY COATED "INVASION PIPE" HAD TO BE REPROCESSED, REMOVING THE COATING AND GALVANIZING IT, BEFORE IT COULD BE USED FOR WATER PIPE OF WHICH THERE HAS BEEN A CRITICAL SHORTAGE.

FURNITURE AND FURNISHINGS, TOO

THE FPMA ALSO FOUND ITSELF IN THE SECOND-HAND FURNITURE BUSINESS. SURPLUS FURNITURE, HOUSEHOLD EQUIPMENT AND FURNISHINGS OF ALL KINDS FROM WAR HOUSING INSTALLATIONS HAD ALSO BEEN MADE AVAILABLE UNDER THE LANNAN ACT TO HELP UNIVERSITIES AND SCHOOLS



VETERANS TRAILER CAMP - YANKTON COLLEGE,
YANKTON, SOUTH DAKOTA.

MEET URGENT NEEDS OF STUDENT VETERANS. MOST OF THESE ITEMS WERE ACQUIRED AND DISTRIBUTED, WITHOUT COST, TO EDUCATIONAL INSTITUTIONS, AS REQUIRED TO MEET CERTAIN PRESCRIBED, BASIC MINIMUM NEEDS. FOR EXAMPLE, MORE THAN 150,000 SHEETS, 100,000 BLANKETS AND 30,000 BEDS HAVE BEEN PROVIDED, FREE OF COST. IN ADDITION TO THESE AND MANY OTHER ITEMS, THE REGIONAL OFFICE HAS MADE OVER 100 SALES OF VARIOUS ITEMS, OVER AND ABOVE MINIMUM BASIC REQUIREMENTS, TO SUPPLY THE NEEDS OF EDUCATIONAL INSTITUTIONS.

**FOR VETERANS
ONLY**

IN ACCORDANCE WITH THE LAW, OCCUPANCY OF TITLE V PROJECTS IS RESTRICTED TO SERVICEMEN AND VETERANS AND THEIR FAMILIES, SINGLE VETERANS ATTENDING SCHOOL, AND THE FAMILIES OF DECEASED SERVICEMEN AND VETERANS. NON-VET INSTRUCTORS, HOWEVER, ARE PERMITTED TO OCCUPY THE TITLE V ACCOMMODATIONS ASSIGNED TO EDUCATIONAL INSTITUTIONS IF IT IS CLEARLY SHOWN THAT OTHERWISE VETERANS WOULD BE PREVENTED FROM PURSUING THEIR EDUCATION. OCCUPANTS ARE REQUIRED TO PAY FAIR RENTS BASED ON THE RENTS CHARGED FOR COMPARABLE ACCOMMODATIONS IN THE VICINITY. IF THESE RENTS EXCEED THE OCCUPANTS' MEANS THEY ARE SCALED DOWN TO 20 TO 25 PER CENT OF FAMILY INCOME, BUT IN NO EVENT LESS THAN THE OPERATING EXPENSES. ACCORDING TO LATEST FIGURES, THE MONTHLY RENTS IN REGION III AVERAGED LESS THAN \$33.00 FOR FAMILY UNITS; LESS THAN \$26.00 FOR TRAILERS; AND LESS THAN \$15.00 FOR DORMITORY UNITS. IN CITIES, RECENT FIGURES SHOW THAT LESS THAN TEN PER CENT OF THE VETERANS ARE PAYING ADJUSTED RENTS. AT EDUCATIONAL INSTITUTIONS THE PERCENTAGE OF VETERANS PAYING ADJUSTED RENTS IS CONSIDERABLY HIGHER SINCE SO MANY REQUIRING FAMILY ACCOMMODATIONS ARE LIVING ON G.I. ALLOWANCES OF \$90.00 A MONTH.

**TITLE V HOUSING
WHERE FROM?
WHAT KIND?**

**THE MAJORITY OF TITLE V UNITS ALLOCATED FOR REGION III COME
FROM WITHIN THE REGION. BUT AS IS EVIDENT FROM TABLE II**

**TABLE II
SOURCE OF UNITS RE-USED FOR
HEAD-LANHAM HOUSING, REGION III**

<u>SOURCE</u>	<u>PER CENT OF UNITS ALLOCATED</u>
REGION III	57.3%
LOUISIANA	9.4
CALIFORNIA	8.4
KANSAS	8.4
WASHINGTON	4.5
TENNESSEE	3.6
UTAH	2.5
VIRGINIA	2.4
OKLAHOMA	1.4
OHIO	1.1
MICHIGAN	0.4
ALABAMA	0.3
FLORIDA	0.3
	<u>100.0%</u>

**MANY OF THE STRUCTURES CAME FROM FAR-AWAY STATES. BY FAR
THE LARGEST NUMBER OF DWELLING UNITS IN REGION III WERE OB-
TAINED BY THE RE-USE OF BARRACKS BUILDINGS INCLUDING ARMY
BARRACKS, METAL BARRACKS AND QUONSET HUTS, WHICH ACCOUNTED
FOR 72.3% OF ALL UNITS IN THE REGION. WAR HOUSING UNITS COM-
PRISED 14.7% AND TRAILERS, 13.0% OF THE REGIONAL TITLE V UNITS.**

**PROGRESS
REPORT:
ALLOCATIONS**

**IN SPITE OF THE COMPLEXITY AND BROAD SCOPE OF ITS NEW JOB, ONLY
ONE MONTH WAS REQUIRED FOR REGION III TO COMPLETE ITS PLAN OF
ATTACK, AND THE FIRST ALLOCATIONS WERE MADE ON FEBRUARY 1. BY
THE MIDDLE OF FEBRUARY A TOTAL OF 17,325 UNITS HAD BEEN ALLOTTED
(INCLUDING APPROXIMATELY 4,000 REIMBURSABLES); 11,278 TO CITIES
AND 6,047 TO EDUCATIONAL INSTITUTIONS. BY THE END OF THE MONTH
ALL UNITS HAD BEEN ALLOCATED WITH THE EXCEPTION OF A SMALL
QUANTITY HELD IN RESERVE FOR UNFORSEEN CONTINGENCIES. IN APRIL**

THE SECOND APPROPRIATION BECAME EFFECTIVE AND THE ALLOCATION MACHINERY WAS ONCE MORE SET IN MOTION. IN A SINGLE WEEK, FROM APRIL 26 TO MAY 3, REGION III ASSIGNED 12,700 UNITS, OR OVER TWO-THIRDS OF THE ENTIRE SECOND REGIONAL ALLOCATION OF 18,000 DWELLINGS, AND BY THE TENTH OF MAY ALL ALLOTMENTS UNDER THE SECOND APPROPRIATION HAD BEEN COMPLETED, EXCEPT FOR A SMALL CONTINGENCY RESERVE.

**CONSTRUCTION
PROGRESS**

BETWEEN THE ALLOCATION OF UNITS AND ACTUAL BEGINNING OF CONSTRUCTION, MANY STEPS HAD TO BE TAKEN BOTH BY THE LOCAL BODIES AND BY FPMA. WHILE FPMA WAS EARMARKING SPECIFIC STRUCTURES, AND CONCLUDING CONTRACTS FOR DISMANTLING, SHIPPING AND CONSTRUCTING THEM, THE LOCAL BODIES WERE BUSY ACQUIRING AND EQUIPPING SUITABLE SITES AND FORMULATING ACCEPTABLE MANAGEMENT PLANS.

THUS, PROGRESS IN CONSTRUCTING THE PROJECTS WAS INITIALLY DEPENDENT UPON THE SPEED WITH WHICH LOCALITIES AND SCHOOLS COULD PROVIDE ADEQUATE SITES AND COMPLETE NECESSARY SITE IMPROVEMENTS, INCLUDING THE INSTALLATION OF UTILITIES, AS REQUIRED. DELAYS WERE UNAVOIDABLE DUE TO ACUTE SHORTAGES OF SUCH ITEMS, FOR EXAMPLE, AS TRANSFORMERS, SEWER AND SOIL PIPE, AND STEEL PIPE FOR EXTENDING GAS MAINS. WHENEVER POSSIBLE THE REGIONAL OFFICE ASSISTED LOCAL BODIES IN OVERCOMING SUCH SHORTAGES. SUBSEQUENTLY, THE ERECTION AND CONVERSION OF THE DWELLINGS WERE ALSO SUBJECT TO DELAYS RESULTING FROM MATERIAL SHORTAGES WHICH ALONG WITH LABOR SHORTAGES, MADE IT IMPOSSIBLE FOR CONTRACTORS TO MAINTAIN NORMAL CONSTRUCTION SCHEDULES. THESE PROBLEMS NOT ONLY CONFRONTED LOCAL BODIES AND THE FPMA. THE DIFFICULTIES OF PRIVATE BUILDERS, FACED WITH THE SAME PROBLEMS AND DELAYS IN COMPLETING RESIDENTIAL CONSTRUCTION, ARE WELL KNOWN.

**REGIONAL OFFICE
PROBLEMS**

OF THE MANY PROBLEMS FACED BY THE REGION, PERHAPS THE MOST FORMIDABLE WERE THOSE OF PERSONNEL AND MATERIALS. AT THE VERY TIME WHEN THE TITLE V PROGRAM WAS SHIFTING INTO HIGH GEAR, THE SHORTAGES OF BUILDING MATERIALS AND OF CONSTRUCTION AND CLERICAL WORKERS WERE MOST CRITICAL.

PERSONNEL

DURING THE CLOSING MONTHS OF 1945, THERE WAS NO WAY OF TELLING THAT CONSTRUCTION EMPLOYEES WOULD SOON BE SORELY NEEDED, AND THE NUMBER OF SUCH WORKERS, WHO PREVIOUSLY HAD BEEN WORKING ON WAR HOUSING, SHRANK FROM 75 TO LESS THAN TEN. THEN, IN JANUARY, 1946, WHEN THE TEMPORARY EMERGENCY PROGRAM SWUNG INTO ACTION IT SUDDENLY BECAME NECESSARY NOT ONLY TO REBUILD BUT TO DOUBLE AND TREBLE THE CONSTRUCTION STAFF. BY THE END OF FEBRUARY, 93 CONSTRUCTION SITE EMPLOYEES WERE ON DUTY. BY MAY 31, THIS NUMBER HAD RISEN TO 195 AND BY JUNE 30 TO 242, INCLUDING CONSTRUCTION ENGINEERS, ACCOUNTANTS, TIME AND MATERIAL CHECKERS AND STENOGRAPHERS.

THE REGIONAL OFFICE LIKEWISE FOUND ITSELF SHORT-STAFFED AND NEW EMPLOYEES HAD TO BE RECRUITED WITHOUT DELAY TO DO A THOUSAND AND ONE JOBS SUCH AS PROCESSING APPLICATIONS FROM LOCAL BODIES, DEALING WITH CONTRACTORS, DEVELOPING CONTRACTS, SECURING MATERIALS, AND APPROVING VOUCHERS SO THAT CONTRACTORS AND THEIR EMPLOYEES COULD BE PAID. IN LESS THAN SIX MONTHS, THE REGIONAL STAFF DOUBLED FROM 200 IN DECEMBER, 1945, TO 400 IN JUNE, 1946. OF COURSE, THE STAFF WILL BE DECREASED AS THE TITLE V PROGRAM REACHES COMPLETION.

**LABOR RECRUIT-
MENT AND WAGES**

MEANWHILE, TROUBLES WERE OCCURRING IN THE FIELD WHERE THE INVOLVED PROCESS OF FIXING WAGE RATES WAS SLOWING UP PRODUCTION. UNDER FEDERAL LAW THE DEPARTMENT OF LABOR HAD TO DETERMINE WAGE

RATES AND SOMETIMES THESE RATES WERE NOT HIGH ENOUGH TO ATTRACT WORKERS WHO COULD GET MORE MONEY WORKING ON NON-FEDERAL JOBS. IN OTHER INSTANCES CONTRACTORS FOUND IT DIFFICULT TO SECURE QUALIFIED SKILLED LABOR BECAUSE THE WAGE RATES IN THE AREA WERE LOWER THAN RATES IN OTHER NEARBY AREAS.

**MATERIAL
SHORTAGES**

THE TREMENDOUS VOLUME OF RESIDENTIAL CONSTRUCTION SCHEDULED FOR 1946, PLUS THE BACKLOG OF NON-RESIDENTIAL CONSTRUCTION THAT HAD BEEN DEFERRED DURING THE WAR, PLACED A TERRIFIC LOAD ON OUR NATIONAL RESOURCES THAT HAD BEEN UNSPARINGLY EXPENDED TO WAGE A MAJOR WAR. THE INESCAPABLE RESULT WAS A CRITICAL SHORTAGE OF ALMOST ALL BUILDING MATERIALS NECESSARY FOR RE-ERECTING SURPLUS WAR HOUSING AND FOR REMODELING SUCH BUILDINGS AS BARRACKS AND QUONSET HUTS. IN RECOGNITION OF THE IMPORTANCE OF HOUSING VETERANS WITH A MINIMUM OF DELAY, CONGRESS IN THE LANHAM ACT HAD GIVEN PRIORITY TO THE TITLE V PROGRAM, INsofar AS SURPLUS WAR MATERIALS WERE CONCERNED, BY PROVIDING THAT BUILDING EQUIPMENT AND MATERIALS UNDER THE JURISDICTION OF ANY FEDERAL AGENCY COULD BE TRANSFERRED TO FPMA IF NECESSARY TO PROVIDE TEMPORARY HOUSING FOR VETERANS. WHILE THIS GAVE FPMA TOP PRIORITY IN THE ACQUISITION OF GOVERNMENT SURPLUS BUILDING SUPPLIES, IT ALSO IMPOSED ON THE AUTHORITY A RESPONSIBILITY TO EXERCISE ITS PRIORITY IN SUCH MANNER THAT ONLY A MINIMUM OF SUPPLIES THAT OTHERWISE WOULD BE AVAILABLE FOR PERMANENT HOME BUILDING WOULD BE USED IN THE TEMPORARY HOUSING PROGRAM. WHERE POSSIBLE SUBSTITUTE MATERIALS THAT WERE NOT SUITABLE FOR PERMANENT CONSTRUCTION, SUCH AS INVASION PIPE AND OTHER SECOND HAND "ERSATZ" WAR MATERIALS WERE USED IN THE TEMPORARY RE-USE PROGRAM, THEREBY REDUCING TO A MINIMUM THE USE OF BOTH SURPLUS AND NEWLY PRODUCED MATERIALS SUITABLE FOR PERMANENT, PRIVATE CONSTRUO-

TION. OBVIOUSLY, THIS POLICY ENABLED THE FPMA TO STAY OUT OF THE OPEN MARKET TO THE UTMOST POSSIBLE EXTENT.

**SURPLUS
MATERIALS
INSUFFICIENT**

DESPITE ITS TOP PRIORITY POSITION IN THE ACQUISITION OF SURPLUS WAR MATERIALS, THE FPMA HAS BEEN ABLE TO OBTAIN BUT A SMALL FRACTION OF THE MATERIALS REQUIRED FOR THE TEMPORARY RE-USE PROGRAM FROM THAT SOURCE. TABLE III SHOWS THE LATEST ESTIMATE OF REQUIREMENTS FOR REGION III AND THE AMOUNTS OF CRITICALLY SHORT MATERIALS ACQUIRED FROM GOVERNMENT SURPLUS.

**TABLE III
REGIONAL REQUIREMENTS AND
ACQUISITIONS FROM GOVERNMENT SURPLUS**

ITEM	UNIT	REQUIRED	ACQUIRED FROM GOV'T. SURPLUS	%
LUMBER				
BOARDS	FBM	30,982,200	1,470,685	4.7
FLOORING	SQ.FT.	3,500,500	1,450	.04
MILLWORK	LIN.FT.	15,063,300	1,239,844	8.3
WALLBOARD				
EXTERIOR	SQ.FT.	4,480,300	115,208	2.6
INTERIOR	SQ.FT.	56,847,100	31,596	.06
ROLL ROOFING	SQ.FT.	7,452,000	446,212	6.0
NAILS	LBS.	5,053,425	2,590,698	51.3
PAINT	GAL.	292,970	107,700	36.8
CAST IRON SOIL PIPE	FT.	484,830	4,389	.9
BLK. & GALV. STEEL PIPE	FT.	3,066,200	1,303,113	42.5
NON-METALLIC SHEATHED CABLE	FT.	3,789,104	12,655	.3
HEATERS - SPACE	EA.	17,907	3,073	17.2
RANGES	EA.	18,630	754	4.0
ICE REFRIGERATORS	EA.	19,333	262	1.5
HOT WATER HEATERS	EA.	14,851	121	.8
SHOWER STALLS	EA.	18,718	87	.5

TEMPORARY HOUSING IN THE VETERANS EMERGENCY HOUSING PROGRAM

THE VETERANS EMERGENCY HOUSING PROGRAM HAS FOR ITS GOAL THE CONSTRUCTION OF HOMES FOR VETERANS ON AN UNPRECEDENTED SCALE. TO ACHIEVE THIS GOAL THE JOINT EFFORTS OF PUBLIC AND PRIVATE ENTERPRISE ARE REQUIRED. THE JOB OF PUBLIC ENTERPRISE IN THIS JOINT EFFORT IS TWOFOLD: FIRST, TO STIMULATE THE PRODUCTION

OF MATERIALS SO THAT PRIVATE ENTERPRISE CAN DO ITS SHARE; AND SECONDLY, TO UTILIZE TO THE UTMOST THE EXISTING SUPPLY OF WAR HOUSING WHICH THE FPMA HAS SHOWN CAN BE DONE WITHOUT DETRACTING SERIOUSLY FROM THE EVER-INCREASING FLOW OF BUILDING MATERIALS TO PRIVATE ENTERPRISE.

