

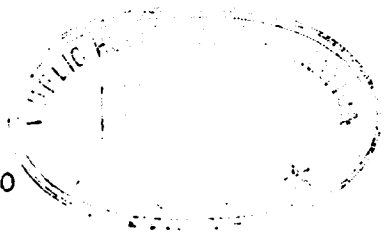
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Puerto Rico Housing Authority



HOUSING PROGRESS IN PUERTO RICO

— 1938-1948 —



HOUSING PROGRESS IN PUERTO RICO

1938 - 1948

When in the latter part of 1937, the Congress of the United States passed a HOUSING ACT, leaders in Puerto Rico saw a ray of hope that probably something could be done for the hundreds of thousands of people within their Island, living under the most horrible unsanitary conditions.

To those leaders, a word of thanks is certainly not misplaced, because through their efforts and untiring enthusiasm, the Insular Legislature during their next session in 1938, passed a HOUSING ACT keyed to the one passed in the United States, enabling Municipalities to establish Local Housing Authorities.

This call to arms soon bore fruits, because in that same year five Local Authorities were legally established. Ponce, San Juan, Mayaguez, Arecibo and Río Piedras were the localities which established such authorities. The first three mentioned, with jurisdiction of operation within the boundaries of their respective towns, and the one in Río Piedras, The Puerto Rico Housing Authority with Island wide jurisdiction, except Ponce, San Juan and Mayaguez. The one established in Arecibo, transferred its responsibilities to the PRHA, so that actually four Local Housing Authorities are actively in operation.

In passing the Insular Housing Act, financial assistance was also provided for, to enable the Local Authorities to prepare the necessary applications, required by the United States Housing Authority, in Washington, D. C.

Since little of the information required by the Washington Office was readily at hand, months and months of effort were needed to produce the necessary materials.

A great deal of time was saved, however, because the United States Housing Authority had established an Insular Field Office in San Juan. So instead of endless waiting for replies on questions, to be cleared by boat mail, most of our inquiries could be answered immediately by the staff employees of this Field Office.

Up to today, all of us in the Local Authorities may boast of the fine cooperation and coordination we have experienced from all those staff employees of this Federal Organization.

Earmarking of funds for financial assistance by the USHA were approved not too long after the Local Authorities were established, but considerably more time was required in the preparation of working drawings and specifications. In the latter part of 1939, the Ponce Authority was finally successful in clearing all the obstacles and begin actual construction. Soon thereafter, the San Juan Authority and the PRHA followed in their stride with the Mayaguez Authority coming in a little later.

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Returning ones thoughts to the first hectic years of Public Housing in Puerto Rico, bring back many memories to problems to be solved, because Puerto Rican conditions could in most instances not be compared with any existing in the Continental United States. Whatever the differences may have been at that time, all Puerto Rico Housing Authorities have been successful in their endeavor, and to-day after ten years of operation may be rightly proud of their accomplishments.

With the Federal funds assigned to the four Local Authorities, Ponce had planned six developments; San Juan four; Mayaguez two, and PRHA fourteen, totaling approximately 14 million dollars.

The outbreak of World War II in December 1941, brought with it many unforeseen conditions, which to a large extent jeopardized the splendid start made by the Local Authorities. Several of the planned developments had to be postponed, and Federal funds already assigned were taken back, with the understanding that as soon as peace would be declared, reactivation of the postponed developments, could be requested. Due to this action the Ponce Authority was obliged to postpone one of her developments, San Juan one, and PRHA two. All these developments have now been reactivated and are either completed or under construction. The funds originally assigned to the Authorities were in most instances not sufficient to build the anticipated number of units, and funds from other sources had to be added to produce the planned homes.

The following is a summary of developments, constructed with Federal assistance:

LOCATION:	PROJECT NO.	NUMBER OF UNITS	KIND OF DEVELOPMENT
Ponce	P.R.-1-1.	300	Permanent dwellings.
	" 1-2.	280*	" "
	" 1-3.	116	" "
	" 1-4.	152	" "
	" 1-5.	210	Land and Utilities.
	" 1-7.	523	" " "
	* Reactivated, now under construction.		
San Juan	P.R. 2-1.	420	Permanent dwellings,
	" 2-2.	132	" "
	" 2-3.*	200	" "
	" 2-4.	84	" "
	" * *	132	Temporary dwellings (War emergency)

* Reactivated. Bids have been taken, award forthcoming.

* * Housing for Veterans, constructed with War Emergency Funds.

Puerto Rico Housing Authority.

LOCATION;	PROJECT NUMBER.	NUMBER OF UNITS.	KIND OF DEVELOPMENT.
Fajardo.	P.R. 3-1.	210 *	Permanent Dwellings.
Manatí.	" 3-2.	193 *	" "
Caguas.	" 3-3.	120 *	" "
Caguas.	" 3-4.	152 *	" "
Bayamón.	" 3-5.	89 *	" "
Humacao.	" 3-6.	200 *	" "
Isabela.	" 3-7.	170 *	" "
Aguadilla.	" 3-8.	199 *	" "
Río Piedras.	" 3-9.	256 * *	" "
Yauco	" 3-10R.	227 *	" "
Arecibo.	" 3-11.	100 * *	" "
Carolina.	" 3-12.	197 *	" "
Guayama	" 3-14.	146 *	" "
Cataño.	" 3-15.	160 * *	" "

* Denotes Semi-rural developments.

* * Denotes Urban developments.

The developments in Guayama and Cataño were reactivated, Cataño is completed and fully occupied, while in Guayama, tenant selection will start soon and tenants will be able to move in by the middle of September 1948.

Mayaguez.	P.R. 4-1.	476	Permanent Dwellings.
"	4-2.	324	Land and Utility.

From this summary we learn that 27 developments have been built or are under construction, accommodating 5,768 families. From those, 4, 579 will eventually live in a permanent dwelling, 132 in semi-permanent structures (Was emergency homes in San Juan), and 1,057 have a parcel of land and water and toilet facilities.

This number of accommodations is a substantial amount, but the outbreak of the war is to blame that this number is not actually doubled or tripled, since all Authorities were well in a position to produce a greater number of dwellings if Federal funds had been available.

Public Housing, however, due to the war, was completely stopped, and all the building and construction efforts were used to produce war workers homes in the most needed small and large industrial areas. Puerto Rico, with no industrial areas to speak of, for production of war materials, was completely by-passed and housing in general, with Federal assistance came to a complete stand still.

Had it not been for the more than generous assistance received from Insular Legislature appropriations, Puerto Rico Housing Authorities, while appreciative for the Federal assistance received, could

not boast too much over an average production of 576 accommodations per year, for all four Authorities.

All in all, \$.16,950,000.00 have been appropriated by the Insular Legislature from May 1944 to May 1947, to further the progress made by the Local Authorities. These appropriations have kept Public Housing in Puerto Rico on its feet and in the Public eye. With the exception of a few States in the United States, New York, Massachusetts, and some others, NONE have received proportionally as much assistance locally as the Puerto Rico Authorities have obtained. Another word of thanks to those who have so generously supported the program for Public Housing in Puerto Rico.

The moneys appropriated to the cause of Public Housing were received as follows :

ACT NO. 108, May 15, 1944. \$. 3,200,000.00.

\$.2,200,000.00 to PHHA)
\$ 1,000,000.00 to San Juan Housing Authority)
For acquisition of sites and preparation of
plans and specification for low-rent housing.

ACT NO. 154, May 9, 1945. \$.1,000,000.00 to PHHA, for the development of low-rent housing projects.

ACT NO. 264, May 14, 1945. \$.1,000,000.00 for slum clearance only, no part of these funds to be used for re-development.

ACT NO. 265, May 14, 1945. \$.3,750,000.00, of which:

\$. 800,000.00 to San Juan Authority;
" 600,000.00 to Ponce Authority;
" 350,000.00 to Mayaguez Authority;
" 150,000.00 to Arecibo Authority; and
" 1,850,000.00 to PHHA, of which \$. 150,000.00 to be spent in Arecibo.
All these sums for construction of low-rent housing.

ACT NO. 18, July 31, 1946. \$. 1,750,000.00, of which:

\$. 575,000.00 to San Juan Authority;
" 150,000.00 to Ponce Authority
" 150,000.00 to Mayaguez Authority; and
" 875,000.00 to PHHA, \$. 150,000.00 of which to be spent in Arecibo. Moneys to be used for low-rent housing construction.

ACT NO. 410, May 13, 1947. \$. 6,250,000.00, to PHHA for the construction of low-rent housing, except for \$. 50,000.00

which shall be used for improvements to Barrios Obreros.

In addition to all these appropriations by the Legislature of Puerto Rico, PRHA received an additional amount of \$. 200,000.00 from War Emergency Funds to defray labor cost of the Cataño development. The Emergency Committee supplemented our funds with another \$. 600,000.00, for the construction of several hundred new houses in Lares and Aguadilla, both of which cities were considerably damaged by fires.

While a large number of new homes and other accommodations have already been and are being provided, it should be borne in mind that present day construction costs are much higher than those prevailing in the early forties. Present day construction costs have been found to be from 150 to 200 percent higher than those paid in the beginning of the program.

The Puerto Rico Housing Authority, realizing that such costs would cut their program in more than half of what they could have accomplished, if prices were not increased, has constructed several experimental houses and still is building several others, to find out where any savings can be made, without damaging the liveability of the homes.

This subject will be discussed more fully in some of the following paragraphs.

PROGRESS MADE BY ALL THE AUTHORITIES WITH INSULAR FUNDS APPROPRIATED ARE AS FOLLOWS:

Ponce :

Funds needed for the construction of the 280 dwellings for P.R.-1-2, now under erection are \$. 1,183,389.70. Inasmuch as only \$ 568,089.70 were available from Federal assistance, as part of their Loan-Contract, \$615,300.00 will be required from Insular Funds to complete this project.

In addition, they are considering the preparation of plans and specifications for the construction of another 380 dwelling units, with an estimated cost of \$. 934,000.00, of which \$. 150,000.00 is already available, and in their bank.

San Juan :

Caserío San Juan Bautista	114	Permanent dwellings.
Extensión Caserío Las Casas	456 *	" "
" " " "	144 * *	" "

* Under construction.

* * Pending, waiting for assignment of funds.

Mayaguez.

Plans and specifications are being prepared by the PRHA, for the construction of 164 permanent dwellings.

Puerto Rico Housing Authority.

Developments constructed and occupied:

LOCATION:	NUMBER OF UNITS.	KIND OF DEVELOPMENTS.
Lares	192	Permanent dwellings.
San Lorenzo.	100	" "
	10	Land and Utilities.
	14 *	Permanent dwellings.

* These 14 new homes, now under construction, are part of a movement to clear a bad slum section near the permanent 100 unit development. A minimum type house, connected to the sanitary facilities, already in place, are constructed from Terra Cotta Clay tile. Facilities provided are living space, one bed room, and one or two bunk rooms, depending on the size of the family to be replaced. Estimated costs per house will be about \$ 1,200.00.

LOCATION:	NUMBER OF UNITS.	KIND OF DEVELOPMENTS.
Aguadilla.	176	Permanent dwellings.
San Germán.	100	" "
Coamo.	112	" "
	32	Land and Utilities.
Salinas.	104	Permanent dwellings.
	28	Land and Utilities.
Cayey.	104	Permanent dwellings
Humacao.	125	Land and Utilities.
Vieques.	75 *	Semi-permanent dwellings.

* The small project in Vieques was built to accommodate a group of families who had to be replaced from their locations. They were living on properties taken over by the U. S. Navy.

In addition to the ones already completed, the following is a summary of projects under construction:

LOCATION:	NUMBER OF UNITS.	KIND OF DEVELOPMENT.
Arecibo.	144 (Yo-Yo Type)	Permanent dwellings.
Amelia Farm (Guaynabo)	626	Land and Utilities
San José.	491	Improved lots for private developments.
San José.	224	Permanent dwellings.
San José.	300	Improved lots and latrines.