AS A CONSTITUENT AGENCY OF THE NATIONAL HOUSING AGENCY, THE FPMA'S RESPONSIBILITY FOR THE MEAD-LANHAM PROGRAM OF VETERANS' TEMPORARY HOUSING THUS PLAYS AN IMPORTANT, THOUGH COMPARATIVELY SMALL, ROLE IN THE OVERALL VETERANS' EMERGENCY HOUSING PROGRAM CALLED FOR BY THE NATIONAL HOUSING EXPEDITER.

IN FEBRUARY 1946 THE NATIONAL HOUSING EXPEDITER SET THE GOAL OF 2,700,000 HOMES FOR VETERANS TO BE STARTED BY THE END OF 1947. 200,000 OF THESE UNITS WERE TO BE PROVIDED BY THE FPMA UNDER THE MEAD-LANHAM PROGRAM.

**NEW PRODUCTION
AND PRIORITIES**

WHILE THE RE-USE OF TEMPORARY WAR HOUSING PROVIDES CONSIDERABLE SAVING OF MATERIAL, AS WELL AS OF TIME AND MONEY, THE FPMA IS REQUIRED, NEVERTHELESS, TO MAKE PURCHASES IN THE OPEN MARKET AND REQUIRES PRIORITIES FOR THIS PURPOSE.

PRIORITIES ASSISTANCE AVAILABLE TO THE FPMA WAS EXTREMELY LIMITED AT THE OUTSET OF THE MEAD-LANHAM PROGRAM. THE WELL-KNOWN MM RATINGS AUTHORIZED FOR BOTH PUBLIC AND PRIVATE RESIDENTIAL CONSTRUCTION UNDER PRIORITIES REGULATION NO. 33 WERE INSUFFICIENT, HOWEVER, TO PROCURE MANY NECESSARY ITEMS. SUBSEQUENTLY THE CIVILIAN PRODUCTION ADMINISTRATION, AGREED TO ISSUE CERTAIN HIGHER PRIORITY RATINGS FOR MATERIALS REQUIRED BY THE FPMA. SOME OF THESE RATINGS WERE EXTENSIBLE ONLY TO DISTRIBUTORS AND GAVE THE FPMA PREFERENCE FOR SUCH ITEMS AS PLUMBING

FIXTURES, BRICK, CEMENT BLOCKS AND CLAY SOIL PIPE, IF AVAILABLE FROM SUCH SOURCES. OTHER RATINGS WERE MADE EXTENSIBLE TO MANUFACTURERS COVERING CAST IRON SOIL PIPE, GYPSUM BOARD AND BUILDING BOARD BUT WERE LIMITED TO A MAXIMUM OF 20 PER CENT OF THE TOTAL MONTHLY PRODUCTION OF THESE THREE SCARCE MATERIALS, THROUGH THE END OF 1946. HOWEVER, WITH THE EXCEPTION OF THESE THREE ITEMS, THE FPMA FOR ITS NATION-WIDE PROGRAM REQUIRES ONLY A SMALL FRACTION OF THE TOTAL PRODUCTION, THROUGH THE END OF 1946, OF OTHER BUILDING MATERIALS - FOR EXAMPLE, 2.6 PER CENT FOR LUMBER, 1.8 PER CENT FOR PLYWOOD, 0.3 PER CENT FOR ASPHALT SHINGLES AND 2.6 PER CENT FOR CONCRETE BLOCKS.

FRACTIONAL
REQUIREMENTS
OF FPMA

FROM THE FOREGOING IT IS OBVIOUS THAT THE PROVISION OF TEMPORARY HOUSING THROUGH THE RE-USE AND CONVERSION OF EXISTING SURPLUS STRUCTURES REQUIRES THE MINIMUM OF NEWLY PRODUCED MATERIALS WHICH ARE IN GREAT DEMAND BY PRIVATE BUILDERS. FIRST OF ALL THIS "FIRST AID" USE OF TEMPORARY HOUSING CONSTITUTES CONSIDERABLY LESS THAN 10 PER CENT OF THE HOUSING WHICH IS SCHEDULED UNDER THE VETERANS' EMERGENCY HOUSING PROGRAM THROUGH THE END OF 1947. NEXT, MATERIAL REQUIREMENTS ARE GREATLY REDUCED BELOW THAT PERCENTAGE BY VIRTUE OF THE SAVINGS MADE IN USING EXISTING STRUCTURES. COMPARED WITH PERMANENT RESIDENTIAL CONSTRUCTION, THE FPMA WILL USE, ON THE AVERAGE, ONLY 1.4 KEGS OF NAILS PER UNIT IN CONTRAST WITH AN AVERAGE OF 8 KEGS REQUIRED FOR ONE NEW PERMANENT UNIT. IN THE USE OF EXTERIOR WALLBOARD, THE FPMA PRODUCES 6 TEMPORARY UNITS WITH THE AMOUNT REQUIRED FOR ONE PERMANENT UNIT. IN THE USE OF FRAMING LUMBER (STUDS, JOISTS, RAFTERS), EXCLUDING MILLWORK AND FLOORING, THE RATIO IS 10 TEMPORARY UNITS TO 1 PERMANENT UNIT.

**MEETING
OTHERWISE
UN-MET NEEDS**

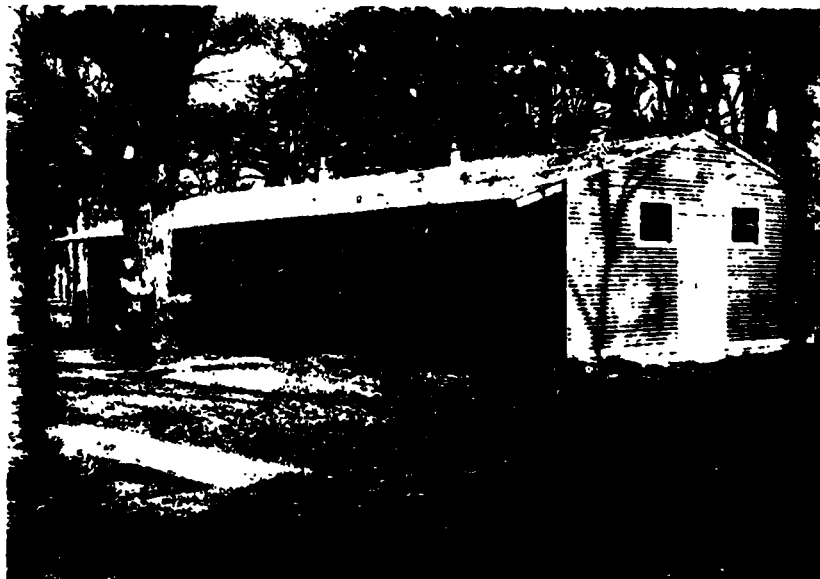
AS A PART OF THE OVERALL VETERANS' EMERGENCY HOUSING PROGRAM, THE TEMPORARY HOUSING PROVIDED BY THE FPMA IS PLAYING STILL ANOTHER VERY IMPORTANT ROLE. WITH RAPIDLY INCREASED CONSTRUCTION COSTS, THE SALE OR RENTAL PRICE OF NEW, PRIVATELY CONSTRUCTED HOMES IS BEYOND THE REACH OF A HIGH PERCENTAGE OF VETERANS REQUIRING NEW HOMES, ACCORDING TO SURVEYS MADE AT SEPARATION CENTERS. ON THE OTHER HAND, THE TEMPORARY RE-USE PROGRAM IS PROVIDING PRACTICALLY THE ONLY HOUSING IN URBAN CENTERS, WHERE THE VETERANS' NEEDS ARE GREATEST, AT RENTALS WHICH THE OVERWHELMING MAJORITY OF VETERANS CAN AFFORD TO PAY. EXCLUDING HEATING AND UTILITIES THE RENTALS OF THE TEMPORARY FAMILY DWELLING UNITS RANGE ROUGHLY FROM \$15 TO \$40 A MONTH. WITHIN THIS PROGRAM, A FURTHER NEED OF VETERANS IS TAKEN CARE OF THROUGH THE AUTHORIZATION BY CONGRESS TO REDUCE RENTALS FOR



**QUONSET HUTS UNDER CONSTRUCTION ON CAMPUS
OF LAWRENCE COLLEGE, APPLETON, WISCONSIN.**

SPECIAL HARDSHIP CASES.

WITH RESPECT TO THE EDUCATIONAL NEEDS OF RETURNING VETERANS, THE NEAD-LANHAM PROGRAM HAS PROVIDED THE BULK OF ADDITIONAL DORMITORY ACCOMMODATIONS REQUIRED TO MEET THE GREATLY INCREASED ENROLLMENTS IN UNIVERSITIES AND COLLEGES THROUGHOUT THE COUNTRY.



**METAL BARRACKS CONVERTED TO FAMILY DWELLINGS,
TOWN OF FT. ATKINSON, WISCONSIN.**

PUBLIC HOUSING'S WAR JOB

THE END OF THE WAR BROUGHT TO A CLOSE ONE OF THE MOST COLORFUL CHAPTERS IN THE HISTORY OF PUBLIC HOUSING. FPHA, ALONG WITH THE REST OF THE NATION, HAD GONE TO WAR; AND WHILE ITS WAR JOB WAS NOT AS SPECTACULAR AS FRONT-LINE FIGHTING, IT WAS VITAL TO VICTORY.

CONVERSION - PEACE TO WAR

IN SEPTEMBER, 1939, THE DECLARATION OF A NATIONAL EMERGENCY BY PRESIDENT ROOSEVELT SOUNDED A WARNING WHICH AT FIRST WENT UNHEEDED BY A LARGE SEGMENT OF THE POPULATION. HOWEVER, IN JUNE 1940, WHEN HITLER AND HIS PANZERS ENTERED PARIS, THE IMPACT PRODDED THE ENTIRE NATION INTO ACTION. PEACETIME INDUSTRIES WERE CONVERTED TO WAR, NEW PLANTS WERE BUILT AND OTHERS WERE ENLARGED. FROM TOWNS AND FARMS MILLIONS OF WORKERS FLOCKED TO THE CENTERS OF WAR INDUSTRY TO TAKE THEIR PLACES ON THE ASSEMBLY LINES.

THE STRAIN ON LOCALITIES

IN THE CITIES THE NUMBER OF VACANT APARTMENTS AND HOMES RAPIDLY VANISHED. THEN IN-MIGRANT FAMILIES WERE FORCED TO DOUBLE-UP AND TRIPLE-UP UNDER CONDITIONS WHICH WERE BOTH INSANITARY AND DETRIMENTAL TO FAMILY LIFE. IN CHICAGO, FOR EXAMPLE, A VACANCY RATE OF 3.9 PER CENT IN 1940 SHRANK TO LESS THAN ONE PER CENT BY 1942, REPRESENTING A DECLINE OF APPROXIMATELY 30,000 AVAILABLE VACANT DWELLING UNITS, WHILE THE PROPORTION OF DWELLING UNITS OCCUPIED BY TWO OR MORE FAMILIES ROSE FROM 3.2 PER CENT IN 1939 TO MORE THAN 10 PER CENT IN 1945, REPRESENTING APPROXIMATELY 70,000 ADDITIONAL OVERCROWDED DWELLING UNITS.

IN SMALL TOWNS THE HOUSING SITUATION WAS EVEN MORE CRITICAL, SINCE THE CAPACITY OF EXISTING HOUSING TO ACCOMMODATE ADDITIONAL WORKERS WAS, OF COURSE, LESS THAN IN THE LARGE CITIES. SOME IDEA OF THE INTENSE STRAIN PLACED UPON SMALL TOWNS CAN BE

OBTAINED FROM THE EXPERIENCE OF CHARLESTOWN, INDIANA. CHARLESTOWN WAS A QUIET INDIANA COMMUNITY WITH LESS THAN A THOUSAND INHABITANTS IN 1940. THEN, ALMOST OVERNIGHT, THE CONSTRUCTION OF WAR PLANTS CONVERTED THIS LITTLE VILLAGE INTO A BUSTLING CENTER OF ACTIVITY. THE NUMBER OF RESTAURANTS INCREASED FROM ONE TO FOURTEEN, AND DRUGSTORES TRIPLED IN NUMBER. HOMES DESIGNED TO ACCOMMODATE 936 PERSONS HAD TO SHELTER ALMOST THREE TIMES THAT NUMBER. HUNDREDS OF FAMILIES WERE LIVING IN TRAILERS AND HUNDREDS OF WORKERS WERE FORCED TO COMMUTE LONG DISTANCES TO THEIR JOBS.

SENECA, ILLINOIS, BEFORE THE WAR WAS A SMALL COMMUNITY WITH A POPULATION OF ABOUT 1,200 PERSONS, TO A GREAT EXTENT RETIRED FARMERS. DURING THE WAR THE CHICAGO BRIDGE AND IRON COMPANY OPENED A SHIPYARD TO BUILD LST INVASION SHIPS AND OTHER WAR CRAFT. AT ONE TIME EMPLOYMENT WAS SO HIGH THAT THE FPMA HAD 1,943 DWELLING UNITS AT SENECA AND 275 AT OTTAWA TO PROVIDE SHELTER FOR THE SHIPYARD WORKERS.

SIMILAR CONDITIONS PREVAILED IN EVERY COMMUNITY, LARGE OR SMALL, WHERE WAR INDUSTRIES HAD SPRUNG INTO ACTION THROUGHOUT THE NATION. SOON IT BECAME EVIDENT THAT PRIVATE ENTERPRISE COULD NOT BE EXPECTED TO PROVIDE SUFFICIENT HOMES FOR WAR WORKERS IF ONLY BECAUSE OF THE UNCERTAIN PROSPECTS OF A CONTINUING MARKET AFTER THE END OF THE WAR. HAVING NO OTHER CHOICE, THE GOVERNMENT ENTERED THE REAL ESTATE BUSINESS AND IN DOING SO BECAME THE BIGGEST LANDLORD AND HOUSING MANAGER IN OUR HISTORY.

SIZE OF THE
JOB

BETWEEN 1940 AND 1945 MORE THAN 850,000 DWELLING ACCOMMODATIONS WERE COMPLETED BY THE GOVERNMENT THROUGHOUT THE NATION, THE BULK OF THE PROGRAM BEING PROVIDED UNDER THE JURISDICTION OF

FPMA WHICH SUPPLIED OVER 700,000 UNITS. SOME IDEA OF THE IMMENSITY OF THIS PROGRAM IS INDICATED BY THE FACT THAT THE AVERAGE NUMBER OF NON-FARM RESIDENTIAL UNITS BUILT ANNUALLY IN THE ENTIRE NATION DURING THE PROSPEROUS 1920'S WAS SCARCELY MORE THAN FPMA ALONE BUILT DURING THE WAR YEARS.

**BASIC
DETERMINATION
OF NEED**

AS SHOULD BE EXPECTED, PUBLICLY FINANCED WAR HOUSING WAS BUILT WHERE THE NEED WAS GREATEST. THE MEASUREMENT OF NEED DEPENDED UPON A NUMBER OF FACTORS, ALL OF WHICH WERE CLOSELY INTER-RELATED. PRINCIPAL, AMONG THESE FACTORS, WERE THE VOLUME OF IN-MIGRATION AND THE CAPACITY OF EXISTING HOUSING TO ABSORB WAR WORKERS MIGRATING INTO AREAS OF INTENSIVE WAR PRODUCTION. LOGICALLY, THE ABSORPTIVE CAPACITY OF EXISTING HOUSING WAS GREATER IN AREAS OF GREATEST POPULATION DENSITIES. BASICALLY, OF COURSE, THE WHOLE PROBLEM STEMMED FROM THE EXIGENCIES OF WAR NEEDS AND THE EXTENT THAT THE REQUIREMENTS OF NEWLY CREATED OR GREATLY EXPANDED INDUSTRIES OVER-TAXED THE NORMAL FACILITIES OF VARIOUS AREAS AND COMMUNITIES.

**THE SHARE
OF REGION III**

IN THE NINE MIDWESTERN STATES COMPRISING REGION III, THE REQUIREMENTS WERE, ON THE WHOLE, LESS THAN IN MANY OTHER AREAS OF THE COUNTRY, LARGELY BECAUSE OF THE FLEXIBILITY OF EXISTING PLANTS AND PERSONNEL FOR EXPANDED WAR PRODUCTION; ALSO, BECAUSE OF THE DIVERSITY AND DISPERSAL OF INDUSTRIAL WAR ACTIVITY; AND THE ABSORPTIVE CAPACITY OF EXISTING HOUSING SUPPLY IN MOST OF THE PRINCIPAL CENTERS OF WAR PRODUCTION. THUS WE FIND THAT THIS REGION, WITH ABOUT ONE-FIFTH OF THE NATION'S POPULATION, REQUIRED AT THE PEAK ONLY 44,000 UNITS OR ONE-SIXTEENTH OF THE TOTAL AMOUNT OF WAR HOUSING BUILT BY THE FPMA. IN CONTRAST, THE REGION COMPRISING THE STATES OF CALIFORNIA, NEVADA, ARIZONA,

TABLE IV

WAR HOUSING CONSTRUCTED IN REGION III BY STATES AND BY TYPE OF HOUSING AS OF OCTOBER 31, 1945

	TOTAL ACTIVE WAR HOUSING	LANHAM ACT PL 849	TEMPORARY SHELTER ACT PL 9	U.S. HOUSING ACT PROGRAM DEFENSE AMENDMENT PL 671	EMERGENCY RESOLUTION PL 412W	CONVERSION MANAGEMENT
<u>BY STATES</u>	<u>32239</u> •	<u>12900</u>	<u>5803</u>	<u>7136</u> •	<u>482</u>	<u>5918</u>
ILLINOIS	10596	1897	1865	5476	482	1378
INDIANA	6938	4256	1359	212	-	629
IOWA	1426	655	467	-	-	204
KANSAS A/	1932	1843	-	-	-	89
MINNESOTA	211	105	-	1315	-	106
MISOURI:	2802	300	289	-	-	898
NEBRASKA	2810	1422	301	-	-	1093
NORTH DAKOTA	320	320	65	-	-	168
SOUTH DAKOTA	388	155	-	-	-	168
WISCONSIN	4910	2372	1032	153	-	1353
<u>BY TYPE</u>						
FAMILY DWELLINGS	<u>31049</u>	<u>11832</u>	<u>5681</u>	<u>7136</u>	<u>482</u>	<u>5918</u>
PERMANENT	17599	4003	2697	7136	482	5918
DEMOUNTABLE	4220	2023	907	-	-	-
TEMPORARY	6533	5746	2077	-	-	-
TRAILERS	2077	-	-	-	-	-
DORMITORY ACCOMMODATIONS	<u>1190</u>	<u>1068</u>	<u>122</u>	-	-	-

A/ REGION III INCLUDES ONLY THAT PORTION OF KANSAS IN THE KANSAS CITY WAR HOUSING LOCALITY.

NOTE: BY OCTOBER, 1945, 11,061 UNITS HAD BECOME INACTIVE.

• DOES NOT INCLUDE 1130 UNITS PROGRAMMED BUT NOT COMPLETED.

UTAH, AND HAWAII, WITH ONLY ONE-SIXTEENTH OF THE NATION'S POPULATION, REQUIRED OVER ONE-FIFTH OF THE WAR HOUSING BUILT BY THE FPMA.

OF COURSE, THE AMOUNT OF WAR HOUSING IN THE REGION AT ANY GIVEN DATE VARIED WITH THE VOLUME OF WAR PRODUCTION AND CONSEQUENT SHIFTS OF POPULATION. THUS A TOTAL OF ALMOST 44,000 WAR HOUSING UNITS IN JUNE 1945 SHRANK TO 27,000 BY THE END OF JUNE 1946. DURING THIS PERIOD VACATED TEMPORARY UNITS, DORMITORIES AND TRAILERS WERE ACQUIRED BY CITIES AND SCHOOLS TO HOUSE VETERANS UNDER TITLE V OF THE LANHAM ACT.

LIKEWISE, THE NUMBER OF INACTIVE UNITS REFLECTED THE CONSTANT FLOW OF WAR HOUSING FROM ONE LOCALITY TO ANOTHER. IN APRIL 1945, FOR EXAMPLE, THERE WERE 3,500 INACTIVE UNITS, MOST OF THEM IN THE PROCESS OF BEING TRANSFERRED FROM ONE LOCALITY TO ANOTHER. AFTER V-E DAY WITH THE ENSUING CURTAILMENT OF WAR PRODUCTION THE NUMBER OF INACTIVE UNITS CLIMBED TO 5,500; AND FOLLOWING V-J DAY IT REACHED A PEAK OF 11,000 ON OCTOBER 31, 1945. THEN, AS LOCAL BODIES BEGAN TO MAKE USE OF THE VACATED OR "INACTIVE" TEMPORARY UNITS FOR DISTRESSED VETERANS THE TOTAL NUMBER OF UNITS NOT IN USE WAS REDUCED TO 2,100 BY THE END OF 1945.

THE WAR HOUSING ORGANIZATION

THE NATIONAL HOUSING AGENCY, THROUGH ITS OFFICE OF THE ADMINISTRATOR, WAS RESPONSIBLE FOR ALL DETERMINATIONS CONCERNING WAR HOUSING POLICIES AND THE NEED OF WAR HOUSING, BOTH PUBLIC AND PRIVATE, IN ALL LOCALITIES. IT ESTABLISHED THE NECESSARY PROGRAMS AND INTEGRATED THE WAR HOUSING EFFORT WITH THE BASIC DRIVES FOR WAR PRODUCTION AND THE RECRUITMENT OF WAR LABOR.

IN PASSING, IT IS WORTH POINTING OUT THAT THE NATIONAL HOUSING AGENCY, INCLUDING THE FPHA AS ONE OF ITS CONSTITUENT AGENCIES, IS A PRODUCT OF THE WAR, CREATED BY EXECUTIVE ORDER OF THE PRESIDENT IN FEBRUARY 1942, IN ORDER TO CONSOLIDATE THE LOOSELY ORGANIZED HOUSING ACTIVITIES WHICH EXISTED BEFORE PEARL HARBOR. THE FPHA IN PARTICULAR WAS CREATED TO CONSOLIDATE FEDERAL PUBLIC WAR HOUSING CONSTRUCTION AND WAS RESPONSIBLE FOR BULK OF ASSIGNMENTS MADE BY THE ADMINISTRATOR IN CONNECTION WITH THE PLANNING, CONSTRUCTION, AND MANAGEMENT OF PUBLICLY FINANCED WAR HOUSING; THE PRINCIPAL EXCEPTIONS BEING THAT CONSTRUCTED ON MILITARY OR NAVAL RESERVATIONS, AND THE CONVERSION PROGRAM UNDER THE HOLC.

LOCAL HOUSING AUTHORITIES

IN CARRYING OUT ITS RESPONSIBILITIES THE FPHA OFTEN DELEGATED RESPONSIBILITY TO LOCAL PUBLIC HOUSING AUTHORITIES WHICH ACTED FOR THE FEDERAL GOVERNMENT. THESE LOCAL AUTHORITIES WERE ALREADY EXPERIENCED IN THE DEVELOPMENT AND MANAGEMENT OF PRE-WAR HOUSING FOR LOW-INCOME FAMILIES AND HAD FURTHER BECOME EXPERIENCED IN THE CONVERSION, UNDER BOTH FEDERAL AND STATE EMERGENCY LEGISLATION, OF THEIR LOW-RENT HOUSING PROGRAMS FOR THE EMERGENCY NEEDS OF DEFENSE WORKERS EVEN BEFORE THE NATION HAD BEEN ATTACKED.

BACKGROUND OF FPHA

THE FPHA, LIKEWISE, HAD PRE-WAR ROOTS WHICH HAD BEEN ESTABLISHED THROUGH THE DEFENSE HOUSING FUNCTIONS OF VARIOUS FEDERAL AGENCIES WHICH WERE CONSOLIDATED BY THE PRESIDENT'S EXECUTIVE ORDER. IN ADDITION TO THE DEFENSE HOUSING FUNCTIONS AND PROJECTS UNDERTAKEN BY THE PUBLIC BUILDINGS ADMINISTRATION, THE DIVISION OF DEFENSE HOUSING, THE MUTUAL OWNERSHIP DEFENSE HOUSING DIVISION, THE DEFENSE HOMES CORPORATION, THE FARM SECURITY ADMINISTRATION, AND THE ARMY AND NAVY IN OFF-POST LOCATIONS, THE CONSOLIDATION

ALSO INCLUDED THE PROGRAM OF THE U.S. HOUSING AUTHORITY. IN CONTRAST WITH THE PURELY DEFENSE HOUSING RESPONSIBILITIES OF OTHER AGENCIES WHICH WERE CONSOLIDATED UNDER THE FPHA, THE FUNCTIONS OF THE U.S. HOUSING AUTHORITY INCLUDED ITS RESPONSIBILITY FOR BOTH WAR AND PEACE TIME PUBLIC HOUSING.

**FIRST DEFENSE
HOUSING BY
THE USHA**

IN FACT, THE FIRST DEFENSE HOUSING BUILT DURING THE PERIOD OF LIMITED NATIONAL EMERGENCY WAS AUTHORIZED IN JUNE 1940 BY PUBLIC LAW 671 WHICH PERMITTED LOW-RENT HOUSING, AUTHORIZED UNDER THE U.S. HOUSING ACT, TO BE CONVERTED TO THE NEEDS OF DEFENSE WORKERS. THIS WAS ACCOMPLISHED, PRINCIPALLY, BY PERMITTING INCOME LIMITATIONS TO BE INCREASED FOR THE DURATION OF THE EMERGENCY BUT PROVIDED FOR THE REVERSION OF THE PROJECTS TO THE USE OF LOW-INCOME FAMILIES AFTER THE EMERGENCY WAS OVER.

THROUGHOUT THE NATION, 53,000 DWELLING UNITS WERE MADE AVAILABLE TO WAR WORKERS UNDER THIS AUTHORIZATION, AND 14,000 MORE BY EMERGENCY RESOLUTION GIVING PREFERENCE IN EXISTING HOUSING TO WAR WORKERS. IN THIS REGION 7,618 DWELLINGS IN 15 LOCALITIES WERE PROVIDED UNDER THE EMERGENCY CONVERSION OF THE U.S. HOUSING ACT PROGRAM.

**THE OVERALL
DEFENSE HOUSING
PROGRAM**

PRIOR TO OUR ENTRY INTO THE WAR, THE USHA ALONG WITH OTHER FEDERAL AGENCIES HAD BEEN ENGAGED IN THE CONSTRUCTION OF LARGELY PERMANENT DEFENSE HOUSING AUTHORIZED IN OCTOBER 1940 UNDER THE LANHAM ACT. SUCH PERMANENT PROJECTS WERE BUILT ONLY WHERE THERE WAS AN OBVIOUS NEED FOR CONTINUED USE AFTER THE EMERGENCY, AND AS THE MARKET OF MATERIAL AND LABOR PERMITTED DURING THE PRE-WAR PERIOD. THE LANHAM AND OTHER ACTS ALSO AUTHORIZED THE CONSTRUCTION OF TEMPORARY HOUSING AND IT SOON BECAME RECOGNIZED

AFTER WE HAD ENTERED THE WAR THAT TEMPORARY HOUSING PREDOMINANTLY WAS REQUIRED IN ORDER TO CONSERVE MANPOWER AND OVERCOME SHORTAGES OF CRITICAL MATERIALS NEEDED FOR THE ACTUAL INSTRUMENTS OF WAR.

BUT WHETHER IT WAS PERMANENT OR TEMPORARY HOUSING THAT WAS BEING BUILT, EVERY EFFORT WAS MADE TO ECONOMIZE ON MATERIALS AND MANPOWER. IN PERMANENT PROJECTS, ELABORATE DESIGNS WERE AVOIDED AND EMPHASIS WAS PLACED ON STURDINESS AND UTILITY RATHER THAN APPEARANCE; AND IN TEMPORARY STRUCTURES SUBSTITUTE MATERIALS WERE UTILIZED WHEREVER POSSIBLE. THROUGH JUNE 30, 1946, THE AVERAGE OVERALL COST OF PERMANENT FAMILY



PERMANENT WAR HOUSING BUILT UNDER THE LANHAM ACT
MANAGED BY FORT WAYNE HOUSING AUTHORITY
FORT WAYNE,
INDIANA.

DWELLINGS, INCLUDING DEMOUNTABLES, IN REGION III WAS HELD TO \$4200. EXCLUDING ADMINISTRATIVE EXPENSES, THE COST OF LAND ACQUISITION, PUBLIC UTILITIES, AND COMMUNITY FACILITIES, AS PROVIDED IN THE LANHAM ACT, THE NET COST OF PERMANENT DWELLINGS WAS WELL WITHIN THE NATIONAL AVERAGE LIMIT OF \$3750 SET UNDER THE ACT. THE TOTAL COST OF TEMPORARY FAMILY DWELLINGS AVERAGED \$3100.

THIS DEFENSE AND WAR HOUSING BECAME THE LARGEST MASS BUILDING PROGRAM EVER UNDERTAKEN. OF THE 850,000 ACCOMMODATIONS OF ALL TYPES BUILT WITH GOVERNMENT FUNDS, THE FPHA'S PROGRAM INCLUDED 248,000 PERMANENT FAMILY DWELLINGS INCLUDING 77,000 DEMOUNTABLE



BLACKHAWK COURT, ROCKFORD, ILLINOIS. ORIGINALLY PLANNED BY WINNEBAGO COUNTY HOUSING AUTHORITY FOR LOW-RENT HOUSING, WAS CONVERTED TO WAR HOUSING, UNDER PL 671, AND BACK TO LOW-RENT OCCUPANCY.

DWELLINGS; 50,000 CONVERTED UNITS; 247,000 TEMPORARY FAMILY DWELLINGS; 94,000 DORMITORY ACCOMMODATIONS, AND 74,000 STOP-GAP UNITS OF VARIOUS TYPES, INCLUDING TRAILERS.

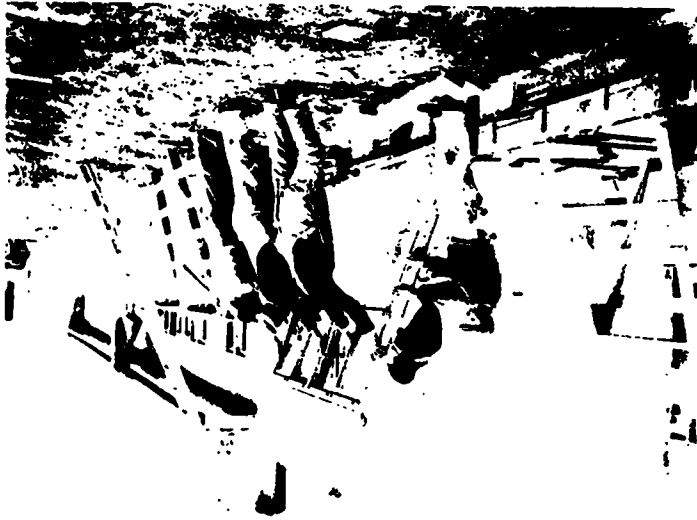
**PROGRAMMING
PROBLEMS**

DURING THE PERIOD OF LIMITED NATIONAL EMERGENCY IT WAS OBVIOUSLY MOST DIFFICULT, AND ALMOST IMPOSSIBLE, TO PROJECT ACCURATELY THE ULTIMATE REQUIREMENTS OF NATIONAL PRODUCTION AND THE HOUSING OF DEFENSE WORKERS ESSENTIAL TO MAINTAINING IT. EVEN AFTER PEARL HARBOR AND THE ORGANIZATION OF THE NHA IT WAS STILL DIFFICULT, AND TO A LARGE EXTENT IMPOSSIBLE, TO MAKE ULTIMATE PROJECTIONS WITH RESPECT TO THE NEEDS OF THE NATION'S TREMENDOUS WAR PRODUCTION MECHANISM AND THE HOUSING OF WAR WORKERS. THIS WAS TRUE BECAUSE OF THE CONSTANTLY CHANGING REQUIREMENTS OF OUR ARMED FORCES FOR MATERIALS OF WAR. DEMANDS UPON VARIOUS WAR PRODUCTION AREAS AND THEIR NEEDS FOR HOUSING SHIFTED WITH THE TIDES OF COMBAT IN EUROPE AND THE PACIFIC THROUGHOUT THE WAR, ENDING WITH THE CONCENTRATION UPON THE PACIFIC BATTLEFRONT FOLLOWING V-E DAY.

**SERVING ON
MANY FRONTS**

DURING THE WAR PERIOD ALL WAR HOUSING, PRIVATE AS WELL AS PUBLIC, WAS PROGRAMMED BY THE ADMINISTRATOR OF THE NATIONAL HOUSING AGENCY IN CONSULTATION WITH THE WAR PRODUCTION BOARD, THE WAR MANPOWER COMMISSION AND OTHER FEDERAL AND LOCAL AGENCIES. ONLY WHEN PRIVATE BUILDERS COULD NOT SUPPLY THE NEED WERE ASSIGNMENTS FOR PUBLIC WAR HOUSING MADE TO THE FPMA. PUBLIC WAR HOUSING, THEN, WAS CONSIDERED TO BE LARGELY AN EXPENDABLE ITEM OF WAR AND WAS SUBJECT TO THE SAME DIFFICULTIES WITH RESPECT TO EXACT ESTIMATES OF REQUIREMENTS AS WERE THE REQUIREMENTS OF TANKS OR BULLETS IN SPECIFIC ENGAGEMENTS. HOWEVER, WAR HOUSING, THOUGH EXPENDABLE, OFTEN SERVED MANY FRONTS OTHER THAN THE ORIGINAL HOME FRONT TO WHICH IT WAS ALLOCATED. IF PRODUCTION

DISMANTLING PANELIZED FRAME DORMITORY BUILDING.



SCHEDULED IN CERTAIN LOCALITIES BECAME REDUCED AFTER HOUSING HAD BEEN PROGRAMMED AND BUILT, AND WAS NO LONGER REQUIRED, IT WAS SHIFTED TO OTHER LOCALITIES. IN MANY INSTANCES, THIS WAS NECESSARY BECAUSE ORDINANCE PLANTS, LIKE THE KINGSBURY ORDINANCE PLANT AT KINGSFORD HEIGHTS, WERE ABLE TO REVISE ORIGINAL PRODUCTION SCHEDULES UPWARDS AND STILL USE ONLY A FRACTION OF THE NUMBER OF WORKERS ORIGINALLY ESTIMATED AS REQUIRED AND FOR WHOM HOUSING WAS BUILT.