Bayamón (Pesquera)	347	Land and Utilities
Eleanor Roosevelt	329	Improved lots for private development.
<u>Arecibo</u>	30	Permanent dwellings.

Up to this date, therefore, the Puerto Rico Housing Authorities completed, or have under construction 4,541 accommodations, divided in the following categories:

Permanent dwellings	Land and Utilities	Improved lots and latrines	Improved lots for private developments	Semi-Permanent
2,178	1,168	300	820	75

With funds still available it is estimated, that approximately 1,423 additional living units can be constructed, of which 952 of a permanent nature, 362 of the Land and Utility type and 9 additional lots for private development.

Taking these also into account we find then, that the four Authorities will have provided:

- 3,130 permanent dwelling units.
- 1,530 land and utilities
- 300 improved lots with latrines and public fountains.
- 829 improved lots for private developments, and
- 75 semi-permanent homes (Vieques project) or an overall total of
- 5,864 living accommodations, all with Insular appropriations.

These accomplishments should be supplemented with some information regarding purchases of land and farms by several of the Authorities for future developments, if and when Federal funds or Insular funds again become available. Mayaguez, for instance, has proceedings on its way for the purchase of a 60 acres farm. Ponce, too, is thinking of purchasing some properties for future developments, San Juan has already purchase a very large farm in Isla Verde, and the PRHA has purchased many other farms and sites, varying in acreage and in various locations. The PRHA also hopes to be able to provide the first shopping center in its San José development with the funds at hand. It is anticipated that within one year from today, approximately 1,500 to 1,600 families will have moved into the various accommodations to be made available. It will be necessary, therefore, that some shopping facilities be made available to them for the purchase of their daily needs.

In summarizing the performances obtained by the Puerto Rico Housing Authorities, with Federal and Insular assistance it will be found that a total of 11,632 families will soon have moved from their horrible slum and unsanitary locations to very much improved surroundings. Their new locations, well planned with

streets, playgrounds, sanitary facilities, shops and stores where necessary, are models for healthful living, something really worth while to bring children up in. While a considerable amount of money is involved, it is really very small in comparison to the sufferings and unhealthful conditions under which they were living, and so many hundreds of thousands today are still existing.

A program for the betterment and improvements of the lives of those, upon whose shoulders rest the responsibility of providing the large labor force needed to keep any country or state in a healthful position as far as economy and production are concerned, cannot be expected to produce these responsibilities if they have to live under circumstances under which many animals could not even exist.

EXPERIMENTAL HOUSES

The Puerto Rico Housing Authority has, and still is experimenting with the construction of homes. Some of them are of the pre-fabricated type, while others are produced in the conventional manner. It is too early to give a definite statement as to the success of the various experiments, but what is known from them as far as construction costs are concerned, no great advantages have been noticed.

A few aluminum homes have been purchased and erected on a site near Cataño. The great disadvantage of this kind of homes is, that only the walls and roof construction are purchased, in other words "the shell". All other work as foundations, floors, installation of electric and plumbing facilities, and erection of "the shell" are added costs, difficult to estimate when purchase of "the shell" is made. Furthermore, large freight and transportation costs are another added expense, which actually do not improve the building at all.

A further experiment is being made with a "Weldcon" product. These homes have steel frame welded together. Pre-fabricated 2 inch concrete panels are placed between the steel framing and fastened to same. Inasmuch as these buildings are now under construction further detailed information as to costs and liveability are not yet available.

Still another experiment is being made in the construction of a so-called "windmill" type house and a "Yo-Yo" type house. The main thing in common that both designs have, is that they are constructed around a core, which core contains four complete utility units, with shower, water closet and a faucet. The "windmill" type spread itself in the four directions of the wind, while the "Yo-Yo" type are put together to save an extra wall. Each of the types will accommodate four families, and due to the fact that the utility units are placed at the intersection of four different building lots, gives the individual house a great deal of land in front of the

house. This condition, in our estimation will give the tenant a good opportunity to till the available soil, or if so desired, made a real nice garden out of this ground. Cost figures received for the construction of 144 of these houses run about \$1,500.00 per dwelling unit.

Attached photographs of the house plan of both of these types, and a perspective view of same, can be found in the illustrations.

MODEL HOUSING :

Within the organization of the Puerto Rico Housing Authority, but functioning separately, is the Model Housing Board. This Board is composed of three members, appointed by the Governor of Puerto Rico, and who serve without compensation for a term of five (5) years. This Model Housing Board was created pursuant to terms of Act, No. 108 of the United States Congress, approved March 2, 1934.

It is the duty of the Model Housing Board to design and construct houses of several types which shall be models of sanitation, health, convenience and comfort. The Board, in accordance with the provisions of this Act, cannot build more than eight (8) model houses in any senatorial district in any one year.

All houses built are sold at such prices and under such terms and conditions as it may determine. The funds derived from the sale of such houses are placed in the Insular Treasury to the account of the Model Housing Fund established by the Act, for which purpose the sum of \$30,000.00 is separated annually out of revenue of intoxicating liquors.

Up to the present time model houses have been constructed and sold in the senatorial districts of San Juan, Arecibo, Utuado, and Mayaguez. Another eight (8) such houses are built in Ponce, and negotiations are going on for the sale of same. In the district of Humacao we are constructing eight (8) experimental buildings, while plans are in preparation for construction of model homes in Coamo, Caguas, San Germán, Aibonito, and Añasco.

COMMUNITY ACTIVITIES.

The work of Local Housing Authorities is not limited to managing and maintaining the developments. Once the houses are occupied, the Authorities spend considerable time, and money and effort in raising the families' standard of living so that they will adapt themselves to the new and better environments. This phase of the Authorities' work is classified as Community Activities.

This work is of an educational nature, and its main purpose is to raise the tenants' standard of living. Special emphasis is given to health, education and recreation. It includes establishing

of nursery schools, work shops, cooperative stores, periodicals, clubs, libraries, boy and girl scout troops, milk stations for children, lunch rooms, medical clinics, welfare services, athletic games, etc., playgrounds, athletic fields and community centers are provided for these activities which serve as social and recreational centers, not only for families living in the housing projects, but also for others in the immediate neighborhood.

Slum clearance is slow work, especially when funds are limited but the Puerto Rico Housing Authorities are working not only toward reducing slum areas, but toward educating the people occupying homes in their housing developments in a new, healthier and more esthetic way of living.

In closing, a work of appreciation should go to all the Commissioners of the various Local Authorities, who have given so much of their time in the furthering of the splendid housing program for low-income families, which started just ten years ago. Their untiring efforts cannot be calculated in money, but the leadership they have given in the fulfillment of their duties, is to a great extent responsible for the success the Local Housing Authorities have obtained.

SUMMARY OF ACCOMMODATIONS AVAILABLE, AFTER
ALL FUNDS NOW AT HAND ARE EXPENDED

Permanent dwellings	7,709
Semi-permanent dwellings	207
Land and utilities	2,587
Improved land, with latrine and public fountains . . .	300
Improved lots, for private developments	829

GRAND TOTAL11,632

SCHEDULE OF ACCOMMODATIONS PROVIDED OR TO BE PROVIDED BY PUERTO RICO HOUSING AUTHORITIES
1938 - 1948 WITH FEDERAL AND INSULAR FUNDS AVAILABLE

Project : Number	Location :	Permanent : Dwellings	Semi-Permanent : Dwellings	Land and : Utilities	Improved lots : with Water & Latrine	Improved lots : for private developments	Total accom- : modations.
PR 1-1	Ponce	300	:	:	:	:	:
1-2	"	280	h	:	:	:	:
1-3	"	116	:	:	:	:	:
1-4	"	152	:	:	:	:	:
1-5	"	:	:	210	:	:	:
1-7	"	:	:	523	:	:	1,581
2-1	San Juan	420	:	:	:	:	:
2-2	"	132	:	:	:	:	:
2-3	"	200	h	:	:	:	:
2-4	"	84	:	:	:	:	:
	"	114	:	:	:	:	:
	"	:	132	:	:	:	:
	"	600	h	:	:	:	1,682
4-1	Mayaguez	476	:	:	:	:	:
4-2	"	:	:	324	:	:	:
	"	164	h	:	:	:	964
PRHA	:	:	:	:	:	:	:
3-1	Pajardo	210	:	:	:	:	210
3-2	Manati	193	:	:	:	:	193
3-3	Caguas	120	:	:	:	:	272
3-4	"	152	:	:	:	:	:
3-5	Bayamón	89	:	:	:	:	436
	"	:	:	347	:	:	:
3-6	Humacao	200	:	:	:	:	325
	"	:	:	125	:	:	170
3-7	Isabela	170	:	:	:	:	:
3-8	Aguadilla	199	:	:	:	:	375
	"	176	:	:	:	:	256
	Rio Piedras	256	:	:	:	:	:

Project Number	Location	Permanent Dwellings	Semi-Permanent Dwellings	Land and Utilities	Improved lots with Water & latrine	Improved lots for private developments	Total Accommodations
3-10R	: Yauco	: 227	:	:	:	:	: 227
3-11	: Arecibo	: 100	:	:	:	:	:
	: "	: 144	:	:	:	:	: 274
	: "	: 30	:	:	:	:	: 197
3-12	: Carolina	: 197	:	:	:	:	: 192
	: Lares	: 192	:	:	:	:	: 124
	: San Lorenzo	: 114	:	: 10	:	:	: 132
	: Salinas	: 104	:	: 28	:	:	: 100
	: San Germán	: 100	:	:	:	:	: 144
	: Coamo	: 112	:	: 32	:	:	: 104
	: Cayey	: 104	:	:	:	:	: 160
3-14	: Cataño	: 160	:	:	:	:	: 146
3-15	: Guayama	: 146	:	: 626	:	:	: 626
	: Guaynabo	:	:	:	:	:	:
	: San José	:	:	:	:	: 491	: 491
	: Río Piedras	: 224	:	:	:	:	: 224
	: "	:	:	:	: 300	:	: 300
	: "	: 952	:	:	:	:	: 952
	: "	:	:	:	:	: 9	: 371
	: Hato Rey (Eleanor Roosevelt)	:	:	: 362	:	: 329	: 329
	: Vieques	:	: 75	:	:	:	: 75
	:	: 7709	: 207	: 2587	: 300	: 829	: 11632
	:	:	:	:	:	:	:

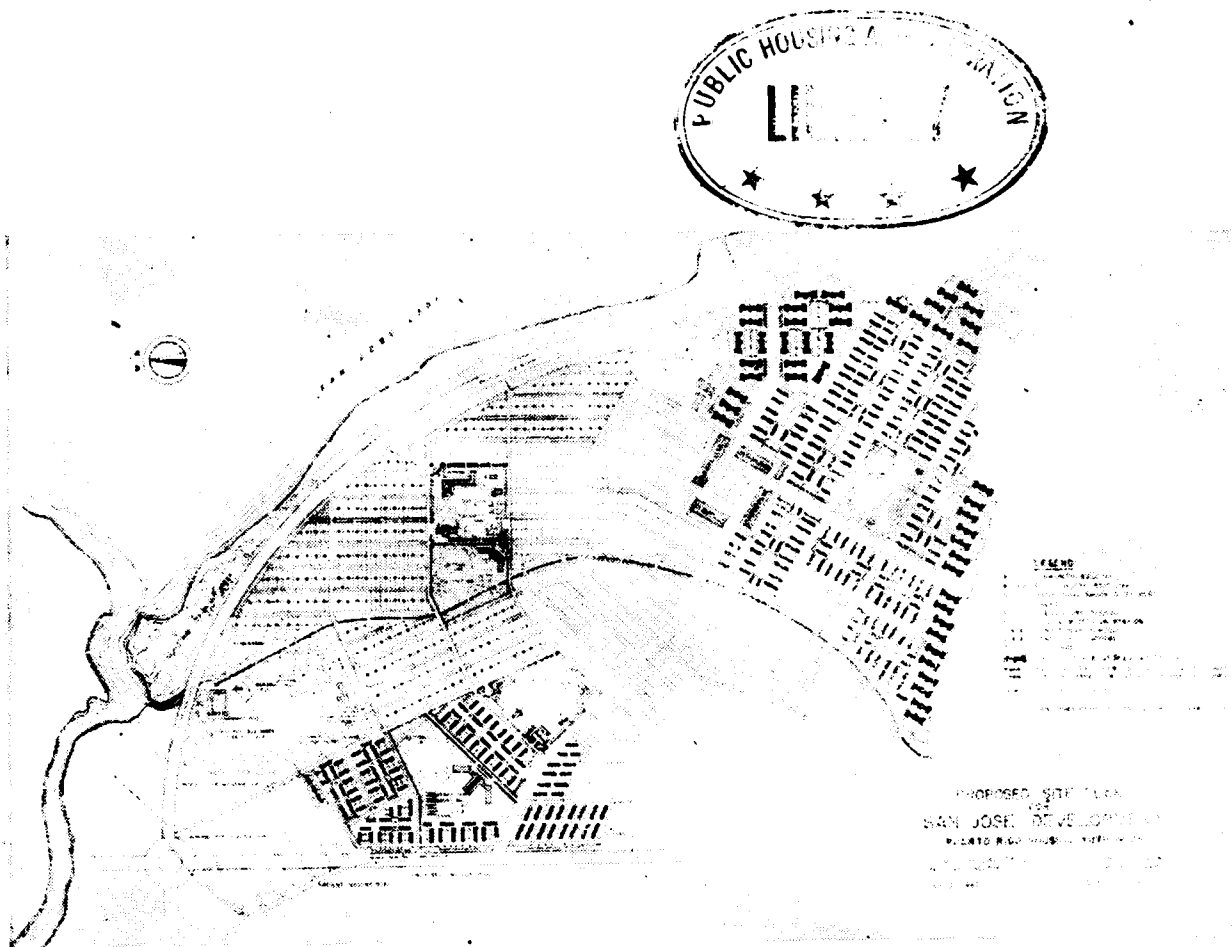
* Under construction or in preparation.

* By Arecibo Authority.

- BY INDIVIDUAL LOCAL AUTHORITIES -

Ponce	1581 accommodations	
San Juan	1682	
Mayaguez	964	
Arecibo	30	
		PRHA
		GRAND TOTAL
		<u>7375</u> accommodations
		11632 accommodations.

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RIO PIEDRAS, P. R. San José development. This development will ultimately house 6,200 families, totaling more than 30,000 people. It provides for three large neighborhood shopping centers, a town plaza, four elementary schools, one Senior and one Junior High School. In addition, approximately 40 acres are set aside for a large community playground, supplemented by a secondary playground of more than 10 acres, and from 20 to 25 smaller playareas within the blocks.

Neighborhood centers to contain stores, providing daily needs, community building, elementary school, police and fire station, filling station, and church. Each of these centers also have a playarea to be used by the school and community building. Size of centers from 10 to 12 acres.

Town Plaza to provide location for stores and shops,

movies, civic — and other public buildings, as time may require.

Total Area of Development 520 Acres.
\$5,000,000, an Insular grant, is available for construction purposes. It is estimated that another \$15,000,000 will be required to complete housing accommodations alone.

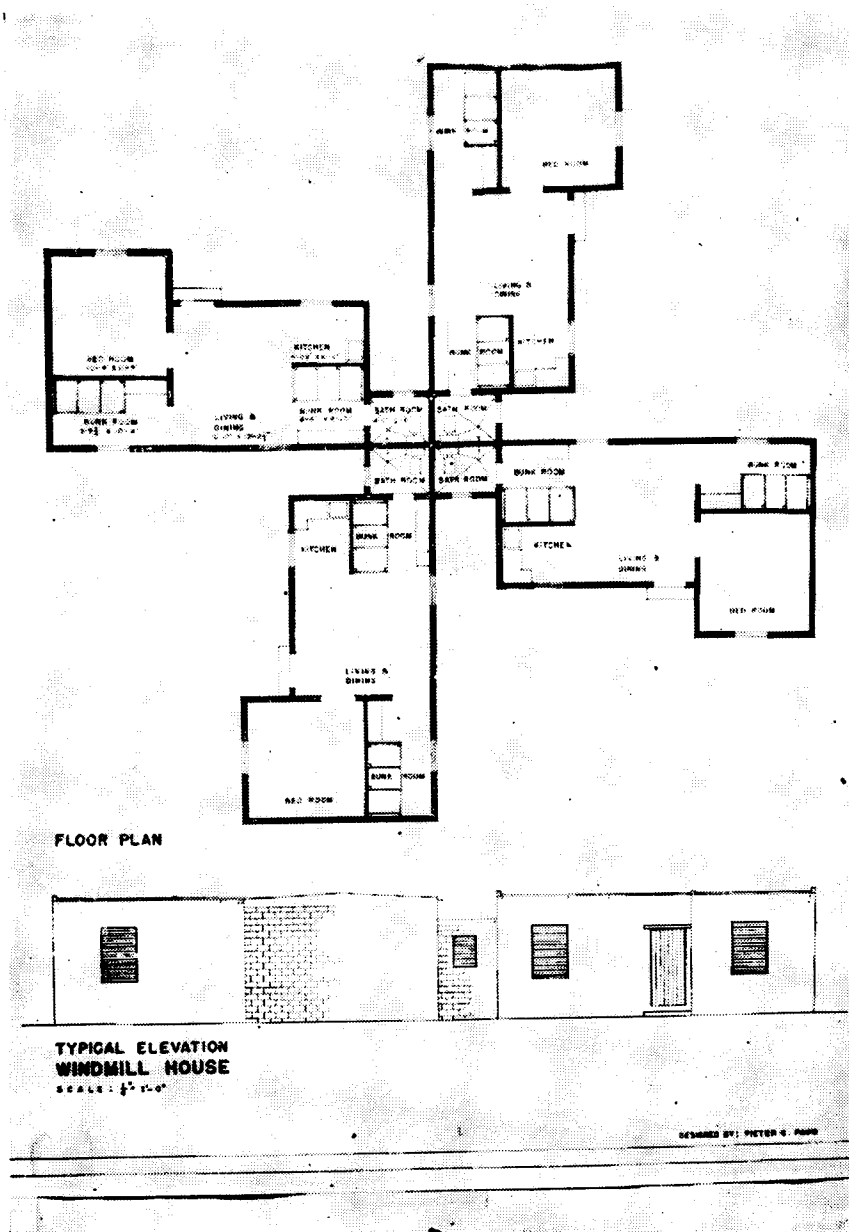
Average rent return to be \$6.50 per month per accommodation. Accommodations to be provided:

3700 Dwelling units. Permanent buildings in 2 and 3 story apartments.

1600 Land and Utility units.

900 Improved lots for private construction

6,200 Accommodations.

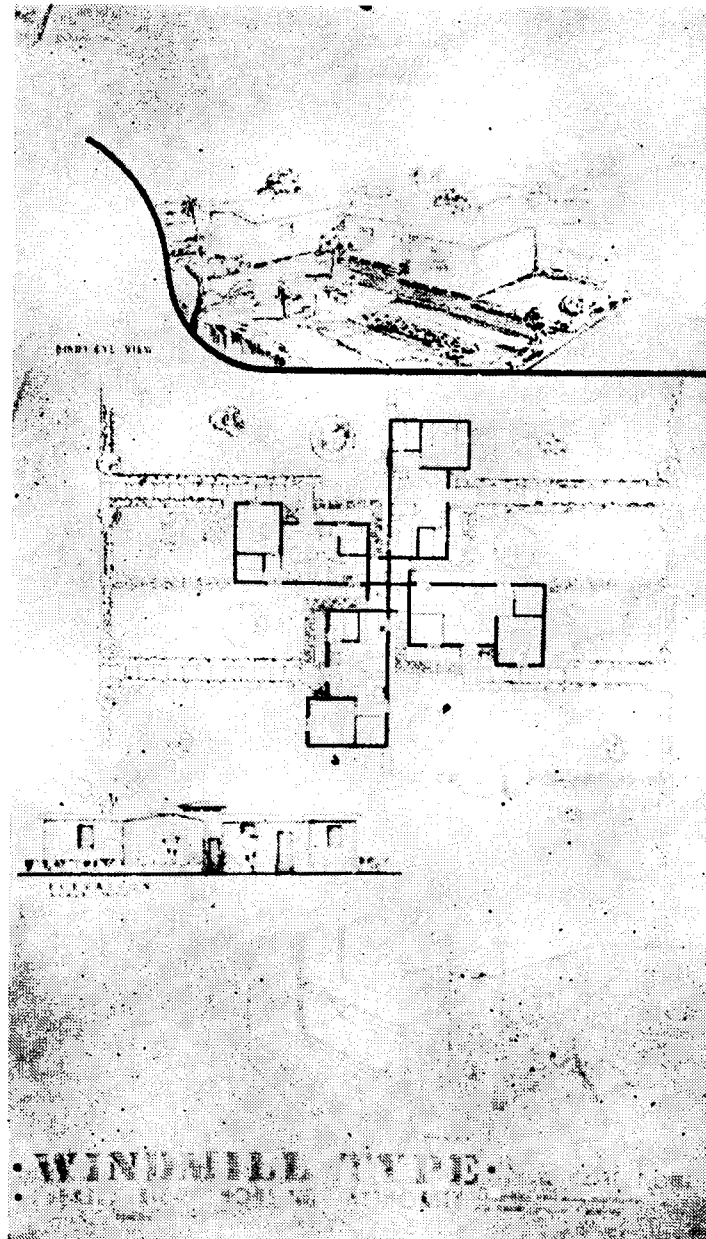


WINDMILL TYPE HOUSE: The core of four utility units, providing toilet, and shower facilities are placed at the intersection of four building lots of 250 square meters each. (2,691 sq. feet). With construction of the living units around this core, a large square footage of front yard is available to each individual unit, for planting of small food crops, or flowers if so desired.

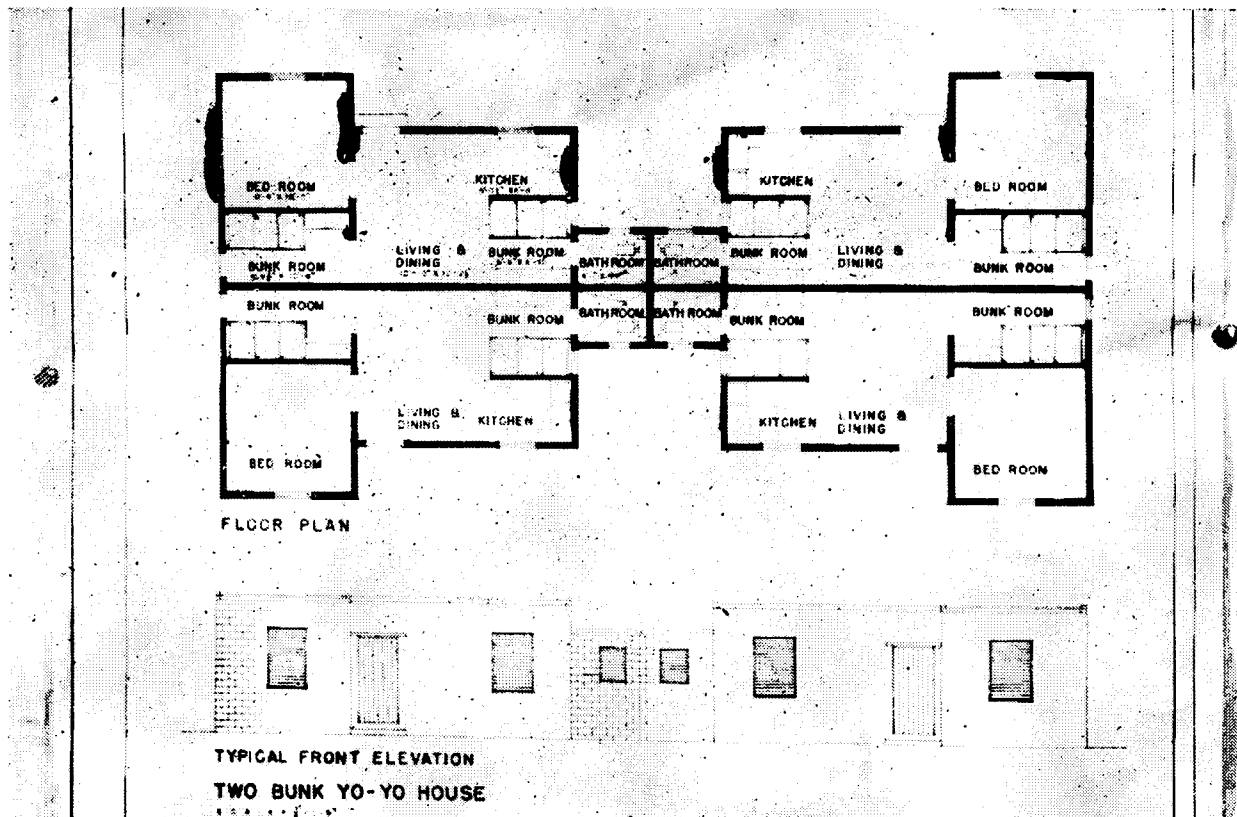
Experience has shown that individual units can be cons-

tructed for less than \$2,000. complete, including 2 sets of double army bunks.