TOWARD THE END OF THE WAR, THE RE-USE AND MOVEMENT OF TEMPORARY WAR HOUSING BECAME ALMOST ENTIRELY SUBSTITUTED FOR THE CONSTRUCTION OF NEW WAR HOUSING. FORTUNATELY THE FPMH HAD DEVELOPED PANELIZING TECHNIQUES WHICH PERMITTED THE RAPID DISASSEMBLY, TRANSPORTATION AND RE-ERECTION OF WAR HOUSING TO SERVE THE

RE-USE
TECHNIQUES
DEVELOPED
BY FPMH

CHANGING CENTERS OF WAR NEEDS. THUS, HOUSING SURPLUSES IN SOME LOCALITIES WERE QUICKLY TURNED INTO AN ASSET AS PRODUCTION AND HOUSING REQUIREMENTS CHANGED AND SHIFTED TO OTHER LOCALITIES. AS PREVIOUSLY REPORTED ALL OF THIS HOUSING WAS SUBSEQUENTLY AND VITALLY NEEDED TO MEET THE EMERGENCY NEEDS OF VETERANS AS DEMOBILIZATION TOOK PLACE. THE NET RESULT SHOWS A VERY SMALL NUMBER OF DWELLINGS TO DATE WHICH MIGHT BE TERMED ABSOLUTE "CASUALTIES" OF THE WAR; MOST OF THESE CONSTITUTE TEMPORARY HOUSING OF CONCRETE BLOCK CONSTRUCTION WHICH WAS NECESSARY TO CONSERVE LIMBER, AND WHICH WAS LOCATED IN AREAS WHERE THERE HAS BEEN LITTLE OR NO NEED BY VETERANS AFTER THE DWELLINGS WERE VACATED BY WAR WORKERS.

**MORE THAN
HOUSING
NEEDED**

THE FAR FLUNG REQUIREMENTS OF WAR PRODUCTION DEMANDED MORE THAN HOUSING TO FILL THE NEEDS OF ESSENTIAL WAR WORKERS. TO SERVE ORDNANCE PLANTS, WAR HOUSING COMMUNITIES WERE REQUIRED SUCH AS KINGSFORD HEIGHTS AT KINGSBURY, INDIANA; BADGER VILLAGE, NEAR MADISON, WISCONSIN AND SUNFLOWER VILLAGE NEAR KANSAS CITY, KANSAS. PROJECTS FOR SHIPYARD WORKERS WERE BUILT AT SENECA, ILLINOIS, ON THE ILLINOIS RIVER; IN MANITOWOC AND STURGEON BAY, WISCONSIN, ON LAKE MICHIGAN; AND IN EVANSVILLE, INDIANA, ON THE OHIO RIVER. PROJECTS WERE BUILT IN BELLEVILLE, ILLINOIS, TO SERVE SCOTT FIELD, AND IN SEYMOUR, INDIANA, TO SERVE FREEMAN FIELD. HOUSING WAS NEEDED FOR COAL MINERS IN MARION AND HERRIN, ILLINOIS; FOR MICA MINERS IN CUSTER, SOUTH DAKOTA; AND FOR FLUORSPAR MINERS IN ROSICLARE, ILLINOIS. IN ROCKFORD, ILLINOIS, AND RACINE, WISCONSIN, WAR HOUSING WAS SUPPLIED FOR JAMAICAN AND BARBADIAN FOUNDRY WORKERS WHO WERE BROUGHT INTO THE COUNTRY FROM THE WEST INDIES.

**COMMUNITY
FACILITIES
AND ACTIVITIES**

FOR STRATEGIC AND OTHER REASONS, MANY WAR PLANTS AND MILITARY INSTALLATIONS WERE ESTABLISHED IN ISOLATED AREAS OR NEAR LOCALITIES WITH SMALL POPULATIONS AND LIMITED COMMUNITY FACILITIES. IN SUCH AREAS COMPLETE COMMUNITIES HAD TO BE BUILT INCLUDING SEWAGE, WATER, AND FIRE PROTECTION SYSTEMS, ADMINISTRATION BUILDINGS, FIRE AND POLICE DEPARTMENTS, RECREATIONAL CENTERS, HEALTH CLINICS, STORES AND OTHER MINIMUM COMMUNITY FACILITIES. THE SUPPLY OF THESE FACILITIES AND SERVICES NORMALLY BORNE BY COMMUNITIES WERE IN THESE ISOLATED LOCALITIES GENERALLY SHOULDERED BY THE FPMA. MOREOVER THE NEED FOR SOME SERVICES WAS OFTEN INCREASED DUE TO THE PECULIAR EXIGENCIES OF WAR WORK.

**CHILD CARE
AND SCHOOL
PROGRAMS**

FOR EXAMPLE, THERE WAS A GREAT DEMAND FOR CHILD CARE CENTERS SO THAT BOTH MOTHERS AND FATHERS COULD WORK DURING THE DAY. WHERE FACILITIES IN THE COMMUNITY WERE NOT AVAILABLE IT BECAME THE RESPONSIBILITY OF THE HOUSING MANAGEMENT TO PROVIDE NURSERY SCHOOL FACILITIES. AS OF V-J DAY THERE WERE 23 NURSERY SCHOOLS IN WAR HOUSING PROJECTS IN REGION III. ALL BUT ONE WERE OPERATED WITH LANHAM FUNDS. MOST OF THESE SCHOOLS WERE OPERATED BY LOCAL BOARDS OF EDUCATION BUT, WHEN NECESSARY, SPECIAL CHILD CARE COMMISSIONS OR THE TENANTS THEMSELVES UNDERTOOK THE RESPONSIBILITY. IN STURGEON BAY, WISCONSIN, THE NURSERY SCHOOL WAS OPERATED BY THE LIONS CLUB.

HEALTH

TO KEEP THE PRODUCTION LINES ROLLING THE HEALTH OF WORKERS WAS ESSENTIAL, AND HEALTH CLINICS WERE STANDARD FOR MOST WAR HOUSING PROJECTS. IN SOME INSTANCES, THROUGH COOPERATION OF THE UNITED STATES PUBLIC HEALTH SERVICE DOCTORS WERE LOCATED AT PROJECTS AND ASSISTED WITH HEALTH PROGRAMS. IN OTHER INSTANCES, HEALTH PROGRAMS WERE CONDUCTED BY LOCAL HEALTH DEPARTMENTS.

RECREATION

THE FPHA RECOGNIZED THAT RECREATIONAL FACILITIES WERE ESSENTIAL TO SUPPLEMENT THE CRAMPED LIVING QUARTERS, AND TO PROVIDE LEISURE TIME ACTIVITIES WHICH OTHERWISE WERE NOT AVAILABLE. COMMUNITY BUILDINGS WITH EQUIPPED AUDITORIUMS, CLUB ROOMS AND KITCHENS PROVIDED SPACE FOR LARGE OR SMALL GATHERINGS. IN ADDITION TO RECREATIONAL ACTIVITIES PROVISION WAS MADE FOR SOCIAL AND EDUCATIONAL GATHERINGS SUCH AS COOKING AND SEWING CLASSES, SCOUT TROOPS, AND RED CROSS FIRST AID CLASSES.

**TENANT
ACTIVITIES**

IN EVERY PHASE OF THE COMMUNITY ACTIVITIES PROGRAM, TENANT ORGANIZATIONS PROVED A VERY REAL ASSET. THESE ORGANIZATIONS DID MORE THAN THEIR SHARE IN IMPROVING PROJECT MAINTENANCE, CARE OF EQUIPMENT, ESTABLISHMENT AND ENFORCEMENT OF LOCAL POLICIES,



**LUNCH TIME. DAY CARE AND NURSERY SCHOOL,
CRANE WAR HOMES, BURNS CITY, INDIANA.**

ACHIEVING BETTER SERVICES FROM THE MUNICIPALITY, AND IN GENERAL RELIEVING MANAGEMENT OF WHATEVER RESPONSIBILITIES COULD BE ASSUMED BY THE RESIDENTS THEMSELVES.

PAYMENTS IN LIEU OF TAXES

PUBLIC WAR HOUSING PAID ITS SHARE OF THE COST OF MUNICIPAL SERVICES THROUGH PAYMENTS IN LIEU OF TAXES APPROXIMATING WHAT WOULD BE ASSESSED AGAINST THE PROJECTS IF THEY WERE PRIVATELY OWNED. DETERMINATION OF THE AMOUNTS OF TAX PAYMENTS WAS ACCOMPLISHED BY NEGOTIATING A VALUE WITH THE ASSESSOR OF THE ASSESSMENT DISTRICT IN WHICH THE HOUSING WAS LOCATED. WHILE THE APPRAISAL OF REAL ESTATE IS NOT AN EXACT SCIENCE AND THERE WAS THEREFORE NOT ALWAYS A UNIFORMITY OF OPINION ON THE ASSESSABLE VALUE OF WAR HOUSING PROJECTS, IT CAN BE STATED THAT DIFFERENCES WERE INVARIABLY IRONED OUT AND VALUES AGREED UPON THAT WERE SATISFACTORY TO BOTH THE LOCAL TAX ASSESSORS AND TO THE FPMA.

TABLE V SHOWS THE AMOUNTS PAID IN LIEU OF TAXES TO TAXING BODIES IN EIGHT STATES OF REGION III, AND ALSO THAT PORTION OF KANSAS IN THE KANSAS CITY WAR HOUSING LOCALITY.

OPERATING COSTS AND INCOME

THE FPMA REALIZED A SUBSTANTIAL NET INCOME ABOVE OPERATING COSTS IN FAMILY DWELLINGS, BUT DUE TO HIGH TURNOVER AND VACANCIES, A SMALL LOSS WAS EXPERIENCED IN DORMITORIES; AND IN TRAILERS, INCOME WAS JUST ABOUT EQUAL TO EXPENSES. DEPRECIATION WAS NOT INCLUDED AS A COST SINCE NO ESTIMATE COULD BE MADE OF THE EXPECTED LIFE OR SALVAGE VALUE OF TEMPORARY PROJECTS, OR OF THE RETURN ON PERMANENT PROJECTS. A COMPARISON OF OPERATING COSTS AND INCOME FOR VARIOUS TYPES OF WAR HOUSING PROJECTS IS SHOWN IN TABLE VI. IT SHOULD BE NOTED THAT THE EXPENSES INCLUDE THE COST OF MANAGEMENT AND MAINTENANCE, UTILITIES,

TABLE V
 PAYMENTS IN LIEU OF TAXES ON WAR HOUSING, REGION III

<u>LOCATION</u> <u>STATE</u>	<u>C A L E N D A R Y E A R S</u>			
	<u>1942</u>	<u>1943</u>	<u>1944</u>	<u>1945</u>
ILLINOIS	\$ 30,602.10	\$119,693.89	\$131,383.11	\$167,912.41
INDIANA	103,555.22	249,375.67	283,486.80	298,008.61
IOWA	40,427.60	52,199.28	63,173.58	62,996.40
KANSAS			36,204.55	50,524.68
MINNESOTA				1,080.21
MISSOURI			16,601.74	22,462.08
NEBRASKA			49,954.18	29,443.48
SOUTH DAKOTA	3,916.63	3,805.58	7,133.42	7,723.93
WISCONSIN	<u>30,007.59</u>	<u>90,142.06</u>	<u>120,640.44</u>	<u>145,207.51</u>
TOTAL	\$208,509.14	\$515,216.48	\$703,577.82	\$785,299.31

PAYMENTS IN LIEU OF TAXES, AND COLLECTION LOSSES BUT DO NOT INCLUDE ANY CHARGES FOR DEPRECIATION OR AMORTIZATION.

TABLE VI
 REGION III - WAR HOUSING
 MONTHLY INCOME AND EXPENSE
 (PER DWELLING UNIT - YEAR ENDING JUNE 30, 1945)

<u>TYPE OF HOUSING</u>	<u>OPERATING INCOME</u>	<u>TOTAL EXPENSE</u>	<u>NET INCOME</u>
FAMILY DWELLINGS	\$ 29.39	\$ 15.53	\$ 13.86
DORMITORIES	11.97	13.90	(1.93)
TRAILERS	19.79	19.74	.05

**CONVERSION
MANAGEMENT**

THE DESPERATE NEED FOR SHELTER COUPLED WITH CRITICAL SHORTAGES OF MATERIALS AND MANPOWER DURING THE WAR GAVE RISE TO A PROGRAM OF CONVERSION THAT HAS PROVED VERY SUCCESSFUL IN PROVIDING HOMES FOR IN-MIGRANT WAR WORKERS.

HARDLY A CITY EXISTED THAT DID NOT HAVE AT LEAST ONE NEIGHBORHOOD WITH LARGE, OBSOLETE MANSIONS, COMPLETELY OR PARTIALLY UNUSED BECAUSE THEY WERE NO LONGER SUITABLE FOR SINGLE FAMILY OCCUPANCY. MOST CITIES HAD PARTIALLY FINISHED STRUCTURES THAT WERE CASUALTIES OF THE 1929 SLUMP AND WERE ABANDONED IN VARIOUS STAGES OF CONSTRUCTION. MANY WAREHOUSES AND OTHER COMMERCIAL BUILDINGS WERE STANDING UNUSED BECAUSE THEY WERE PARTIALLY BURNED OUT OR NO LONGER VALUABLE FOR BUSINESS PURPOSES. TO CONVERT SUCH BUILDINGS INTO APARTMENTS WAS MUCH MORE ECONOMICAL OF WAR MATERIALS AND MANPOWER AND MUCH LESS TIME-CONSUMING THAN BUILDING NEW HOMES FROM THE GROUND UP. THEREFORE, THE NATIONAL HOUSING AGENCY ENTRUSTED TO THE HOME OWNERS LOAN CORPORATION THE JOB OF IMPLEMENTING A CONVERSION PROGRAM UTILIZING EXISTING STRUCTURES THAT COULD BE TRANSFORMED INTO SATISFACTORY LIVING

ACCOMMODATIONS AT A COST NO GREATER THAN \$2500 PER DWELLING UNIT.

IN MOST INSTANCES THE GOVERNMENT ACQUIRED THE PROPERTY BY LEASING IT FROM ITS OWNER FOR A PERIOD OF SEVEN YEARS WITH THE RIGHT TO CANCEL THE LEASE ON A 30 DAY WRITTEN NOTICE. THE OWNER WAS PAID A FIXED RENTAL AND THE GOVERNMENT PAID FOR THE RECONVERSION AND TURNED OVER THE MANAGEMENT OF THE PROPERTIES TO CONTRACT MANAGERS.

IN 1944 THE RESPONSIBILITY FOR MANAGEMENT SUPERVISION WAS TRANSFERRED TO THE FPMA. AT THAT TIME THERE WERE APPROXIMATELY 800 PROJECTS COMPRISING 6,000 UNITS LOCATED THROUGHOUT THE REGION.

IN CHICAGO AN EIGHT STORY BUILDING HAD BEEN STARTED BY THE KNIGHTS OF PYTHIAS SHORTLY BEFORE THE DEPRESSION. FOR FINANCIAL REASONS CONSTRUCTION WAS STOPPED IN 1930, AND FOR FIFTEEN YEARS THE FRAMEWORK STOOD OUT LIKE A SORE THUMB ON THE SOUTH-SIDE OF CHICAGO. IN 1945 THE HOLC LEASED THIS PROPERTY, REMODELED IT INTO 105 DWELLING UNITS AND TURNED IT OVER TO THE FPMA FOR MANAGEMENT.

IN MILWAUKEE THE WISCONSIN HOTEL ANNEX HAD STOOD PARTIALLY COMPLETED SINCE DEPRESSION DAYS. AFTER THE CITY OF MILWAUKEE HAD ACQUIRED THE PROPERTY FOR DELINQUENT TAXES THE HOLC LEASED IT AND REMODELED IT INTO 37 UNITS.

THESE AND OTHER SIMILAR CONVERSIONS PROVIDED COMFORTABLE, LIVABLE HOUSING FOR 6,000 FAMILIES AT LOW COST TO THE GOVERNMENT. IN THE LAST FEW MONTHS REGION III HAS TERMINATED LEASES OF SEVENTY-FIVE CONVERSION PROJECTS ON TERMS THAT HAVE PERMITTED RECAPTURE OF ALMOST TWO-THIRDS OF ITS TOTAL INVESTMENT. CONSID-

ERING THAT THE AVERAGE REMODELING COST PER DWELLING UNIT IN CONVERTED PROPERTIES WAS LESS THAN \$1800, THIS MEANS THAT WAR WORKERS HAVE BEEN SUPPLIED WITH DECENT HOUSING AT A CAPITAL COST OF ONLY \$600 PER UNIT ON LEASES TERMINATED THUS FAR.

. . .

**THE END OF
WAR NEEDS**

EVEN BEFORE JAPAN HAD SURRENDERED IT APPEARED EVIDENT THAT THE RESPONSIBILITIES OF FPHA WOULD NOT EXPIRE WITH THE ENDING OF HOSTILITIES. HOWEVER, A COMPLETE CHANGE OF DIRECTION WAS NECESSARY; AND WITH THE SIGNING OF THE SURRENDER TERMS ALL WAR HOUSING CONSTRUCTION THAT HAD BECOME UNNECESSARY WAS IMMEDIATELY STOPPED. AS THE NUMBER OF ESSENTIAL WAR WORKERS DROPPED SHARPLY, FPHA RESTRICTED ELIGIBILITY TO DISTRESSED SERVICEMEN AND VETERANS. A SPECIAL SURVEY AS OF APRIL 30, 1946 SHOWED THAT THERE WERE 10,550 VETERANS' AND SERVICEMEN'S FAMILIES LIVING IN PUBLIC WAR HOUSING IN REGION III. THIS NUMBER INCLUDED 8,250 VETERANS' AND 2,300 SERVICEMEN'S FAMILIES, WHICH TOGETHER CONSTITUTED FIFTY PER CENT OF THE TOTAL OCCUPIED UNITS. THE OTHER WAR HOUSING UNITS WERE OCCUPIED BY CIVILIAN PERSONNEL COMPLETING WAR FUNCTIONS, AND BY EX-WAR WORKERS WHO HAD NOT YET BEEN ABLE TO LEAVE.

**LOCAL SHIFTS
IN POPULATION**

AS WAR WORKERS LEFT THE PROJECTS TO RETURN TO THEIR HOME COMMUNITIES, THE FAMILIES OF VETERANS AND SERVICEMEN MOVED INTO THE VACATED UNITS. WHEREVER MOVABLE HOUSING BECAME SURPLUS TO THE NEEDS OF ANY LOCALITY, IT WAS MADE AVAILABLE TO CITIES AND SCHOOLS UNDER TITLE V OF THE LANHAM ACT.

SOME COMMUNITIES WHICH HAD SPRUNG INTO EXISTENCE SOLELY FOR WAR PURPOSES WERE NO LONGER NEEDED AND, WHEREVER POSSIBLE, THE DWELL-

ING UNITS WERE REMOVED AND RE-ERECTED IN LOCALITIES WHERE THE HOUSING SHORTAGE WAS MOST ACUTE. AT BENECA, ILLINOIS, WITH THE CLOSING OF THE CHICAGO BRIDGE AND IRON WORKS IT BECAME POSSIBLE TO DISPOSE OF THE BULK OF THE WAR HOUSING UNITS, AND BY JUNE 30, 1946, 1,557 ACCOMMODATIONS HAD BEEN RE-USED FOR TITLE V PURPOSES. BY THE SAME DATE, 850, OR OVER TWO-THIRDS OF THE ACCOMMODATIONS AT STURGEON BAY, WISCONSIN, HAD BECOME AVAILABLE FOR USE IN THE TEMPORARY RE-USE PROGRAM FOR VETERANS.

BUT IN MANY OTHER LOCALITIES THE EXPECTED OUT-MIGRATION DID NOT MATERIALIZE; OR, THE INFLUX OF RETURNING VETERANS WAS SO GREAT THAT AS SOON AS A WAR WORKER'S FAMILY MOVED OUT, A VETERAN'S FAMILY MOVED IN. FOR EXAMPLE, IN CHARLESTOWN, INDIANA, WHICH



WAR DORMITORY BUILDING FORMERLY OCCUPIED BY SHIPYARD WORKERS AT STURGEON BAY, WISCONSIN, NOW RE-ERECTED ON CAMPUS OF UNIVERSITY OF NORTH DAKOTA AT GRAND FORKS FOR STUDENT VETERANS.

IS JUST A FEW MILES FROM LOUISVILLE, KENTUCKY, EVERY AVAIL-
BLE VACANCY WAS IN GREAT DEMAND BY THE THOUSANDS OF HOME-
HUNGRY VETERANS RETURNING TO LOUISVILLE. VETERANS RETURNING
TO KANSAS CITY (KANSAS) CLAIMED EVERY VACANCY THAT BECAME
AVAILABLE AT SUNFLOWER VILLAGE JUST A FEW MILES AWAY. AT THE
BADGER ORDNANCE PLANT, WISCONSIN, STRUCTURES WERE MADE AVAILA-
BLE TO VETERAN-STUDENTS WHO RETURNED TO THE UNIVERSITY OF WIS-
CONSIN UNDER THE G.I. BILL OF RIGHTS, COMMUTING THE THIRTY-
FIVE MILES TO MADISON BY BUS.

DISPOSITION OF WAR HOUSING

AUTHORIZED
UNDER THE
LANHAM ACT

IN THE LANHAM ACT, CONGRESS FORMULATED THE POLICIES COVERING
THE DISPOSITION OF FEDERALLY-OWNED WAR HOUSING UNDER THE JURIS-
DICTION OF THE NATIONAL HOUSING AGENCY. THE DISPOSAL OF THIS
HOUSING IS EXEMPTED FROM THE PROVISIONS OF THE SURPLUS PROPERTY
ACT, WHICH SETS UP THE REQUIREMENTS FOR DISPOSING OF MOST OTHER
GOVERNMENT WAR SURPLUS. UNDER THE LANHAM ACT THE NATIONAL
HOUSING AGENCY IS MADE RESPONSIBLE FOR THE DISPOSITION OF WAR
HOUSING FACILITIES, INCLUDING THE SITES THEREOF. AS WITH THE
CONSTRUCTION OF WAR HOUSING, THE ADMINISTRATOR OF THE NHA HAS
ASSIGNED THE DISPOSITION FUNCTIONS TO THE FPHA.

UNDER THE LANHAM ACT TEMPORARY WAR HOUSING SHALL BE REMOVED AS
SOON AS MAY BE PRACTICABLE AND, IN ANY EVENT, NOT LATER THAN
TWO YEARS AFTER THE PRESIDENT DECLARES THAT THE NATIONAL EMER-
GENCY HAS CEASED TO EXIST. IT ALSO PROVIDES THAT ANY EXCEP-
TIONS AS ARE NECESSARY TO THE ORDERLY DEMOBILIZATION OF THE
WAR EFFORT, AND AS MAY BE REQUESTED BY LOCAL BODIES, MUST BE
APPROVED BY THE ADMINISTRATOR, BE REVIEWED ANNUALLY AND REPOR-
TED TO CONGRESS.

**DISPOSITION
AS EFFECTED
UNDER TITLE V**

WHEN THE TITLE V AMENDMENT TO THE LANHAM ACT AUTHORIZED THE RE-USE AND TRANSFER OF TEMPORARY WAR HOUSING TO LOCAL BODIES FOR EMERGENCY HOUSING FOR VETERANS, SUCH TRANSFERRED TEMPORARY HOUSING NO LONGER REMAINED PART OF THE FEDERAL STOCK OF HOUSING, AND LOCAL BODIES ACCEPTED THE OBLIGATION TO DISPOSE OF IT, THE TITLE TO THE PROPERTIES HAVING BEEN TRANSFERRED TO THE LOCAL BODIES. A FEW EXCEPTIONS EXIST IN CASES WHERE TITLE REMAINS IN THE GOVERNMENT, AS IN THE INSTANCE OF TRAILERS AND CERTAIN PORTABLE DWELLINGS SUPPLIED UNDER BAILMENT, OR LEASE OF TEMPORARY BUILDINGS ON GOVERNMENT SITES, WHICH WILL BE RETURNED TO THE GOVERNMENT FOR FINAL DISPOSITION.

AS THE RESULT OF THE EMERGENCY RE-USE OF ALL SURPLUS TEMPORARY WAR HOUSING FOR VETERANS, THE PRINCIPAL PROBLEMS IN CONNECTION WITH DISPOSITION OF WAR HOUSING HAVE CONCERNED NON-HOUSING STRUCTURES, VACANT LAND, AND PERMANENT HOUSING INCLUDING DEMOUNTABLE DWELLINGS.

LEASED SITES

SETTLEMENTS HAVE BEEN ARRIVED AT WITH OWNERS OF MOST OF THE LEASED LAND WHICH IS NOW SURPLUS AND FROM WHICH HOUSING HAS BEEN REMOVED. SUCH SETTLEMENTS INVOLVE PAYMENT BY THE GOVERNMENT OR BY THE LAND OWNER AS MAY BE APPROPRIATE IN VIEW OF THE VALUE OF IMPROVEMENTS, DAMAGE TO THE LAND, AND THE GOVERNMENT'S OBLIGATION TO RESTORE THE SITE.

OWNED SITES

VACANT OWNED LAND IS BEING DISPOSED OF UNDER WAR ASSETS ADMINISTRATION PROCEDURES. PRIORITIES OF THE FEDERAL GOVERNMENT, STATE AND LOCAL GOVERNMENT, FORMER OWNERS, VETERANS AND SPOUSES AND CHILDREN OF DECEASED SERVICEMEN, AND NON-PROFIT INSTITUTIONS MUST BE RECOGNIZED BEFORE OFFERS FROM OTHERS MAY BE GIVEN CONSIDERATION.

**DISPOSITION
TO DATE IN
REGION III**

A TOTAL OF 26 PROJECTS HAVE BEEN DISPOSED OF BY THE REGIONAL OFFICE AS OF JUNE 30, 1946. IN TWO CASES, LAND AND SUBSTANTIAL COMMUNITY AND RECREATION BUILDINGS WERE SOLD TO CITIES AFTER THE HOUSING WAS REMOVED.

THE CITY OF STURGEON BAY, WISCONSIN, PURCHASED A COMMUNITY BUILDING WHICH HAD SERVED SHIPYARD WORKERS FOR WHOM DORMITORY ACCOMMODATIONS HAD BEEN BUILT, AND HAS TEMPORARILY LEASED THE BUILDING FOR INDUSTRIAL FACILITIES UNTIL SUCH TIME AS THE COMPANY COULD BUILD A PERMANENT FACTORY, MEANTIME TAKING UP THE SLACK IN UNEMPLOYMENT AFTER WAR SHIPBUILDING CLOSED DOWN.

THE CITY OF NEWTON, IOWA, PURCHASED A COMMUNITY BUILDING FOR USE IN CONNECTION WITH THE GENERAL RECREATIONAL NEEDS OF THE COMMUNITY AND TO PRESENTLY SERVE ITS TEMPORARY VETERANS' HOUSING PROGRAM.

HOWEVER, IN MOST CASES THE PROJECTS WERE DISPOSED OF BY RETURNING VACANT LEASED SITES TO THEIR FORMER OWNERS AFTER THE TEMPORARY DWELLINGS HAD BEEN REMOVED FOR VETERANS' HOUSING UNDER THE MEAD-LANHAM PROGRAM.

**PERMANENT
HOUSING**

THE LANHAM ACT ALSO PROVIDED THAT PERMANENT WAR HOUSING BE DISPOSED OF AS EXPEDITIOUSLY AS POSSIBLE, THAT CONSIDERATION SHALL BE GIVEN TO ITS FULL MARKET VALUE, AND THAT SUCH HOUSING CANNOT BE CONVEYED TO ANY AGENCY TO BE USED AS LOW-RENT HOUSING UNLESS SPECIFICALLY AUTHORIZED BY CONGRESS. DEMOUNTABLE HOUSING WHICH IS LARGELY OF STANDARD, PREFABRICATED CONSTRUCTION IS FOR THE MOST PART SUITABLE FOR PERMANENT USE AND IS INCLUDED AS PERMANENT HOUSING.

**PRIORITIES
GOVERNING
DEMOUNTABLES**

DEMOUNTABLE HOUSES NOT NEEDED ON WAR TIME SITES ARE BEING SOLD TO PUBLIC BODIES AS PRIORITY HOLDERS FOR VETERANS USE OR FOR RE-SALE TO VETERANS. UNDER SUCH SALES PLANS, PROFIT ON THE RE-SALE IS NOT ALLOWED TO THE PURCHASER. IF ANY SUCH HOUSING IS NOT SOLD TO PUBLIC BODIES IT WILL BE OFFERED FIRST TO VETERANS AND THEN TO OTHERS FOR RENTAL OR RE-SALE TO VETERANS BEFORE IT IS OFFERED TO NON-PRIORITY PURCHASERS. RE-SALE PRICES MUST BE APPROVED BY THE GOVERNMENT.

AS OF THE END OF THE FISCAL YEAR, A TOTAL OF 1190 DEMOUNTABLE DWELLING UNITS HAVE BEEN DISPOSED OF BY THIS REGIONAL OFFICE TO PUBLIC BODIES FOR THE USE OF VETERANS, AND 76 TO THE ARMY. PRACTICALLY ALL OF THE BALANCE IN THIS REGION WILL BE DISPOSED OF BY SALE FOR USE IN THEIR PRESENT LOCATION UNDER PLANS PRESENTLY UNDER CONSIDERATION FOR THEIR DISPOSITION.

**PRIORITIES
GOVERNING
OTHER PERMANENT
HOUSING**

PERMANENT HOUSING, INCLUDING DEMOUNTABLE HOUSES NEEDED FOR USE ON PRESENT SITES, WILL BE SOLD FOR PRIVATE RESIDENTIAL PURPOSES, UNLESS CONVEYED TO LOCAL HOUSING AUTHORITIES UNDER SPECIFIC AUTHORIZATION BY CONGRESS. IN THE CASE OF SALES, OCCUPANTS ARE GIVEN FIRST PREFERENCE AND THEREAFTER OTHER PROSPECTIVE OCCUPANTS, WITH PRIORITY TO VETERANS, WILL BE ALLOWED TO PURCHASE THE DWELLINGS BEFORE OFFERING THEM FOR SALE TO INVESTORS. RE-SALE PRICES WILL BE SUBJECT TO APPROVAL BY FHMA. PRESENT TENANTS NOT WISHING TO BUY WILL BE PROTECTED, AND APPROVED RENTAL SCHEDULES WILL BE MAINTAINED UNTIL DECEMBER 31, 1947, BY AGREEMENTS REQUIRED OF ALL PURCHASERS.

THE PREFERENCE ACCORDED TO OCCUPANTS AND PROSPECTIVE OCCUPANTS MAY BE EXERCISED THROUGH MUTUAL OWNERSHIP CORPORATIONS IF SALE OF INDIVIDUAL HOUSES IS NOT FEASIBLE. A CONSIDERABLE AMOUNT

OF INTEREST IN THE MUTUAL OWNERSHIP PLAN OF PURCHASE HAS BEEN FOUND IN PROJECTS FOR WHICH PLANS FOR SALE HAVE BEEN CONSIDERED. UNDER SUCH PLANS THE MUTUAL CORPORATIONS PURCHASE THE PROPERTY AND MEMBERS OBTAIN RIGHTS TO PERPETUAL USE BY CONTRACTS WITH THE CORPORATIONS.

**TEMPORARY
HOUSING
PENDING
DISPOSITION**

BY THE END OF THE FISCAL YEAR, JUNE 30, 1946, PRACTICALLY ALL AVAILABLE SURPLUS TEMPORARY DWELLINGS HAD BEEN REMOVED TO OTHER LOCALITIES FOR THE USE OF VETERANS UNDER THE HEAN-LANHAM PROGRAM, AND NEARLY ALL SURPLUS DEMOUNTABLE DWELLINGS AVAILABLE FOR REMOVAL HAD BEEN DISPOSED OF TO LOCALITIES FOR THE USE OF VETERANS. NEVERTHELESS, A RESIDUE OF 21,000 WAR HOUSING UNITS OF ALL TYPES (PERMANENT, DEMOUNTABLE AND TEMPORARY) REMAINED TO BE DISPOSED OF SINCE THE BULK OF THEM WERE STILL REQUIRED IN THEIR WARTIME LOCATIONS TO PROVIDE SHELTER FOR FAMILIES WHO OTHERWISE WOULD HAVE BEEN WITHOUT ADEQUATE HOUSING. THE MAJORITY (57 PER CENT) OF THE OCCUPIED UNITS WERE OCCUPIED BY THE FAMILIES OF VETERANS AND SERVICEMEN.

IN COLLABORATION WITH LOCAL OFFICIALS AND TENANTS, PLANS TO DISPOSE OF THIS HOUSING ARE BEING COMPLETED AS EXPEDITIOUSLY AS POSSIBLE.

FOREIGN SHELTER PROGRAM

TOWARD THE END OF THE WAR YEARS, ARRANGEMENTS WERE MADE BY THE UNITED STATES GOVERNMENT TO PROVIDE THE GOVERNMENT OF THE UNITED KINGDOM WITH EMERGENCY TEMPORARY HOUSES FOR THE USE IN THE BRITISH ISLES WHERE WAR DAMAGES HAD BEEN MOST SEVERE. IN ADDITION, EMERGENCY HOUSING FOR FRANCE WAS NECESSARY.

THE FOREIGN ECONOMIC ADMINISTRATION SELECTED THE FPMA AS THE PRODUCTION AGENCY BEST EQUIPPED TO MEET THIS URGENT NEED. OUR CENTRAL OFFICE DEVELOPED REQUISITE WORKING DRAWINGS WHICH INCORPORATED THE INFORMATION NECESSARY FOR MANUFACTURING, CRATING AND PACKING THESE HOUSES FOR SHIPMENT OVERSEAS AS WELL AS THEIR ERECTION IN GREAT BRITAIN AND FRANCE. ONLY A SMALL PORTION OF THE PROGRAM WAS HANDLED THROUGH THIS REGIONAL OFFICE.

CONTRACTS WERE LET WITH SEVERAL FIRMS AND FPMA PLANT INSPECTORS WERE DESIGNATED TO INSPECT THE MANUFACTURE, PACKAGING AND LOADING FOR SHIPMENT IN ACCORDANCE WITH CONTRACTUAL STIPULATIONS. THE FRENCH FOREIGN SHELTER PROGRAM WAS COMPLETED DECEMBER 10, 1945 WITH THE ACCEPTANCE AT SHIPSIDE OF THE LAST OF THE 4500 UNITS REQUISITIONED. OF THE 30,000 HOUSES REQUISITIONED FOR THE UNITED KINGDOM, 16,710 WERE COMPLETED. OF THIS GROUP APPROXIMATELY 8600 WERE ACCEPTED BY THE UNITED KINGDOM AND THE REMAINDER SOLD TO FRANCE.

AFTER THE TERMINATION OF LEND-LEASE IN SEPTEMBER, 1945, ALL REMAINING CONTRACTS WERE CANCELLED AND THE PROGRAM WAS OFFICIALLY LIQUIDATED AS OF MARCH 1, 1946 WITH THE DELIVERY OF THE LAST OF THESE ITEMS TO SHIPPING POINTS.