At the head of each set of bunks, a 1/4" thick sheet of masonite or similar material acts as a dividing partition. On level sites, these units are very adaptable and provide an abundance of cross ventilation, so necessary in our semi-tropical climate.

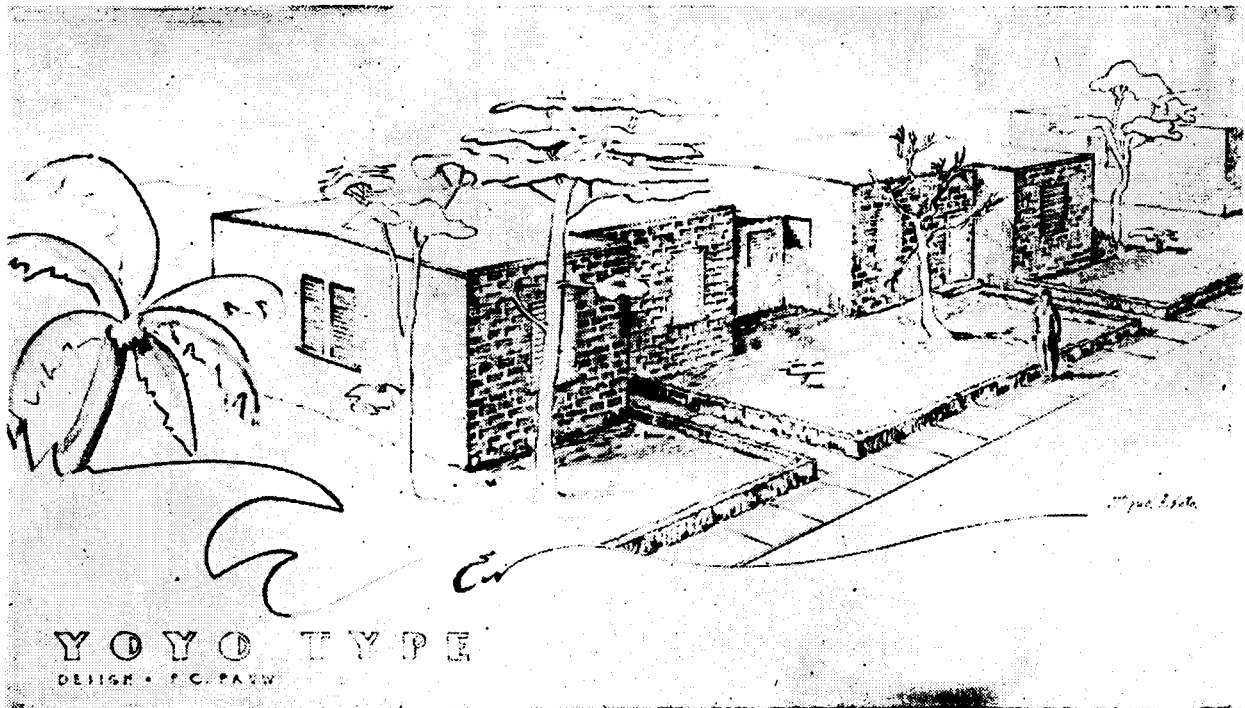


Windmill Type Houses: A perspective view of these units and an elevation, treated differently. Note utility units section projecting above the main roofs.

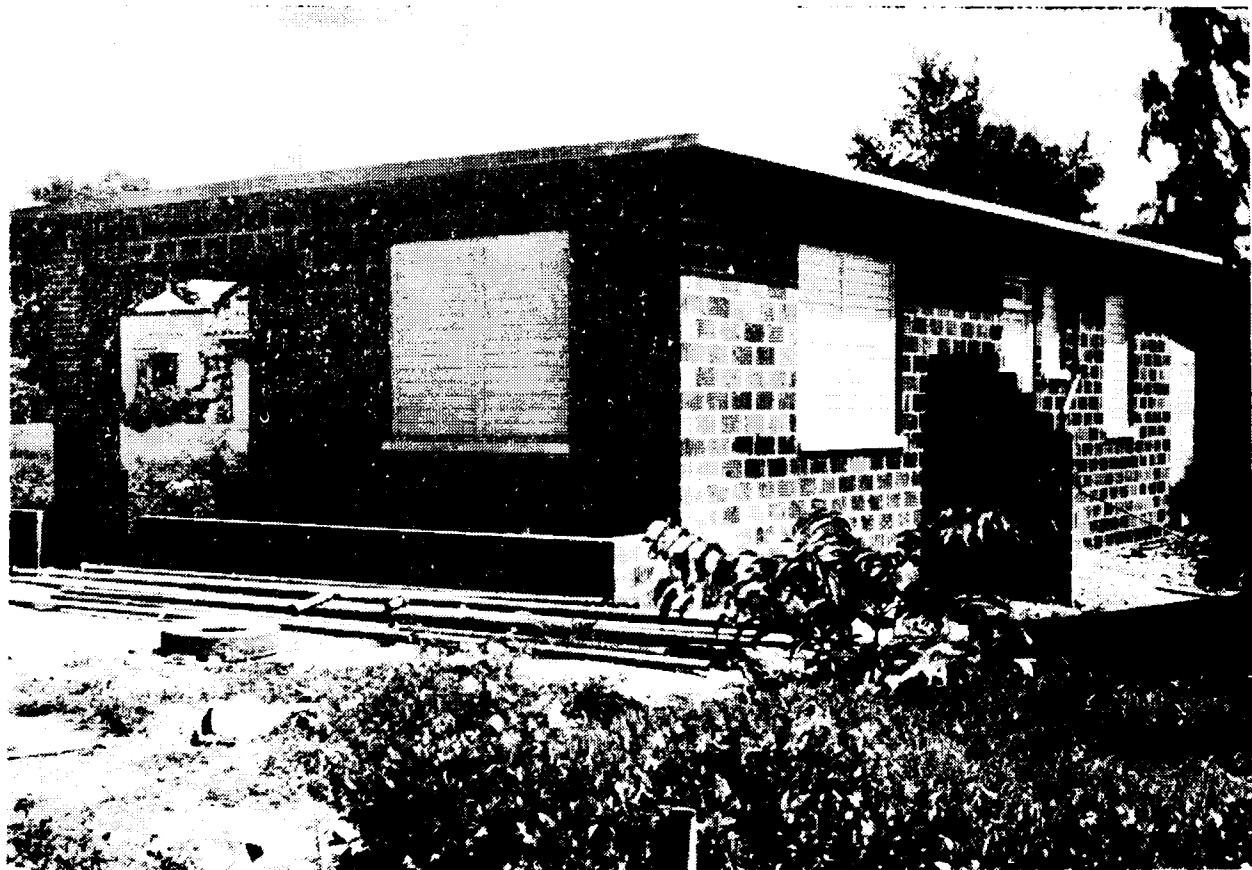


"YO-YO" TYPE HOUSES: In principle, these units are similar to the "Windmill Type" homes. Here again the center unit containing the utilities are also placed at the intersection of four lots. While cross ventilation has been sacrificed to a large extent, the combined four living units are adoptable to a more rolling site, because these units can be placed on the site broadside or shortside, facing the street, depending on the contours of the site. Another

saving is the fact of using a party wall. Several hundred of these units are now being constructed, using loadbearing Terra Cotta Clay Tiles, with a scratch finish. With the use of this material large savings will be made, because painting of this material is not required. The variations in texture and colors, against a natural setting of green hills and plenty of colorful plants make for an ideal appearance.



"Yo-Yo" type House: Perspective sketch of four living units.



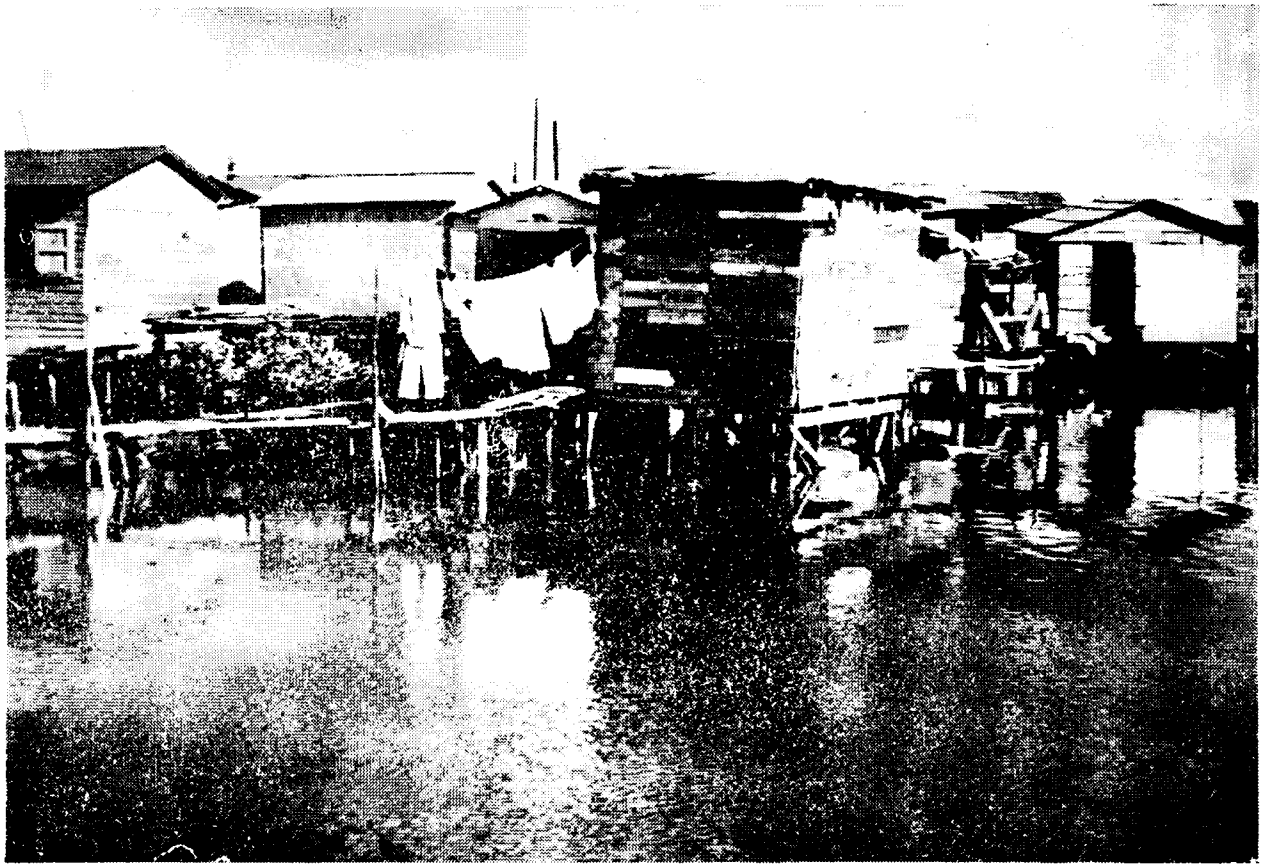
EXPERIMENTAL HOUSE - Río Piedras, P. R.