LOW RENT HOUSING

IN PEACE AND WAR

WHEN THIS COUNTRY ENTERED THE WAR, THE LOW-RENT HOUSING PROGRAM AUTHORIZED IN 1937 UNDER THE UNITED STATES HOUSING ACT (PUBLIC LAW 412) WAS ONLY PARTIALLY COMPLETED, AND SUBSTANTIAL SEGMENTS OF IT HAD ALREADY BEEN DIVERTED TO MEETING THE NEEDS OF THE NATIONAL DEFENSE EMERGENCY PERIOD. SUBSEQUENTLY, THE NUMBER OF UNITS FINANCED UNDER THE U.S. HOUSING ACT FOR WAR WORKERS CONTINUED THROUGHOUT THE WAR, REACHING A TOTAL OF 8,266 DWELLING UNITS IN THIS REGION (NEARLY 53,000 THROUGHOUT THE NATION). SUCH UNITS WERE PROGRAMMED UNDER PUBLIC LAW 671 WHICH AMENDED THE U.S. HOUSING ACT BY PERMITTING ITS AUTHORIZATION TO BE CONVERTED TO THE CONSTRUCTION OF PROJECTS FOR DEFENSE AND, LATER, WAR WORKERS. IN THIS REGION THESE UNITS HAVE SINCE BEEN RESTORED (WITH THE EXCEPTION OF 100 UNITS STILL SERVING MILITARY NEEDS) TO LOW-RENT STATUS, AND NEW ADMISSIONS ARE LIMITED EXCLUSIVELY TO LOW-INCOME FAMILIES, WITH LOW-INCOME FAMILIES OF VETERANS BEING GIVEN PREFERENCE IN FILLING VACANCIES. AS A FURTHER RESULT OF THE NATIONAL EMERGENCY THE CONSTRUCTION OF AN ADDITIONAL 1,834 LOW-RENTAL UNITS WAS DEFERRED. THE BALANCE OF 7,493 DWELLING UNITS, OUT OF A TOTAL OF 17,593 PLANNED FOR THIS REGION, WERE COMPLETED BY LOCAL HOUSING AUTHORITIES FOR LOW-RENTAL OCCUPANCY BY LOW-INCOME FAMILIES.

IN THIS REGION, THE FPMA ALSO HAS JURISDICTION OVER AN ADDITIONAL 4,619 DWELLINGS BUILT BY THE PUBLIC WORKS ADMINISTRATION BEFORE THE U.S. HOUSING WAS PASSED. OF THIS NUMBER, 2,889 HAVE BEEN LEASED TO LOCAL HOUSING AUTHORITIES FOR OPERATION AS LOW-RENTAL HOUSING, AND THE BALANCE ARE DIRECTLY OPERATED BY THE FPMA FOR LOW-INCOME FAMILIES. THE DISTRIBUTION OF LOW-RENTAL HOUSING THROUGHOUT THIS REGION IS SHOWN ON TABLE VII.

TABLE VII
LOW RENT HOUSING UNITS
REGION III
JUNE 30, 1946

STATE	PL412 & 412 W	PL 671• (CONVERTED TO LOW-RENT)	PWA	DEFERRED	TOTAL
ILLINOIS	4,743	6,256	2,414	428	13,841
INDIANA	1,950	312	939	23	3,230
MINNESOTA			464		464
MISSOURI		1,315		1,383	2,698
NEBRASKA	794		284		1,078
WISCONSIN		383	518		901
TOTAL	<u>7,493</u>	<u>8,266</u>	<u>4,619</u>	<u>1,834</u>	<u>22,212</u>

**FINANCING
THE COST**

UNDER THE UNITED STATES HOUSING ACT THE FEDERAL GOVERNMENT EXTENDS FINANCIAL ASSISTANCE TO LOCAL COMMUNITIES IN THE FORM OF LOANS FOR THE DEVELOPMENT OF PROJECTS, AND ANNUAL CONTRIBUTIONS TO HELP REDUCE RENTS TO A LEVEL WHICH CAN BE AFFORDED BY FAMILIES OF LOW INCOME. THE MAXIMUM AMOUNT THAT CAN BE LOANED BY THE FEDERAL GOVERNMENT IS NINETY PER CENT OF THE TOTAL DEVELOPMENT COST AND AT LEAST TEN PER CENT MUST OBTAINED FROM NON-FEDERAL SOURCES. HOWEVER, THE BOND ISSUES OF LOCAL HOUSING AUTHORITIES HAVE BECOME INCREASINGLY ACCEPTABLE IN FINANCIAL CIRCLES AND LATEST FIGURES INDICATE THAT ABOUT ONE-FOURTH OF THE PERMANENT FINANCING OF LOW-RENT HOUSING THROUGHOUT THE NATION HAS BEEN PROVIDED BY PRIVATE INVESTORS.

**HOW LOW
RENTS ARE
ACHIEVED**

ANNUAL CONTRIBUTIONS BY THE FEDERAL GOVERNMENT ARE BASED ON THE DEVELOPMENT COST OF THE PROJECTS AND ARE LIMITED TO A MAXIMUM AMOUNT DETERMINED BY THE CURRENT FEDERAL RATE OF INTEREST AT THE TIME THE CONTRACTS ARE EXECUTED PLUS ONE PER CENT. MOST OF THE LOW-RENT PROJECTS IN REGION III ARE LIMITED TO A MAXIMUM ANNUAL CONTRIBUTION OF THREE PER CENT OF DEVELOPMENT COST,

ALTHOUGH OTHERS, BUILT AT A TIME WHEN INTEREST RATES WERE HIGHER, ARE ELIGIBLE FOR CONTRIBUTIONS OF AS HIGH AS THREE AND THREE-QUARTERS PER CENT OF THE DEVELOPMENT COST. HOWEVER, THE OPERATION OF LOW-RENT PROJECTS HAS DEMONSTRATED THAT THE FULL AMOUNT OF SUBSIDY HAS NOT BEEN REQUIRED. DURING THE FISCAL YEAR 1946, FOR EXAMPLE, THE AVERAGE RATE OF SUBSIDY FOR LOW-RENT PROJECTS IN REGION III WAS ONLY FORTY-TWO PER CENT OF THE MAXIMUM PERMITTED UNDER THE UNITED STATES HOUSING ACT. THIS COST AVERAGED LESS THAN \$5.00 A MONTH IN REGION III TO HOUSE FAMILIES IN DECENT, SAFE AND SANITARY HOMES. OF COURSE, FAMILIES ABLE TO PAY FULL ECONOMIC RENTS RECEIVED NO SUBSIDY.

TABLE VIII
ANNUAL CONTRIBUTIONS TO PL412 PROJECTS
REGION III
FISCAL YEAR 1946

<u>LOCAL HOUSING AUTHORITY</u>	<u>NUMBER OF UNITS</u>	<u>MAXIMUM ALLOWABLE CONTRIBUTION *</u>	<u>ACTUAL CONTRIBUTION REQUIRED *</u>
FORT WAYNE	120	\$ 6.54	\$ 5.00
KEWANEE	125	10.02	6.90
VINCENNES	83	11.53	7.69
DANVILLE	229	11.43	7.35
CAIRO	395	10.70	6.37
OSAMA	794	14.69	8.77
QUINCY	249	11.83	6.26
KOKOMO	176	12.30	6.33
DELAWARE COUNTY	112	12.60	6.49
PEORIA	1333	11.27	5.26
SPRINGFIELD	599	10.04	4.85
MUNCIE	278	10.87	3.37
HAMMOND	400	10.53	.75
GARY	787	10.49	.74
GRANITE CITY	151	12.25	.00

AVERAGE (MEAN) SUBSIDY ALLOWABLE \$11.48

AVERAGE (MEAN) SUBSIDY REQUIRED 4.84

% ACTUAL TO ALLOWABLE 42.1

* PER UNIT MONTH

THESE LOW SUBSIDIES WERE TO SOME EXTENT THE RESULT OF HIGHER RENTS CHARGED TENANTS WHO FORMERLY WERE IN THE LOW INCOME BRACKETS BUT WHO, DURING THE COURSE OF THE WAR, HAD IMPROVED THEIR FINANCIAL POSITION.

INELIGIBILITY
VERBVS
"NO VACANCIES"

IN NORMAL TIMES IT WAS CUSTOMARY TO REQUIRE TENANTS OF LOW-RENT PROJECTS TO LEAVE WHEN THEIR INCOME ROSE TO THE POINT WHERE THEY COULD AFFORD TO PAY FOR AND COULD FIND DECENT ACCOMMODATIONS PROVIDED BY PRIVATE ENTERPRISE. BUT AS THE NUMBER OF VACANCIES DWINDLED TO THE POINT WHERE THERE WAS PRACTICALLY NO PLACE FOR EXCESS INCOME FAMILIES TO GO THE FPMA WAS FORCED TO PERMIT LOCAL HOUSING AUTHORITIES TO ALLOW THESE FAMILIES TO STAY ON. HOWEVER, AS FAMILY INCOME INCREASED SO DID THE RENTS (BUT NEVER BEYOND OPA CEILINGS) WITH THE RESULT THAT SUBSIDIES WERE DECREASED OR ELIMINATED ENTIRELY AS THE FAMILY'S ABILITY TO PAY INCREASED. LOCAL AUTHORITIES ARE SERVING NOTICE ON ALL INELIGIBLE FAMILIES AND KEEPING IN CONSTANT TOUCH WITH LOCAL REAL ESTATE OFFICES SO THAT EXCESS INCOME FAMILIES CAN BE MOVED INTO VACANCIES AS SOON AS THEY ARE AVAILABLE.

AS OF THE END OF JUNE 1946, ABOUT TWENTY PER CENT OF THE FAMILIES IN LOW-RENT PROJECTS THROUGHOUT THE NATION HAD BECOME INELIGIBLE ON THE BASIS OF RENT RESOLUTIONS THEN IN EFFECT. IN REGION III LESS THAN FIFTEEN PER CENT OF THE TENANTS WERE IN THE INELIGIBLE GROUP.

WARTIME
INCOMES
AND
ADMISSIONS

THE PRESENCE OF THESE INELIGIBLE FAMILIES, OF COURSE, DOES NOT MEAN THAT ELIGIBILITY STANDARDS WERE RELAXED FOR ADMISSION TO THE PROJECTS. AT ALL TIMES REQUIREMENTS THAT FAMILIES MOVING INTO PUBLIC LOW-RENT HOUSING MUST BE FROM THE LOWEST INCOME GROUP WERE STRICTLY ENFORCED. HOWEVER, WHERE NECESSARY, ALLOW-

ANCE WAS MADE FOR THE IMPACT OF INFLATION BY EXTENDING THE MONETARY LIMITS FOR ADMISSION. LOCAL HOUSING AUTHORITIES REALISTICALLY FACED THE FACT THAT INCREASED INCOMES, ACCOMPANIED BY RISING PRICES, DID NOT DIMINISH THE NEED FOR LOW-RENT HOUSING. LARGE SEGMENTS OF THE POPULATION STILL COULD NOT AFFORD DECENT PRIVATE HOUSING. THESE SEGMENTS INCLUDED NOT ONLY SELF-SUSTAINING FAMILIES, INCLUDING MANY VETERANS, BUT EVEN RELIEF FAMILIES WHOSE ALLOTMENTS HAD INCREASED BEYOND FORMER ELIGIBILITY LIMITS. FOR PUBLIC HOUSING TO SERVE ALL THESE GROUPS, INCREASES IN INCOME LIMITATIONS WERE INEVITABLE.

**PREFERENCE
TO VETERANS**

AFTER V-J DAY LOCAL HOUSING AUTHORITIES GAVE ELIGIBLE VETERANS' AND SERVICEMEN'S FAMILIES TOP PRIORITY TO ALL VACANCIES IN LOW-RENT HOUSING AND AS OF APRIL 30, 1946, MORE THAN FORTY PER CENT OF THE OCCUPANTS OF PUBLIC LOW-RENT HOUSING IN REGION III WERE FAMILIES OF VETERANS OR SERVICEMEN.

**LOCAL
CONTRIBUTION
TO ACHIEVE
LOW RENTS**

UNDER THE ACT LOCAL GOVERNMENTS ARE REQUIRED TO CONTRIBUTE TO THE OPERATION OF LOW-RENT PROJECTS IN AN AMOUNT EQUAL TO AT LEAST ONE-FIFTH OF THE FEDERAL CONTRIBUTION. SINCE THE PROJECTS ARE EXEMPT FROM LOCAL REAL ESTATE TAXES UNDER STATE LAWS, THE LOCAL CONTRIBUTION IS REPRESENTED BY THE DIFFERENCE BETWEEN THE EQUIVALENT OF FULL TAXES AND THE AMOUNT OF PAYMENTS IN LIEU OF TAXES MADE BY LOCAL HOUSING AUTHORITIES. IN CONNECTION WITH THE ESTIMATED AMOUNT OF LOCAL CONTRIBUTIONS RESULTING FROM, IN EFFECT, THE PARTIAL REMISSION OF REAL ESTATE TAXES, THIS SO-CALLED "COST" TO THE LOCALITY IS PURELY A HYPOTHETICAL BOOKKEEPING FIGURE. OBVIOUSLY, SUCH AMOUNTS WERE NEVER COLLECTED FROM THE LOW-INCOME OCCUPANTS OF THE PROJECTS BEFORE THEY WERE BUILT. EQUALLY OBVIOUS, THE PROJECTS WOULD NEVER HAVE BEEN BUILT EXCEPT FOR THE FACT THAT THEY ARE EXEMPT FROM TAXES UNDER PROVISIONS OF STATE

LAWS, AND THEY ARE NOT, THEREFORE, PROJECTS UNDERTAKEN IN LIEU OF OTHER FULL TAX PRODUCING PROJECTS WHICH ONLY COMPARATIVELY HIGH INCOME FAMILIES CAN AFFORD.

PAYMENTS IN LIEU OF TAXES ARE AUTHORIZED UP TO TEN PER CENT OF THE SHELTER RENTS COLLECTED ANNUALLY BY THE LOCAL AUTHORITIES FROM LOW-RENT PROJECTS. ON PL671 PROJECTS PAYMENTS EQUAL TO FULL TAXES WERE AUTHORIZED WHEN INCOME FROM THE PROJECTS WAS SUFFICIENT.

**EFFECT OF
PAYMENTS IN
LIEU OF TAXES**

ALMOST WITHOUT EXCEPTION THE PAYMENTS IN LIEU OF TAXES HAVE BEEN EQUAL TO THE TAXES FORMERLY COLLECTED BY THE LOCALITY ON THE SITES BEFORE PUBLIC HOUSING WAS BUILT. VERY OFTEN THE PAY-



LONGVIEW PLACE, DECATUR, ILLINOIS. PLANNED ORIGINALLY AS LOW-RENT HOUSING BY DECATUR HOUSING AUTHORITY, WAS CONVERTED TO WAR HOUSING, AND BACK TO LOW-RENT OCCUPANCY.

MENTS IN LIEU OF TAXES EXCEED THE TAXES FORMERLY COLLECTED. FOR EXAMPLE, FOR 1945 THE PEORIA HOUSING AUTHORITY MADE PAYMENTS IN LIEU OF TAXES AMOUNTING TO \$15,597, AN INCREASE OF \$8,660 OR 125 PER CENT OVER THE TAXES ASSESSED AGAINST THE PROJECT SITES BEFORE PURCHASED FOR PUBLIC HOUSING DEVELOPMENT. SIMILAR REPORTS HAVE BEEN RECEIVED FROM ALL PARTS OF THE REGION; FROM CHICAGO, FROM ST. LOUIS, AND FROM MUNCIE, INDIANA.

STUDIES BY LOCAL HOUSING AUTHORITIES HAVE FURTHER SHOWN THAT PAYMENTS IN LIEU OF TAXES EQUAL, AND OFTEN EXCEED, THE AMOUNT OF TAXES PAID BY THE TENANTS (AND OTHER FAMILIES OF COMPARABLE RENT PAYING ABILITY) AS FORMER OCCUPANTS OF SUB-STANDARD HOUSING. FOR EXAMPLE, FOR 1944 PAYMENTS IN LIEU OF TAXES BY THE GARY HOUSING AUTHORITY AVERAGED \$22.44 PER DWELLING UNIT. THE TOTAL FOR ALL UNITS IN 1944 WAS \$15,178. THIS AMOUNT INCREASED TO \$20,792 IN 1945 AND, ACCORDING TO THE REPORT OF THE GARY HOUSING AUTHORITY "PLACED THE HOUSING AUTHORITY IN A POSITION OF PAYING AMOUNTS IN LIEU OF LOCAL TAXES SUBSTANTIALLY EQUAL TO OR HIGHER THAN THE TAXES PAID BY THE AVERAGE MULTIPLE DWELLING RENTAL PROPERTIES IN GARY ON THE BASIS OF THEIR 'NORMAL EARNING CAPACITY'."

**CLEARING
SLUMS**

THE UNITED STATES HOUSING ACT ALSO REQUIRES THE ELIMINATION OF SUB-STANDARD DWELLINGS EQUIVALENT IN NUMBER TO THE NEW LOW-RENT PUBLIC HOUSING UNITS. WHILE IT HAS BEEN NECESSARY TO GRANT SOME POSTPONEMENT OF EQUIVALENT ELIMINATION BECAUSE OF HOUSING SHORTAGES THE RECORD OF REGION III IS CLOSE TO PERFECT WITH APPROXIMATELY NINETY PER CENT ELIMINATION FOR PL412 PROJECTS AND NINETY-FIVE PER CENT FOR PL671 PROJECTS.

**LOCAL
RESPONSIBILITY
FOR PUBLIC
HOUSING**

LOW-RENT PROJECTS ARE PLANNED, CONSTRUCTED AND OPERATED BY LOCAL HOUSING AUTHORITIES AUTHORIZED UNDER STATE HOUSING LAWS. TO CREATE A LOCAL HOUSING AUTHORITY, THE GOVERNING BODY OF A CITY

OR COUNTY, AS PROVIDED UNDER THE VARIOUS STATE HOUSING LAWS, MUST TAKE AFFIRMATIVE ACTION IN THE FORM OF PASSING A RESOLUTION IN SUPPORT OF FINDINGS THAT THERE EXISTS A NEED OF PUBLIC LOW-RENTAL HOUSING FOR LOW-INCOME FAMILIES AND THE ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS. FOLLOWING SUCH ACTION BY A LOCAL GOVERNING BODY, THE PRESIDING OFFICER APPOINTS THE MEMBERS, USUALLY FIVE, OF THE LOCAL HOUSING AUTHORITY, WHO SERVE WITHOUT COMPENSATION. SUBSEQUENTLY, PLANS FOR PUBLIC HOUSING ARE SUBJECT TO VARIOUS FORMS OF APPROVAL BY LOCAL GOVERNING BODIES, SUCH APPROVAL BEING EMBODIED IN WHAT ARE KNOWN AS COOPERATION AGREEMENTS. LOCAL HOUSING AUTHORITIES, THEREFORE, EXIST INDEPENDENTLY OF THE FEDERAL GOVERNMENT AND ARE FREE TO OBTAIN FINANCIAL AND OTHER FORMS OF ASSISTANCE FROM STATE AND LOCAL SOURCES, AS MAY BE AUTHORIZED UNDER STATE LAWS.

THREE OF THE STATES IN REGION III, IOWA, MINNESOTA, AND SOUTH DAKOTA DO NOT HAVE SUCH ENABLING ACTS. UNDER PRESENT STATE HOUSING LEGISLATION 104 LOCAL HOUSING AUTHORITIES HAVE BEEN ORGANIZED IN 5 STATES IN REGION III, OF WHICH THE LARGEST NUMBER ARE LOCATED IN ILLINOIS.

TABLE IX

LOCAL HOUSING AUTHORITIES IN REGION III BY STATES
OCTOBER 15, 1945

ILLINOIS	70
INDIANA	13
MISSOURI	7
NEBRASKA	2
WISCONSIN	12

THE LARGE NUMBER OF HOUSING AUTHORITIES IN ILLINOIS CAN BE ATTRIBUTED TO THE ACTIVITY OF THE STATE HOUSING BOARD AND TO THE FACT THAT, IN 1945, THE ILLINOIS STATE LEGISLATURE PROVED THAT IT WAS AWARE OF THE IMPORTANCE OF SLUM CLEARANCE BY

PASSING A SERIES OF BILLS DESIGNED TO ENCOURAGE A COMPREHENSIVE PROGRAM OF SLUM ELIMINATION. ONE OF THESE BILLS ENTITLED "AN ACT TO PROMOTE THE IMPROVEMENT OF HOUSING" APPROPRIATED \$10,000,000 TO INVESTIGATE AND IMPROVE SUB-STANDARD HOUSING CONDITIONS IN BOTH RURAL AND URBAN AREAS OF THE STATE. THIS MONEY IS BEING ALLOCATED ON THE BASIS OF POPULATION AND ALMOST INVARIABLY THE FUNDS HAVE BEEN ENTRUSTED TO LOCAL HOUSING AUTHORITIES.

FIFTEEN OF THE LOCAL AUTHORITIES IN ILLINOIS HAVE DEVELOPED LOW-RENT PROJECTS AUTHORIZED UNDER THE UNITED STATES HOUSING ACT.

OF THE 13 LOCAL AUTHORITIES IN INDIANA, 9 HAVE DEVELOPED LOW-RENT PROJECTS UNDER THE USHA PROGRAM.

IN WISCONSIN 10 OF THE 12 LOCAL AUTHORITIES WERE CREATED SINCE THE WAR. WHILE MOST OF THESE NEW AUTHORITIES CAME INTO EXISTENCE TO PARTICIPATE IN THE VETERANS' EMERGENCY HOUSING PROGRAM, SOME HAVE ALREADY GIVEN CONSIDERATION TO THE LONG RANGE LOW-RENT, SLUM CLEARANCE PROGRAM AUTHORIZED UNDER THE WISCONSIN HOUSING LAWS.

**COST
LIMITATIONS -
OBSTACLES TO
RESUMING LOCAL
PROGRAMS**

UNDER THE UNITED STATES HOUSING ACT THE COST OF DWELLINGS, EXCLUDING LAND, DEMOLITION AND NON-DWELLING FACILITIES, IS LIMITED TO \$5000 IN CITIES OVER 500,000 POPULATION AND TO \$4000 IN CITIES UNDER 500,000 POPULATION.

ATTEMPTS OF LOCAL AUTHORITIES TO RE-ACTIVATE LOW-RENTAL HOUSING PROJECTS DEFERRED AS A RESULT OF THE WAR HAVE BEEN RETARDED BECAUSE OF INCREASED CONSTRUCTION COSTS. BIDS TAKEN FROM PRIVATE CONTRACTORS BY THE SOUTH BEND, INDIANA, HOUSING AUTHORITY RAN

UNDER AN EXECUTIVE ORDER OF THE PRESIDENT, THE FPHA WAS AUTHORIZED TO REQUEST LOCAL HOUSING AUTHORITIES TO OUTLINE AND SUBMIT AUTHORITIES.

IS STRONGLY SUPPORTED BY PROGRAMS PROPOSED BY LOCAL HOUSING OR FEDERAL SOURCES. THAT SUCH ASSISTANCE IS DESIRED AND NEEDED ASSISTANCE MAY BECOME AVAILABLE IN THE FUTURE FROM LOCAL, STATE PROGRAMS. THIS MEANS THAT LOCALITIES ARE DEPENDENT ON WHATEVER NATIONAL HOUSING, FOR EITHER EMERGENCY OR PERMANENT LONG RANGE BE MADE AVAILABLE TO LOCAL HOUSING AUTHORITIES TO PROVIDE ADDI-

REQUIREMENTS OF FUTURE PROGRAMS

AT THE PRESENT TIME THE FPHA IS WITHOUT ANY FUNDS WHICH COULD

THE ACQUISITION OF THE SITES. THE ADVANCE OF FUNDS WHICH ENABLED THEM TO PROCEED WITH EVER, BY THESE COMMUNITIES. AT THEIR REQUEST, THE FPHA AUTHOR- DESTITUTE THE ABOVE EXPERIENCES, ALL HOPE WAS NOT GIVEN UP, HOW-

CONSTRUCTION COSTS HAVE ADVANCED EVEN HIGHER. CONSTRUCTION. SINCE THE TIME THE ESTIMATES WERE MADE, THE DWELLINGS TO THE BARRETT ESSENTIALS CONSISTENT WITH PERMA- COSTS POSSIBLE BY REDUCING THE FACILITIES AND CONSTRUCTION OF ARCHITECTS MADE EVERY POSSIBLE EFFORT TO ARRIVE AT THE MINIMUM IN EACH OF THE ABOVE CASES, THE LOCAL AUTHORITIES AND THEIR

OVER THE COST LIMITATIONS FOR LOW-RENT HOUSING. OF INCREASED CONSTRUCTION COSTS. ESTIMATES RAN 23 PER CENT WHEN THE WAR ENDED, HAVE ALSO BEEN UNSUCCESSFUL TO DATE BECAUSE 17 UNDER PL 671 BUT WHICH HAD NOT BEEN PUT UNDER CONSTRUCTION IN MILWAUKEE, EFFORTS TO CONVERT A WAR HOUSING PROJECT AUTHOR-

16 PER CENT OVER COST LIMITATIONS. HOUSING ACT. IN CHICAGO, ESTIMATES MADE IN MAY, 1946, WERE ABOUT ONE-THIRD OVER THE LIMITS ESTABLISHED UNDER THE U.S.

THEIR PLANS FOR PUBLIC LOW-RENT HOUSING PROGRAMS DURING THE FIRST THREE YEARS AFTER THE WAR. ESTIMATES OF NEED AND SUBSTANTIATING DATA WERE REQUIRED TO SUPPORT THE PROPOSED PROGRAMS REQUIRING FEDERAL ASSISTANCE. AS OF THE END OF 1945, PROGRAMS HAD BEEN RECEIVED FROM LOCAL HOUSING AUTHORITIES COVERING 336 CITIES AND 282 COUNTIES, PROPOSING A TOTAL OF 501,572 LOW-RENTAL DWELLING UNITS FOR LOW-INCOME FAMILIES, AT AN ESTIMATED COST OF OVER \$2,300,000,000. IN REGION III APPLICATIONS FOR ALLOTMENT OF FUNDS FOR SUCH PROGRAMS WERE RECEIVED FROM 28 LOCAL HOUSING AUTHORITIES FOR 71,536 DWELLING UNITS TO BE BUILT AT AN ESTIMATED COST OF OVER \$450,000,000. THESE REQUESTS



WESTFIELD VILLAGE, FT. WAYNE, INDIANA.
LOW-RENT HOMES BUILT BY
FT. WAYNE HOUSING AUTHORITY.

WERE SUBSEQUENTLY PRESENTED BY THE FPHA AND APPEAR IN HEARINGS ON THE WAGNER-ELLENDER-TAFT GENERAL HOUSING BILL (S.1592) BEFORE THE SENATE COMMITTEE ON BANKING AND CURRENCY AT THE END OF 1945. THOUGH PASSED BY THE SENATE, ACTION WAS NOT COMPLETED BY THE HOUSE BEFORE CONGRESS ADJOURNED IN 1946. THIS BILL WOULD SUPPLY ADDITIONAL FUNDS TO ENABLE LOCAL AUTHORITIES TO DEVELOP THEIR PROPOSED PUBLIC LOW-RENTAL PROGRAMS, AS WELL AS PROVIDE EXTENSIVE AIDS FOR LOW COST PRIVATE HOUSING AND SLUM REHABILITATION.



ELMWOOD PLACE HOMES AT CAIRO, ILLINOIS.
LOW-RENT HOUSING BUILT BY THE ALEXANDER
COUNTY HOUSING AUTHORITY.

DIRECTORY OF PUBLIC HOUSING

REGION III

MUNICIPALITIES WITH VETERANS HOUSING PROJECTS

ILLINOIS

ALTON
AURORA
BELLEVILLE
CHAMPAIGN
CHICAGO
COLLINGSVILLE
EAST ST. LOUIS
ELGIN
EVANSTON

GRANITE CITY
HOOPESTON
JOLIET
KANKAKEE
LAKE COUNTY
MADISON
MATTOON
MILLEDGEVILLE

MOLINE
NAPERVILLE
OAK PARK
OBLONG
PEKIN
PEORIA
QUINCY
ROBINSON

SPRINGFIELD
STERLING
SYCAMORE
VENICE
WAUKEGAN
WHEATON
WINNEBAGO COUNTY
WOODSTOCK

INDIANA

BLOOMINGTON
CANNELTON
CONNERSVILLE
CRAWFORDSVILLE
ELKHART

FORT WAYNE
GAS CITY
HAMMOND
INDIANAPOLIS
KOKOMO

LAFAYETTE
LAWRENCEBURG
LOGANSPORT
MISHAWAKA
PLYMOUTH

SOUTH BEND
TELL CITY
TERRE HAUTE
WABASH

IOWA

BOONE
CEDAR FALLS
CEDAR RAPIDS
CHARLES CITY
CLARINDA
CLINTON
COUNCIL BLUFFS
CRESTON
DAVENPORT
DECORAH

DENISON
DES MOINES
ESTHERVILLE
FORT DODGE
GEORGE
HAMPTON
HUMBOLDT
IOWA FALLS
KEOKUK
KNOXVILLE

MANSON
MARSHALLTOWN
MASON CITY
NEWTON
OSKALOOSA
RED OAK
ROCK RAPIDS
SHENANDOAH
SIBLEY
SIOUX CENTER

SIOUX CITY
SPENCER
SPIRIT LAKE
TAMA
TRAEER
WATERLOO
WAVERLY
WEBSTER CITY
WHAT CHEER

MINNESOTA

ALBERT LEA
ALEXANDRIA
ANOKA
AUSTIN
BENIDJI
CANNON FALLS
DULUTH
FAIRMONT
FARMINGTON
FERGUS FALLS

GAYLORD
GOODHUE
HIBBING
INTERNATIONAL
FALLS
KENYON
MANKATO
MINNEAPOLIS
MONTEVIDEO
MOORHEAD

NEW ULM
NORTHFIELD
RED WING
ROCHESTER
ST. CLOUD
ST. LOUIS PARK
ST. PAUL
ST. PETER
SOUTH ST. PAUL
SPRINGFIELD

TRACY
TWO HARBORS
VIRGINIA
WASECA
WELLS
WILLMAR
WINDOW
WINONA
WORTHINGTON
ZUMBOTA

MISSOURI

CHILLICOTHE
CLAYTON
COLUMBIA

GALLATIN
HANNIBAL
INDEPENDENCE

KANSAS CITY
MARYVILLE

ST. JOSEPH
ST. LOUIS

MUNICIPALITIES WITH VETERANS HOUSING PROJECTS
(Continued)

NEBRASKA

ALMA
ARAPAHOE
BEATRICE
BRUNING
CAMBRIDGE
COLUMBUS
COZAD

DEHLER
FAIRBURY
GOTHENBURG
HAY SPRINGS
HEBRON
HOLDREGE

LEXINGTON
LINCOLN
NORTH PLATTE
OGALLALA
OMAHA
ORLEANS

OXFORD
RED CLOUD
SCOTTSBLUFF
SUPERIOR
WAKEFIELD
WAYNE

NORTH DAKOTA

BISMARCK
EDGELEY
FARGO

FLASHER
FORMAN
GRAND FORKS

JAMESTOWN
MAYVILLE
MINOT

VALLEY CITY
WAMPETON
WILLISTON

SOUTH DAKOTA

ABERDEEN
BURKE
GROTON
HOT SPRINGS

HURON
LEMMON
MADISON

MITCHELL
RAPID CITY
SIOUX FALLS

WATERTOWN
WEBSTER
YANKTON

WISCONSIN

ANTIGO
APPLETON
BEAVER DAM
BLOOMER
CHIPPEWA FALLS
COLUMBUS
CROSS PLAINS
DEERFIELD
DEPERE
DODGEVILLE
EAU CLAIRE
ELROY
FENNIMORE
FT. ATKINSON
GAYS MILLS

GREEN BAY
HIGHLAND
JANESVILLE
KAUKAUNA
KENOSHA
LACROSSE
LADYSMITH
LAFARGE
LAKE MILLS
LANCASTER
MADISON
MARINETTE
MARSHFIELD
MAYVILLE

MENASHA
MENOMONIE
MILWAUKEE
MONROE
NEENAH
NEILLSVILLE
OSHKOSH
PLATTEVILLE
RACINE
RANDOLPH
RICE LAKE
RICHLAND CENTER
RIPON
RIVER FALLS

SHEBOYGAN
SHOREWOOD
SOUTH MILWAUKEE
TOMAH
VIROQUA
WATERLOO
WATERTOWN
WAUKESHA
WAUPUN
WAUSAU
WEST ALLIS
WHITENALL
WHITEWATER
WISCONSIN RAPIDS

EDUCATIONAL INSTITUTIONS WITH VETERANS HOUSING PROJECTS

ILLINOIS

ALTON	SHURTLEFF COLLEGE
AURORA	AURORA COLLEGE
BLOOMINGTON	ILLINOIS WESLEYAN UNIVERSITY
CARBONDALE	SOUTHERN ILLINOIS NORMAL UNIVERSITY
CARTHAGE	CARTHAGE COLLEGE
CHARLESTON	EASTERN ILLINOIS STATE TEACHERS COLLEGE
CHICAGO	UNIVERSITY OF CHICAGO
DECATUR	JAMES MILLIKIN UNIVERSITY
DE KALB	NORTHERN ILLINOIS STATE TEACHERS COLLEGE
ELMHURST	ELMHURST COLLEGE
EUREKA	EUREKA COLLEGE
GALESBURG	KNOX COLLEGE
GALESBURG	UNIVERSITY OF ILLINOIS
GREENVILLE	GREENVILLE COLLEGE
JACKSONVILLE	ILLINOIS COLLEGE
KANKAKEE	OLIVET NAZARENE COLLEGE
LAKE FOREST	LAKE FOREST UNIVERSITY
LAWRENCEVILLE	VINCENNES UNIVERSITY
LINCOLN	LINCOLN COLLEGE
LOCKPORT	LEWIS SCHOOL OF AERONAUTICS
MACOMB	WESTERN ILLINOIS STATE TEACHERS COLLEGE
MONMOUTH	MONMOUTH COLLEGE
NAPERVILLE	NORTH CENTRAL COLLEGE
NORMAL	ILLINOIS STATE NORMAL UNIVERSITY
PEORIA	BRADLEY POLYTECHNIC INSTITUTE
QUINCY	QUINCY COLLEGE AND SEMINARY
URBANA	UNIVERSITY OF ILLINOIS

INDIANA

ANGOLA	TRI--STATE COLLEGE
ANDERSON	ANDERSON COLLEGE AND THEOLOGICAL SEMINARY
• BERRIEN SPRINGS, MICHIGAN	EMMANUEL MISSIONARY COLLEGE
BLOOMINGTON	INDIANA UNIVERSITY
CRAWFORDSVILLE	WABASH COLLEGE
DANVILLE	CENTRAL NORMAL COLLEGE
EVANSVILLE	EVANSVILLE COLLEGE
FRANKFORT	PILGRIM COLLEGE
FRANKLIN	FRANKLIN COLLEGE OF INDIANA
GREENCASTLE	DEPAUW UNIVERSITY
HUNTINGTON	HUNTINGTON COLLEGE
INDIANAPOLIS	INDIANA CENTRAL COLLEGE
INDIANAPOLIS	INDIANA UNIVERSITY
LAFAYETTE	PURDUE UNIVERSITY
MARION	MARION COLLEGE
MUNCIE	BALL STATE TEACHERS COLLEGE
NORTH MANCHESTER	MANCHESTER COLLEGE
OAKLAND CITY	OAKLAND CITY COLLEGE
RICHMOND	EARLHAM COLLEGE
SOUTH BEND	UNIVERSITY OF NOTRE DAME
TERRE HAUTE	INDIANA STATE TEACHERS COLLEGE
TERRE HAUTE	ROBE POLYTECHNIC INSTITUTE
UPLAND	TAYLOR UNIVERSITY
VALPARAISO	VALPARAISO TECHNICAL INSTITUTE
VALPARAISO	VALPARAISO UNIVERSITY