Materials:

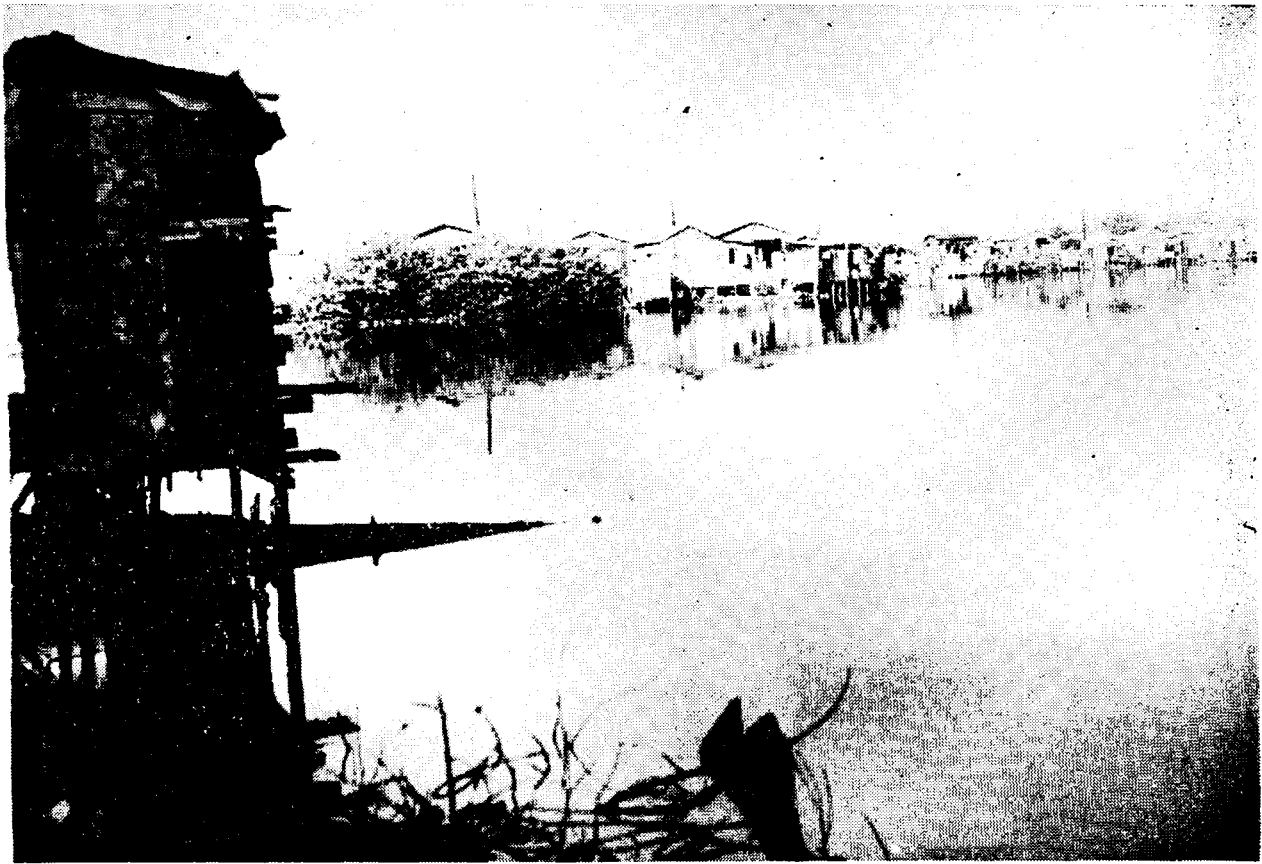
6" Load Bearing Terra Cotta Clay Tile
Combed or Scratch Finish
Smooth Finished Inside, no Plaster
Concrete Floor & Roof

Construction Cost:

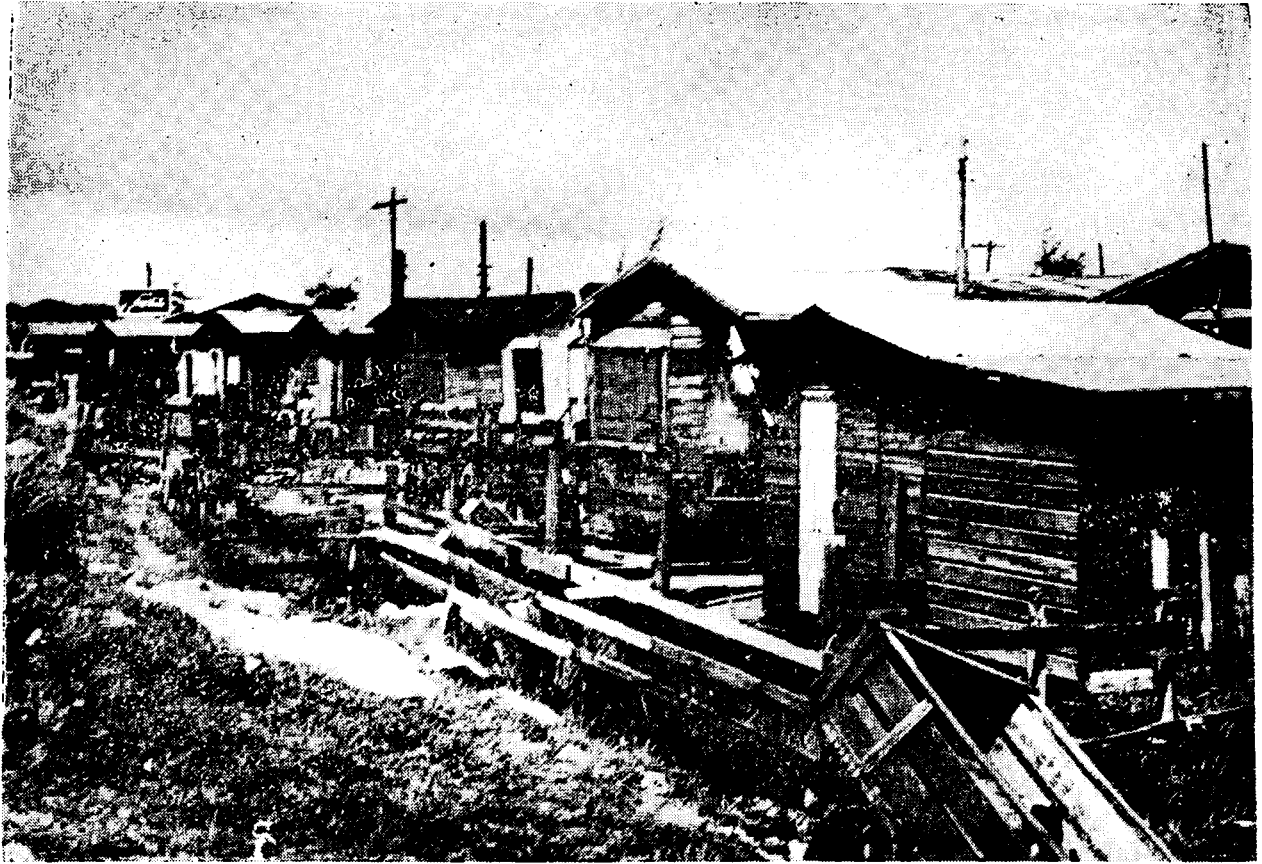
\$3,200



Typical slum dwellings in "El Fanguito", San Juan, P. R.



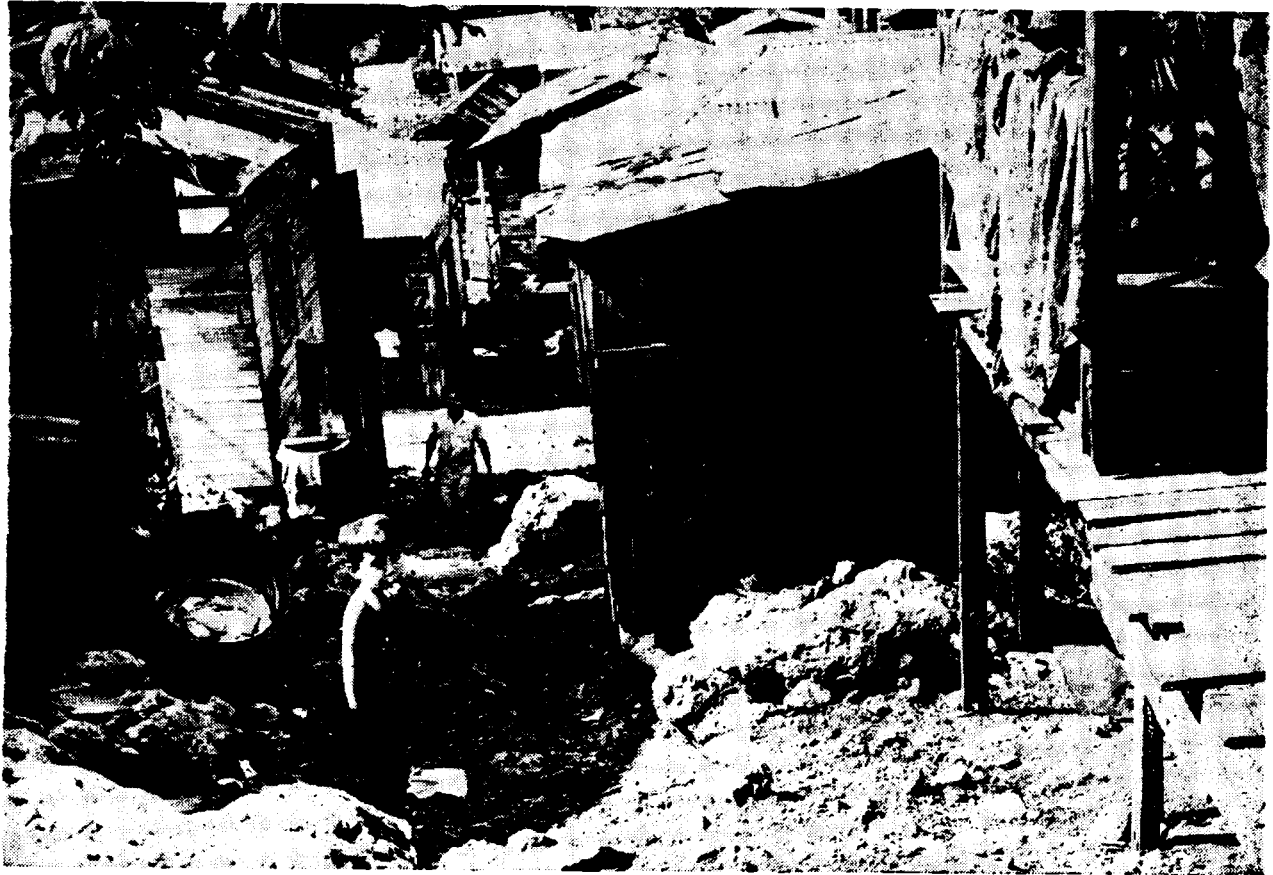
San Juan, P. R View of a water front slum. Most of the homes project well into the water on scanty wooden stilts. Hilariously this slum is named "Buena Vista".



Typical slum condition anywhere in Puerto Rico



Typical Slum Houses Shacks like these, are called "Home" by hundred of thousands people in Puerto Rico. Note broken down walk across swampy areas. A complete story in despair, misery, unhappiness, and desperation.



This photography depicts the story far better than words could describe them. From areas like these our labor forces are coming, and future generations are born and raised.



Aguadilla, P. R. Slum dwellers on a hill side.
Note concrete porch and railing in
center of picture.



MUNICIPAL HOUSING AUTHORITY OF THE CAPITAL OF PUERTO RICO
"SAN JUAN BAUTISTA HOUSING PROJECT"

Shown is first stage of construction, 114 dwelling units.
Built in Stop 24, Santurce, P. R. with Insular Funds.
The completed project will consist of 384 dwelling
units.



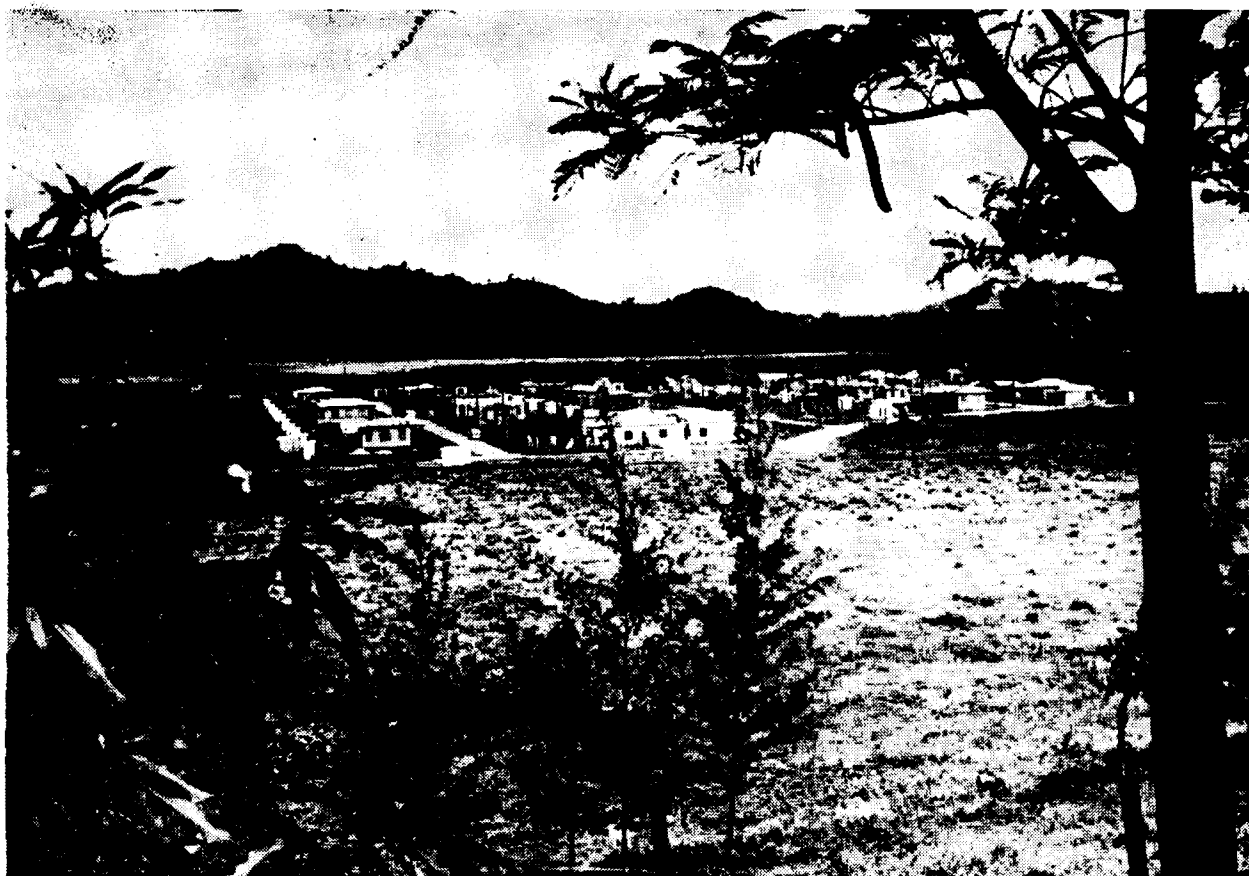
MUNICIPAL HOUSING AUTHORITY OF THE CAPITAL OF PUERTO RICO
"LAS CASAS" EXTENSION HOUSING PROJECT

Blocks "A" and "B", 282 dwelling units, under construction; at extreme right foundations of building for Block "C", 174 units. The construction of Block "D" will complete the project to 600 dwelling units. Built with Insular Funds at Calle Eduardo Conde, Santurce. In the background "Las Casas Project, 402 dwelling units, built in 1941, with funds from F. P. H. A.



**MUNICIPAL HOUSING AUTHORITY OF THE CAPITAL OF PUERTO RICO
VETERAN'S TEMPORARY HOUSING PROJECT**

132 dwelling units situated in Calle Loíza, Santurce.
The Federal Government furnished the material and
construction of the buildings; the Local Authority
furnished the streets and utilities.



Humacao, P. R. Bird's Eye View of Land and Utility Development. Except for a few experimental houses, constructed by PRHA, (center foreground) tenants provide their own houses. Note row of utility buildings to the left.



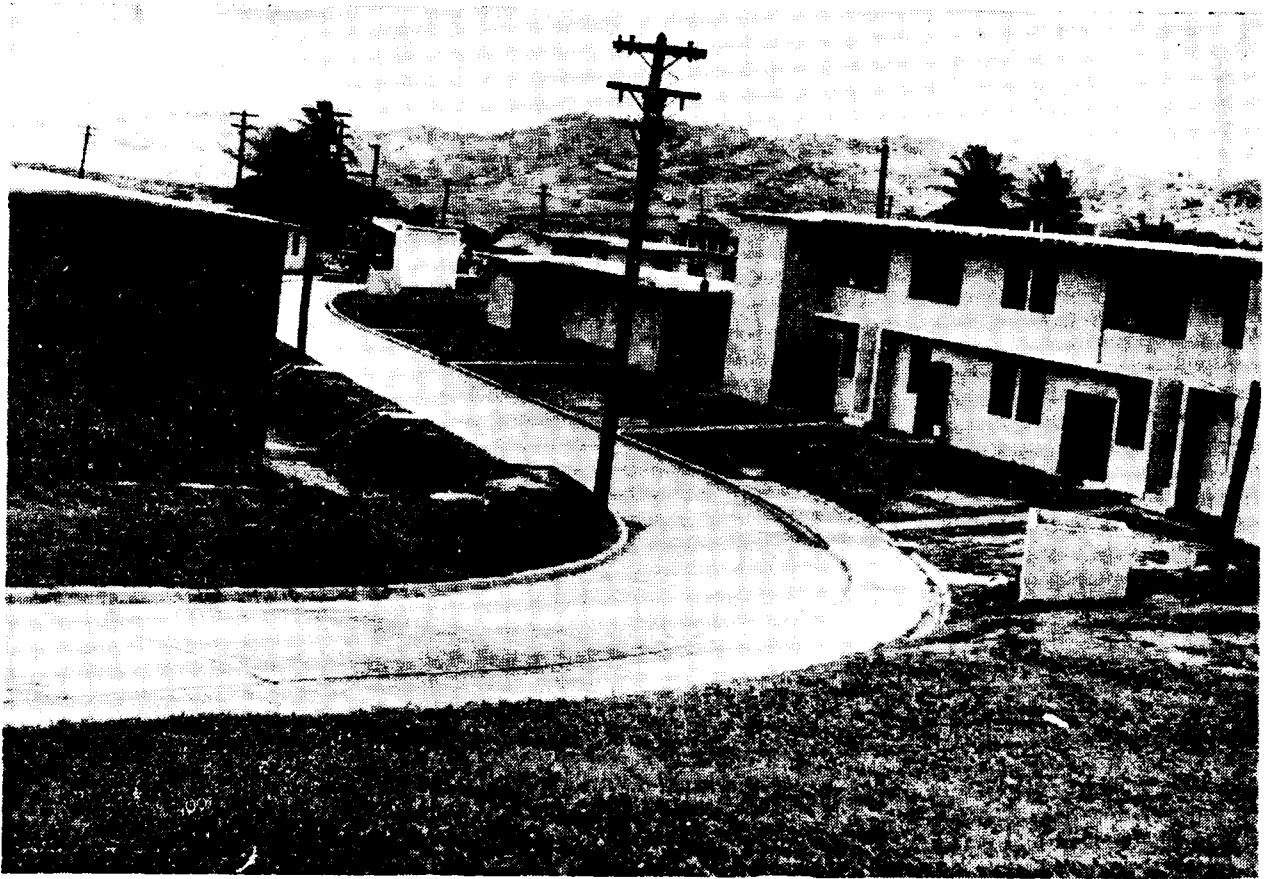
TYPICAL SEMI-RURAL ONE FAMILY HOUSE: Used throughout the island in 10 different locations.

These houses are placed on lots varying in sizes from $\frac{1}{4}$ of an acre to one acre, on which they may be able to provide for food crops in their behalf. Running water is being provided in the homes, but toilet and shower facilities are not. A latrine is provided for each house, and shower buildings are used by more than one family.

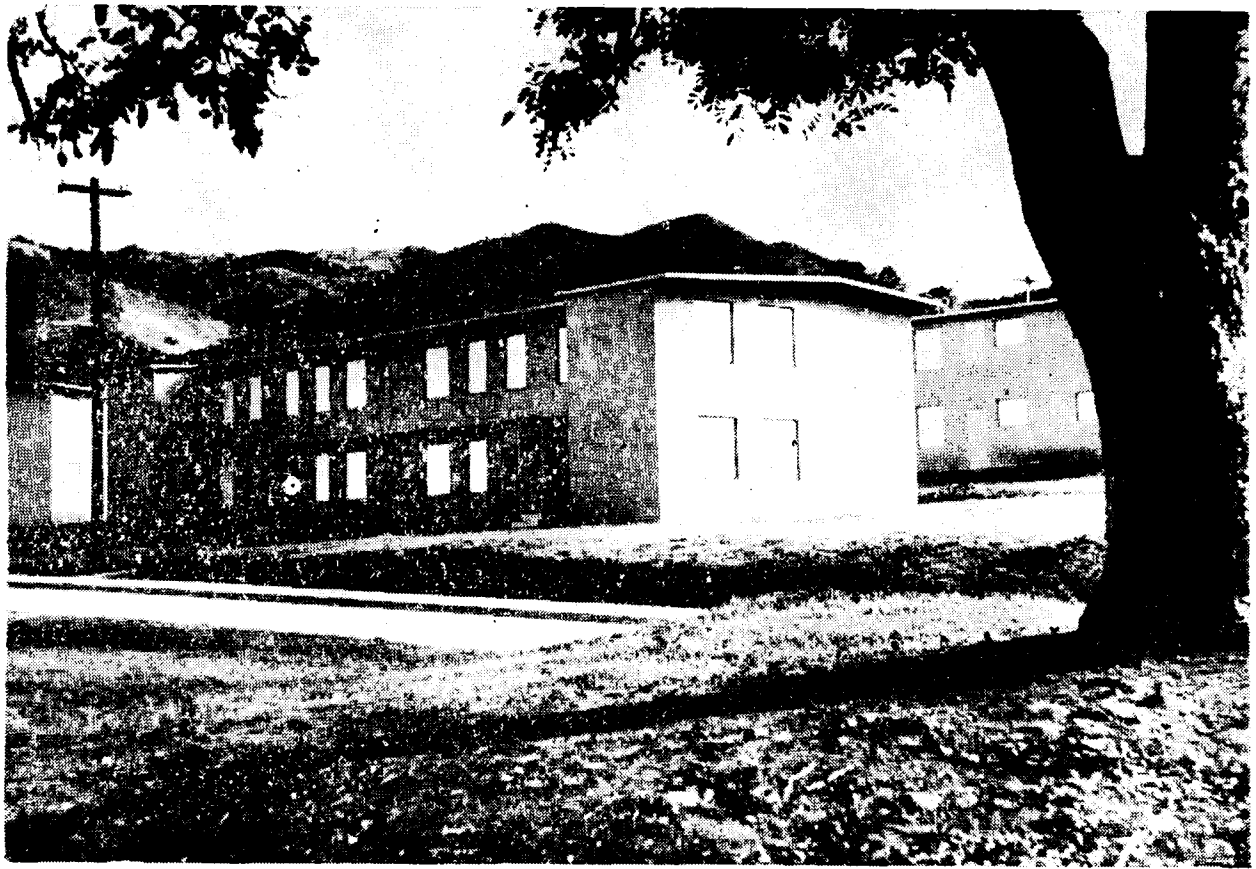
In general, these developments have been found to be not too successful. Growth of families in excess of space in the dwellings available brings many management difficulties.