• INCLUDED IN THE SOUTH BEND WAR HOUSING LOCALITY

EDUCATIONAL INSTITUTIONS WITH VETERANS HOUSING PROJECTS

(Continued)

IOWA

AMES	IOWA STATE COLLEGE OF AGRICULTURE AND MECHANIC ARTS
CEDAR FALLS	IOWA STATE TEACHERS COLLEGE
CEDAR RAPIDS	COE COLLEGE
DAVENPORT	PALMER SCHOOL OF CHIROPRACTIC
DAVENPORT	ST. AMBROSE COLLEGE
DECORAH	LUTHER COLLEGE
DES MOINES	DRAKE UNIVERSITY
FAIRFIELD	PARSONS COLLEGE
FAYETTE	UPPER IOWA UNIVERSITY
FOREST CITY	WALDORF COLLEGE
GRINNELL	GRINNELL COLLEGE
INDIANOLA	SIMPSON COLLEGE
IOWA CITY	STATE UNIVERSITY OF IOWA
LE MARS	WESTERN UNION COLLEGE
MT. PLEASANT	IOWA WESLEYAN COLLEGE
MT. VERNON	CORNELL COLLEGE
OSKALOOSA	WILLIAM PENN COLLEGE
PELLA	CENTRAL COLLEGE
SIOUX CITY	MORNINGSIDE COLLEGE
STORM LAKE	BUENA VISTA COLLEGE

MINNESOTA

COLLEGEVILLE	ST. JOHN'S UNIVERSITY
MANKATO	MANKATO STATE TEACHERS COLLEGE
MINNEAPOLIS	AUGSBURG COLLEGE AND THEOLOGICAL SEMINARY
MINNEAPOLIS	UNIVERSITY OF MINNESOTA
MINNEAPOLIS	NORTH CENTRAL BIBLE INSTITUTE
MOORHEAD	CONCORDIA COLLEGE
MOORHEAD	MOORHEAD STATE TEACHERS COLLEGE
NORTHFIELD	CARLETON COLLEGE
NORTHFIELD	ST. OLAF COLLEGE
ST. CLOUD	ST. CLOUD STATE TEACHERS COLLEGE
ST. PAUL	COLLEGE OF ST. THOMAS
ST. PAUL	HAMLIN UNIVERSITY
ST. PAUL	MACALESTER COLLEGE
ST. PETER	GUSTAVUS ADOLPHUS COLLEGE
WINONA	ST. MARY'S COLLEGE
WINONA	WINONA STATE TEACHERS COLLEGE

MISSOURI

CANTON	CULVER-STOCKTON COLLEGE
CAPE GIRARDEAU	SOUTHEAST MISSOURI STATE TEACHERS COLLEGE
CHILlicoTHE	CHILlicoTHE BUSINESS SCHOOL
COLUMBIA	UNIVERSITY OF MISSOURI
FAYETTE	CENTRAL COLLEGE
FULTON	WESTMINSTER COLLEGE
HANNIBAL	HANNIBAL-LAGRANGE COLLEGE
JEFFERSON CITY	LINCOLN UNIVERSITY
JOPLIN	JOPLIN JUNIOR COLLEGE
KANSAS CITY	KANSAS CITY ART INSTITUTE & SCHOOL OF DESIGN
KANSAS CITY	ROCKHURST COLLEGE

EDUCATIONAL INSTITUTIONS WITH VETERANS HOUSING PROJECTS
(Continued)

MISSOURI - (CONTINUED)

KIRKSVILLE	COLLEGE OF OSTEOPATHY AND SURGERY
KIRKSVILLE	NORTHEAST MISSOURI STATE TEACHERS COLLEGE
MARSHALL	MISSOURI VALLEY COLLEGE
MARYVILLE	NORTHWEST MISSOURI STATE TEACHERS COLLEGE
PARKVILLE	PARK COLLEGE
ROLLA	UNIVERSITY OF MISSOURI SCHOOL OF MINES & METALLURGY
SPRINGFIELD	CENTRAL BIBLE INSTITUTE
SPRINGFIELD	SOUTHWEST MISSOURI STATE TEACHERS COLLEGE
ST. LOUIS	LOGAN BASIC COLLEGE OF CHIROPRACTIC
TARKIO	TARKIO COLLEGE
WARRENSBURG	CENTRAL MISSOURI STATE TEACHERS COLLEGE

NEBRASKA

BLAIR	DANA COLLEGE
CHADRON	NEBRASKA STATE TEACHERS COLLEGE
CRETE	DOANE COLLEGE
FAIRBURY	FAIRBURY JUNIOR COLLEGE
FREMONT	MIDLAND COLLEGE
GRAND ISLAND	GRAND ISLAND BUSINESS COLLEGE
HASTINGS	HASTINGS COLLEGE
KEARNEY	NEBRASKA STATE TEACHERS COLLEGE
LINCOLN	NEBRASKA WESLEYAN UNIVERSITY
LINCOLN	UNION COLLEGE
LINCOLN	UNIVERSITY OF NEBRASKA
MILFORD	NEBRASKA STATE TRADE SCHOOL
NORFOLK	NORFOLK JUNIOR COLLEGE
PERU	NEBRASKA STATE TEACHERS COLLEGE
WAYNE	NEBRASKA STATE TEACHERS COLLEGE
YORK	YORK COLLEGE

NORTH DAKOTA

BOTTINEAU	NORTH DAKOTA STATE SCHOOL OF FORESTRY
DICKINSON	STATE TEACHERS COLLEGE
ELLENDALE	STATE NORMAL AND INDUSTRIAL COLLEGE
FARGO	NORTH DAKOTA AGRICULTURAL COLLEGE
GRAND FORKS	UNIVERSITY OF NORTH DAKOTA
JAMESTOWN	JAMESTOWN COLLEGE
MAYVILLE	STATE TEACHERS COLLEGE
MINOT	STATE TEACHERS COLLEGE
VALLEY CITY	VALLEY CITY STATE TEACHERS COLLEGE
WAMPETON	NORTH DAKOTA STATE SCHOOL OF SCIENCE

SOUTH DAKOTA

ABERDEEN	NORTHERN STATE TEACHERS COLLEGE
BROOKINGS	SOUTH DAKOTA STATE COLLEGE OF AGRICULTURE AND MECHANIC ARTS
HURON	HURON COLLEGE
MITCHELL	DAKOTA WESLEYAN UNIVERSITY
RAPID CITY	SOUTH DAKOTA SCHOOL OF MINES AND TECHNOLOGY

EDUCATIONAL INSTITUTIONS WITH VETERANS HOUSING PROJECTS
(Continued)

SOUTH DAKOTA - (CONTINUED)

**SIOUX FALLS
SIOUX FALLS
SPEARFISH
SPRINGFIELD
VERMILLION
WESINGTON SPRINGS
YANKTON**

**AUGUSTANA COLLEGE
SIOUX FALLS COLLEGE
BLACK HILLS TEACHERS COLLEGE
SOUTHERN STATE NORMAL SCHOOL
UNIVERSITY OF SOUTH DAKOTA
WESINGTON SPRINGS COLLEGE
YANKTON COLLEGE**

WISCONSIN

**APPLETON
ASHLAND
BELOIT
EAU CLAIRE
LACROSSE
MADISON
MENOMONIE
MILTON
RIPON
WAUKESHA
WHITWATER**

**LAWRENCE COLLEGE & INSTITUTE OF PAPER
CHEMISTRY
NORTHLAND COLLEGE
BELOIT COLLEGE
STATE TEACHERS COLLEGE
STATE TEACHERS COLLEGE
UNIVERSITY OF WISCONSIN
STOUT INSTITUTE
MILTON COLLEGE
RIPON COLLEGE
CARROLL COLLEGE
STATE TEACHERS COLLEGE**

LOCALITIES WHICH PARTICIPATED IN
FPNA WAR HOUSING PROGRAM

ILLINOIS

BELLEVILLE
CHICAGO
DECATUR
DE KALB
EAST ALTON
EAST MOLINE
EAST ST. LOUIS
EDWARDSVILLE
GRANITE CITY
MANOVER
HERRIN
LAWRENCEVILLE
MADISON
MARION
MOLINE
OTTAWA
RANTOUL
ROCKFORD
ROCK ISLAND
ROSTCLARE
SAVANNA
SENECA
VENICE
WEDRON
WILMINGTON

INDIANA

ANDERSON
BURNS CITY
CHARLESTOWN
CLINTON
CONNERSVILLE
EVANSVILLE
FORT WAYNE
INDIANAPOLIS
JEFFERSONVILLE
KINGSFORD HEIGHTS
KNOX
LA PORTE
NEW ALBANY
SEYMOUR
SOUTH BEND
VERSAILLES
WALKERTON

IOWA

BURLINGTON
CEDAR RAPIDS
CLINTON
NEWTON

KANSAS

EUDORA
KANSAS CITY

MICHIGAN

BUCHANAN

MINNESOTA

WELLS

MISSOURI

FT. LEONARD WOOD
KANSAS CITY
LOUISIANA
NEOSHO
ROLLA
ST. CHARLES
ST. LOUIS
WENTZVILLE

NEBRASKA

ALLIANCE
BRUNING
COZAD
GENEVA
GRAND ISLAND
HARVARD
HASTINGS
MC COOK
SIDNEY

SOUTH DAKOTA

CUSTER
PROVO
RAPID CITY
STURGIS

WISCONSIN

BADGER VILLAGE
KENOSHA
MANITOWOC
MILWAUKEE
PRAIRIE DU SAC
RACINE
STURGEON BAY
SUPERIOR
TOWAH
WAUKESHA

LOCAL HOUSING AUTHORITIES
WITH PROGRAMS ASSISTED BY THE FPHA

ILLINOIS

ALEXANDER COUNTY
CHAMPAIGN COUNTY
CHICAGO
DANVILLE
DECATUR
GRANITE CITY
HENRY COUNTY
JOLIET
KANKAKEE COUNTY
LAKE COUNTY
LASALLE COUNTY
MADISON COUNTY
MOLINE
MORGAN COUNTY
OAK PARK
PEORIA
QUINCY
ROCK ISLAND
ROCK ISLAND COUNTY
ST. CLAIR COUNTY
SPRINGFIELD
WHITESIDE COUNTY
WINNEBAGO COUNTY

ALEXANDER COUNTY HOUSING AUTHORITY
HOUSING AUTHORITY OF CHAMPAIGN COUNTY
CHICAGO HOUSING AUTHORITY
HOUSING AUTHORITY OF THE CITY OF DANVILLE
DECATUR HOUSING AUTHORITY
GRANITE CITY HOUSING AUTHORITY
HOUSING AUTHORITY OF HENRY COUNTY
JOLIET HOUSING AUTHORITY
KANKAKEE COUNTY HOUSING AUTHORITY
LAKE COUNTY HOUSING AUTHORITY
LASALLE COUNTY HOUSING AUTHORITY
MADISON COUNTY HOUSING AUTHORITY
MOLINE HOUSING AUTHORITY
HOUSING AUTHORITY OF THE COUNTY OF MORGAN
OAK PARK HOUSING AUTHORITY
PEORIA HOUSING AUTHORITY
QUINCY HOUSING AUTHORITY
CITY OF ROCK ISLAND HOUSING AUTHORITY
ROCK ISLAND COUNTY HOUSING AUTHORITY
ST. CLAIR COUNTY HOUSING AUTHORITY
SPRINGFIELD HOUSING AUTHORITY
WHITESIDE COUNTY HOUSING AUTHORITY
WINNEBAGO COUNTY HOUSING AUTHORITY

INDIANA

DELAWARE COUNTY
EVANSVILLE
FORT WAYNE
GARY
HAMMOND
JEFFERSONVILLE
KOKOMO
MUNCIE
NEW ALBANY
SOUTH BEND
TERRE HAUTE
VIGO COUNTY
VINCENNES

DELAWARE COUNTY HOUSING AUTHORITY
HOUSING AUTHORITY OF THE CITY OF EVANSVILLE
HOUSING AUTHORITY OF THE CITY OF FORT WAYNE
HOUSING AUTHORITY OF THE CITY OF GARY
HOUSING AUTHORITY OF THE CITY OF HAMMOND
HOUSING AUTHORITY OF THE CITY OF JEFFERSONVILLE
HOUSING AUTHORITY OF THE CITY OF KOKOMO
HOUSING AUTHORITY OF THE CITY OF MUNCIE
HOUSING AUTHORITY OF THE CITY OF NEW ALBANY
HOUSING AUTHORITY OF THE CITY OF SOUTH BEND
HOUSING AUTHORITY OF THE CITY OF TERRE HAUTE
HOUSING AUTHORITY OF THE COUNTY OF VIGO
HOUSING AUTHORITY OF THE CITY OF VINCENNES

MISSOURI

CAPE GIRARDEAU
KANSAS CITY
POPLAR BLUFF
ST. JOSEPH
ST. LOUIS

CAPE GIRARDEAU HOUSING AUTHORITY
KANSAS CITY HOUSING AUTHORITY
POPLAR BLUFF HOUSING AUTHORITY
ST. JOSEPH HOUSING AUTHORITY
ST. LOUIS HOUSING AUTHORITY

NEBRASKA

LINCOLN
OMAHA

LINCOLN HOUSING AUTHORITY
OMAHA HOUSING AUTHORITY

**LOCAL HOUSING AUTHORITIES
WITH PROGRAMS ASSISTED BY THE PPNA**

(Continued)

WISCONSIN

**APPLETON
GREEN BAY
LACROSSE
MADISON
MENOMONIE
MILWAUKEE
RACINE
RICE LAKE
RIPON
SUPERIOR**

**APPLETON HOUSING AUTHORITY
GREEN BAY HOUSING AUTHORITY
LACROSSE HOUSING AUTHORITY
MADISON HOUSING AUTHORITY
MENOMONIE HOUSING AUTHORITY
MILWAUKEE HOUSING AUTHORITY
RACINE HOUSING AUTHORITY
RICE LAKE HOUSING AUTHORITY
RIPON HOUSING AUTHORITY
SUPERIOR HOUSING AUTHORITY**

LOCALITIES WITH CONVERSION MANAGEMENT DWELLINGS

ILLINOIS

CHICAGO
CIGERO
DE KALB
LOMBARD
MAYWOOD
OAK PARK
SYCAMORE

INDIANA

ANDERSON
EVANSVILLE
FORT WAYNE
INDIANAPOLIS
KOKOMO
SOUTH BEND

IOWA

ALGONA
CEDAR RAPIDS
CHARLES CITY
CLINTON
COUNCIL BLUFFS

KANSAS *

KANSAS CITY

MINNESOTA

DULUTH

MISSOURI

BOONVILLE
KANSAS CITY
MEXICO
NEVADA

NEBRASKA

ALLIANCE
BELLEVUE
BLAIR
CLAY CENTER
CRAWFORD
GRAND ISLAND
HARVARD
HASTINGS
KEARNEY
MC COOK
OMAHA

SOUTH DAKOTA

SIOUX FALLS

WISCONSIN

CUDAHY
KENOSHA
MADISON
MENOMONEE FALLS
MILWAUKEE
RACINE
SUPERIOR
WEST ALLIS

*REGION III INCLUDES ONLY THAT PORTION OF KANSAS IN THE KANSAS CITY WAR HOUSING LOCALITY.

**BIBLIOGRAPHY OF SELECTED PUBLICATIONS
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AUTHORITY**

GENERAL DESCRIPTION OF THE VETERANS, WAR, AND
LOW-RENT HOUSING PROGRAMS FOR WHICH THE FPMA IS
RESPONSIBLE. 45 PP., ILLUSTRATED.

PUBLIC HOUSING DESIGN

A REVIEW AND ANALYSIS OF THE PLANS OF PUBLIC
HOUSING DEVELOPMENTS. 294 PP., ILLUSTRATED.
LIMITED SUPPLY; ALSO AVAILABLE FROM THE GOVERN-
MENT PRINTING OFFICE @ \$1.25.

**FPMA REQUIREMENTS FOR URBAN LOW-RENT HOUSING AND SLUM
CLEARANCE**

A MANUAL FOR THE GUIDANCE OF LOCAL HOUSING
AUTHORITIES IN DEVELOPING FEDERALLY-ASSISTED
PROJECTS. 39 PP. LIMITED SUPPLY.

**REFERENCE AND SOURCE MATERIAL ON HOUSING NEEDS;
ECONOMIC AND SOCIAL COST OF GOOD AND BAD HOUSING;
AND WHO PAYS FOR PUBLIC HOUSING**

EXCERPTS FROM VARIOUS REPORTS AND SOURCES. 30 PP.

**THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED
THE BASIC FEDERAL PUBLIC LOW-RENT HOUSING LAW.**

**FOURTH ANNUAL REPORT, FEDERAL PUBLIC HOUSING AUTHORITY
80 PP.**

**STATEMENT OF NATIONAL HOUSING ADMINISTRATOR AND
HOUSING EXPERTS**

HEARINGS ON THE WAGNER-ELLENDER-TAFT GENERAL HOUSING
BILL, S. 1592, BEFORE THE HOUSE COMMITTEE ON BANKING
AND CURRENCY, JULY 1940. 70 PP., ILLUSTRATED -
CHARTS.

**PUBLIC WAR HOUSING - THE JOB OF RE-USE AND DISPOSAL
DESCRIPTION OF HOW WAR HOUSING WILL BE DISPOSED OF
WHEN IT BECOMES SURPLUS TO VETERANS AND RECONVERSION
NEEDS. 12 PP.**

**DISPOSAL OF PERMANENT WAR HOUSING TO MUTUAL OWNERSHIP
CORPORATIONS**

DESCRIPTION OF GENERAL POLICY AND TERMS FOR SUCH
DISPOSITION. TEMPORARILY UNAVAILABLE PENDING REVISION.