Costly and unsanitary latrines, are another objectionable condition. Multiple use of shower houses too, brings additional complaints. The latter condition has been partly overcome by placing a shower unit in the later constructed developments.

The lack of sanitary sewerage facilities, due to the large size of developments, (some of them well over 200 acres) are one reason why PRHA does not intend to further experiments with this kind of development. In addition to this road up-keep, costly management repairs, due to excessive development sizes, are also responsible for their decision.

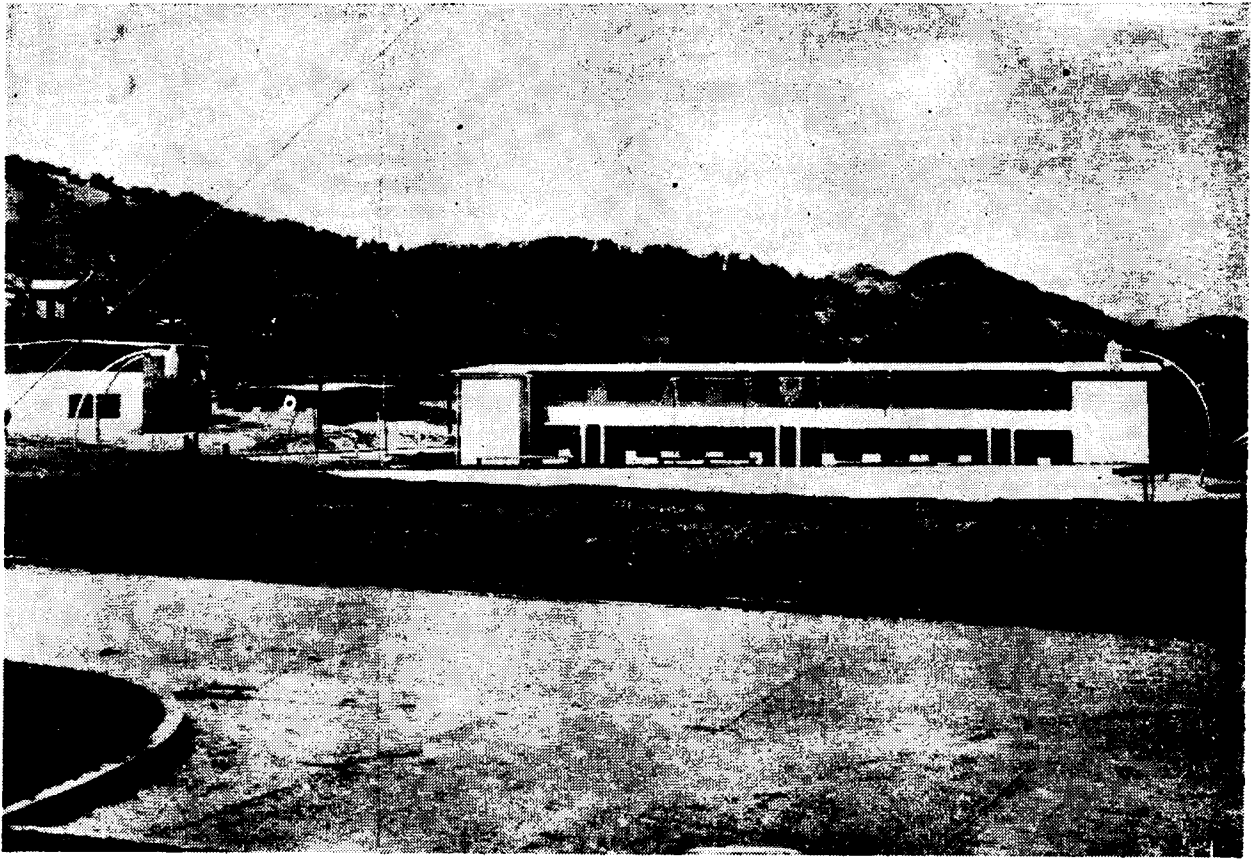


San Lorenzo, P. R. Panoramic view of development. Here too, open living porch spaces are provided on the upper floors.



Cayey, P. R.

An interesting view with hilly background
and shade trees in front

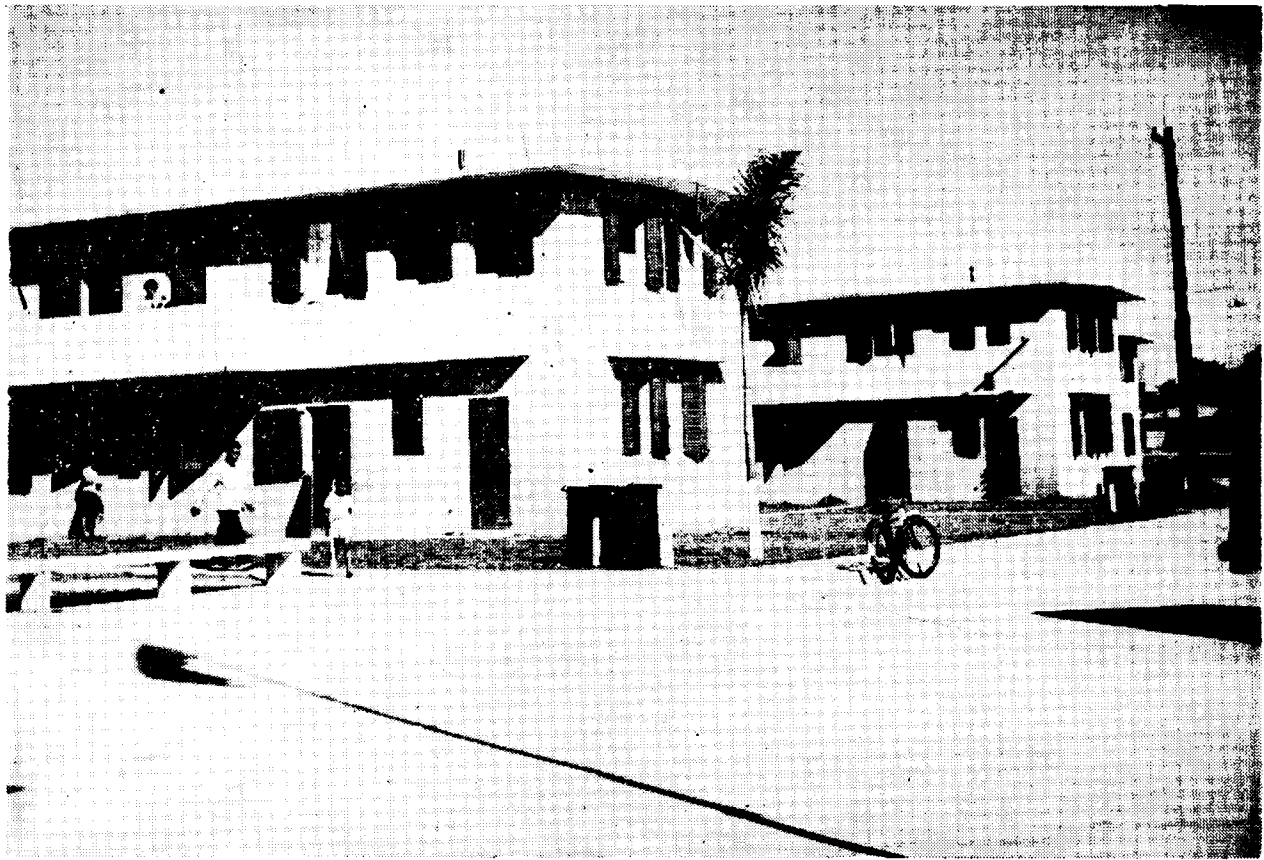


San Germán, P. R.

Typical two story apartment building, accommodating twelve families, with playground in foreground. Swings and slides for the smaller kids, and basket ball facilities for the older ones, are basic equipment provided in almost every development.

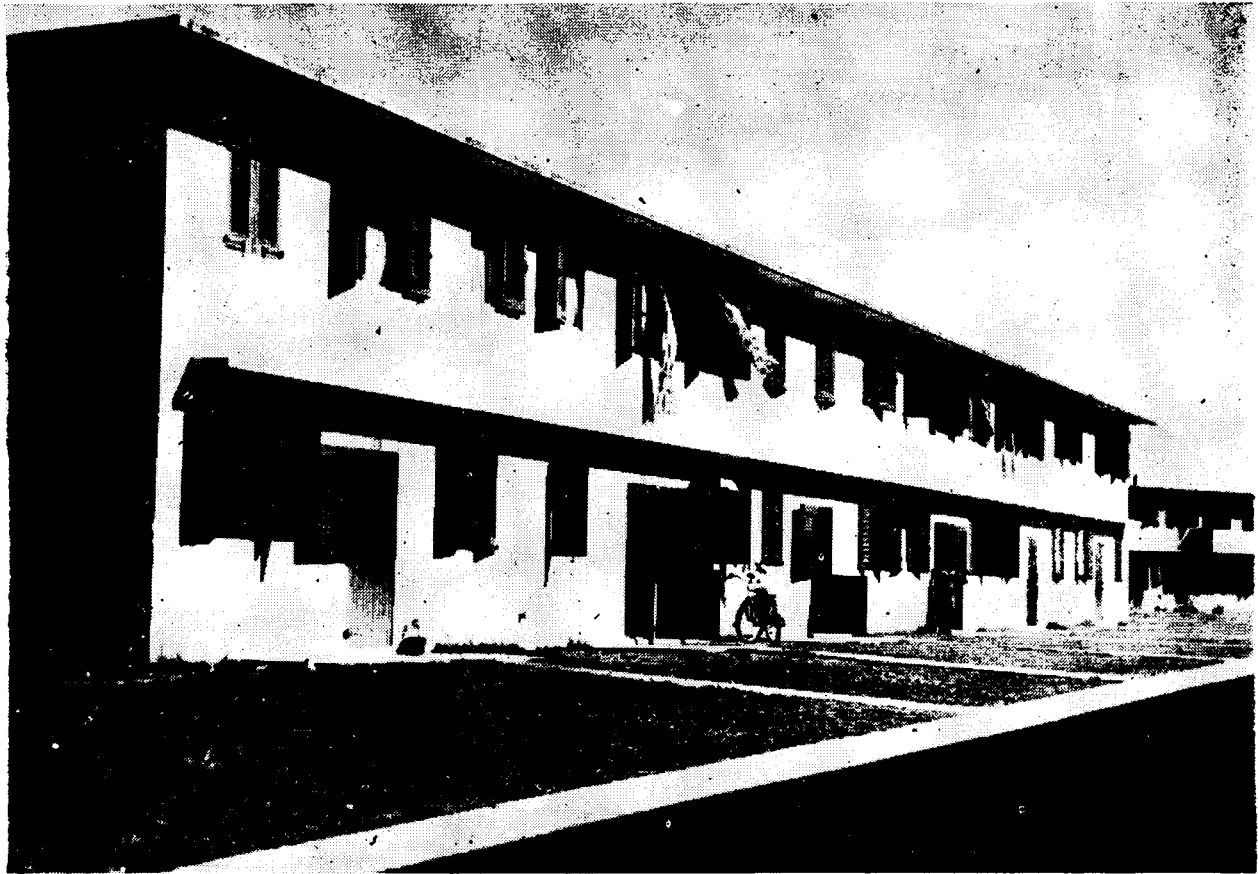


San Germán, P. R. Rear view of two story apartment dwellings, showing stairways leading to the upper floor.

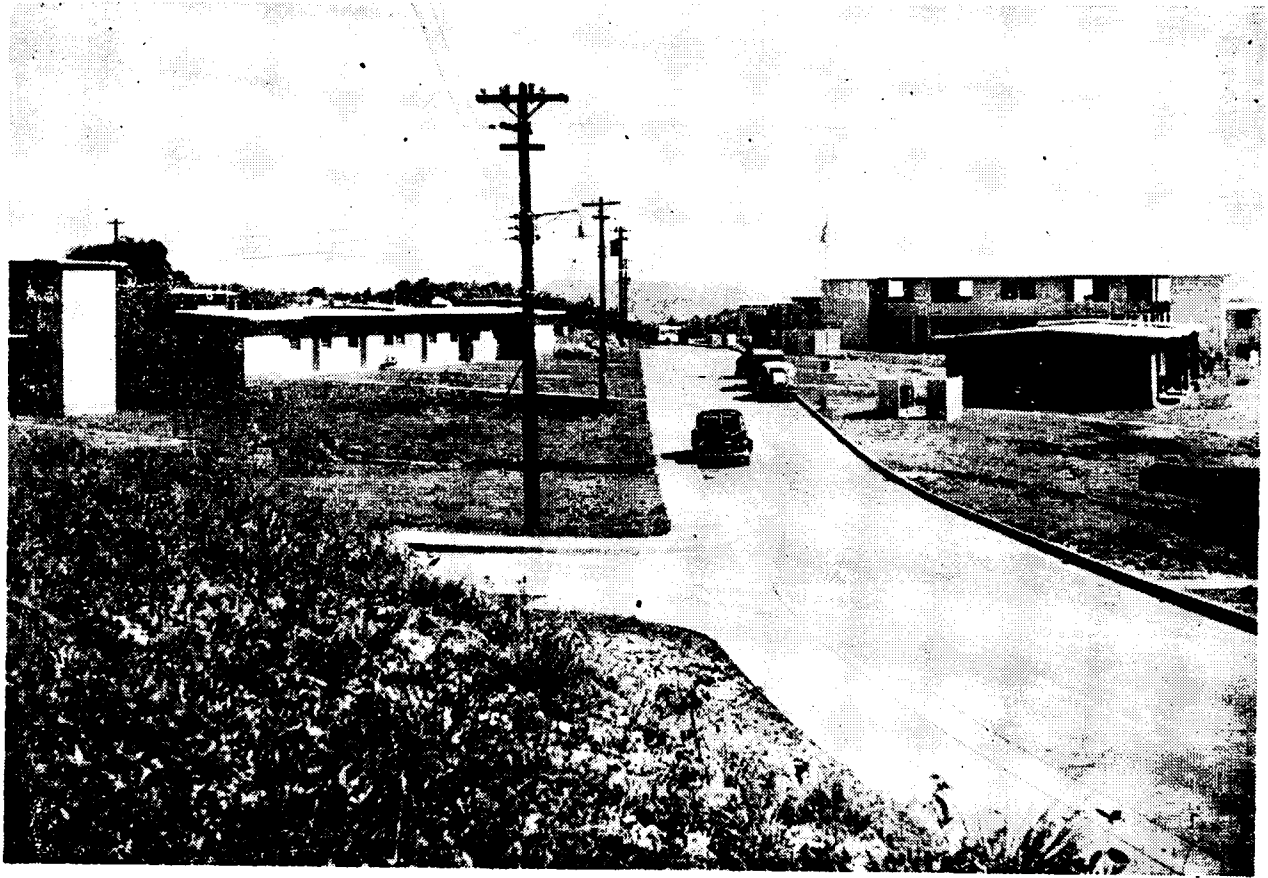


Cataño P. R.

View of two story apartment buildings.



Cataño, P. R. Front view of two story apartment dwellings. Tenants for second floor apartments, enter from the rear of building by stairways. Note the use of "Dutch Doors" to keep small children inside, if so desired.



Aguadilla, P. R.

General view of the Aguadilla Development "José De Diego. Experiments are being made with open porch effect living space for second floor apartments. (See two story building front, to right.) Also note garbage collection station in front. From tenants point of view, open living spaces are unsuccessful. Driving rains from either front or rear compel them to move furniture back and forth.



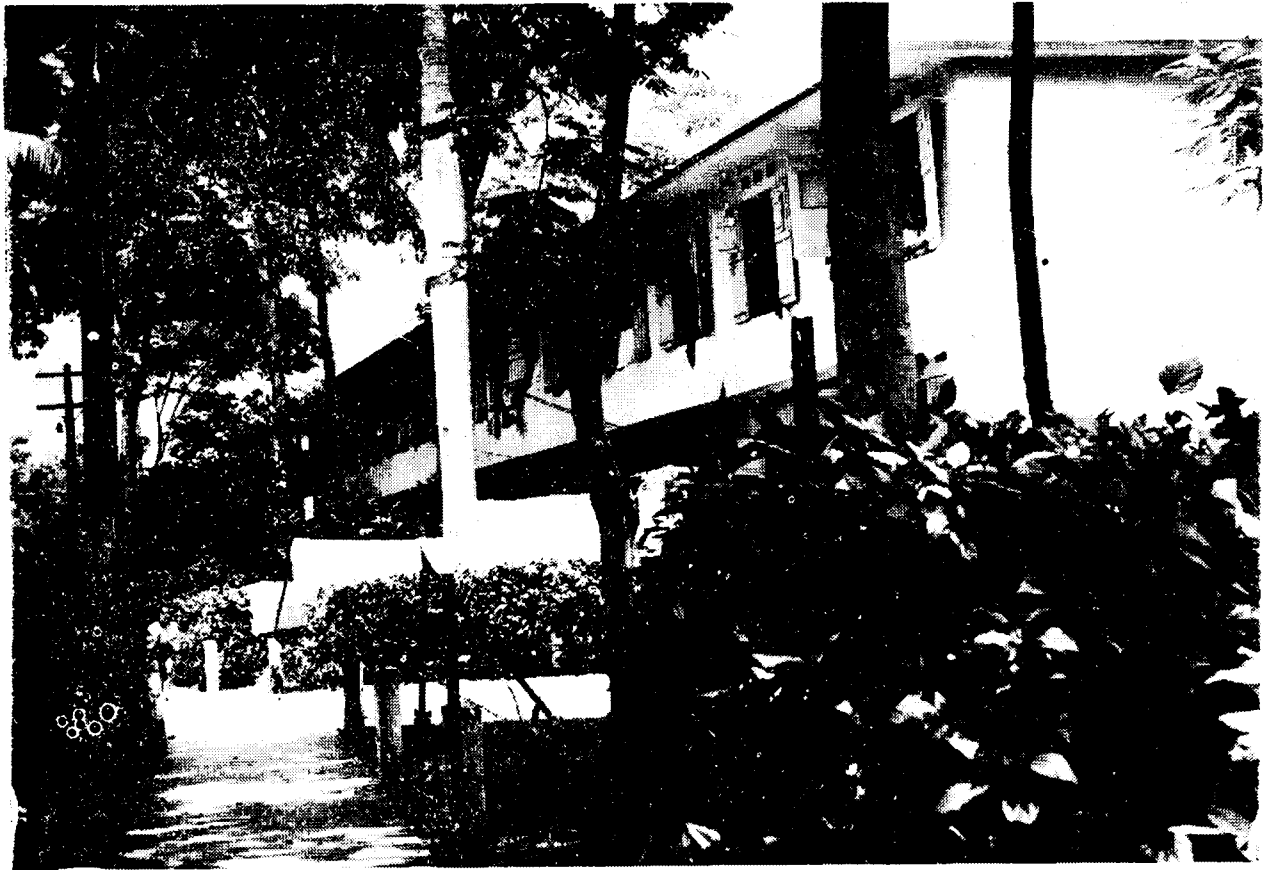
Salinas, P. R.

Wherever possible, trees are being saved to provide for shady places, very scarce in most developments.



Salinas, P. R.

Group of two story Apartments
each accommodating 8 families.



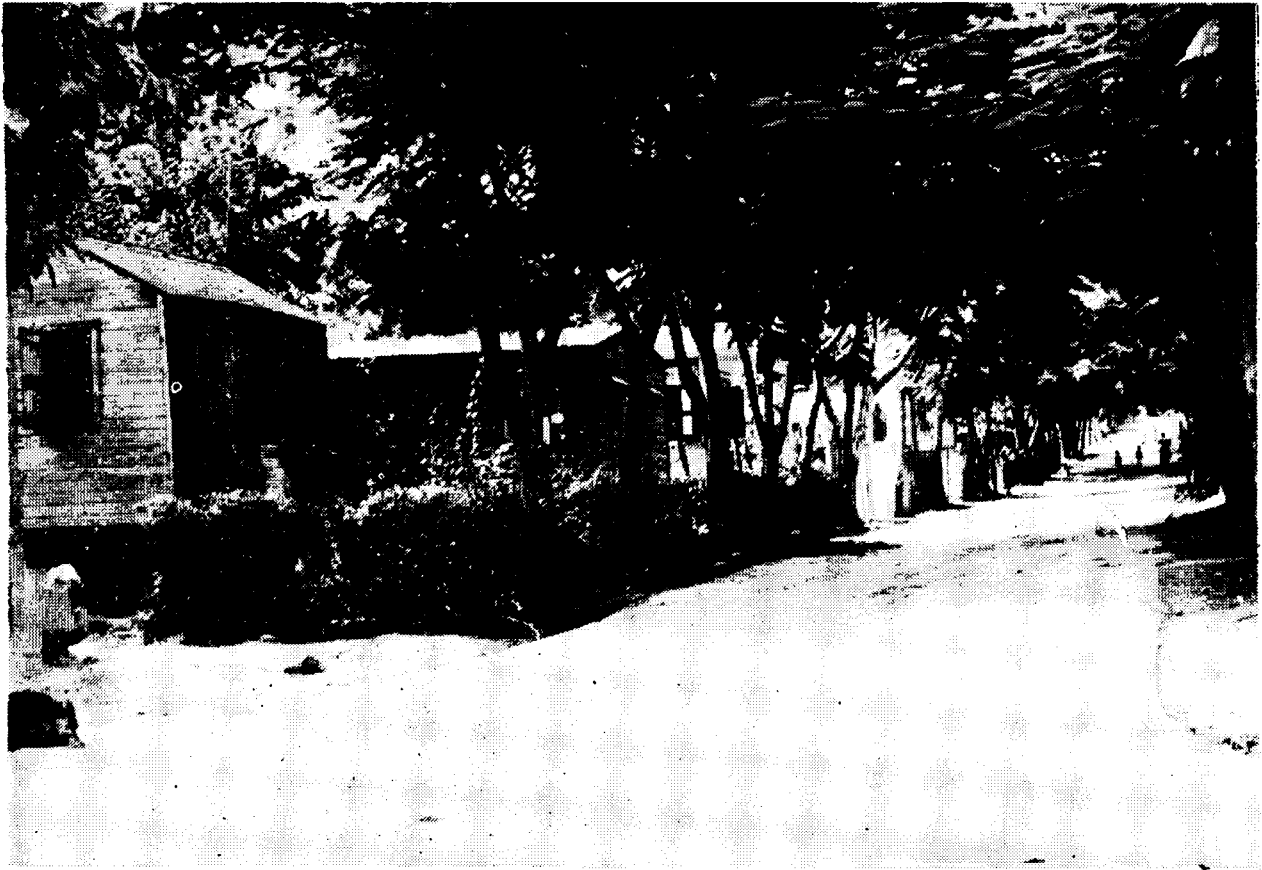
Ponce, P. R.

Two story Apartments



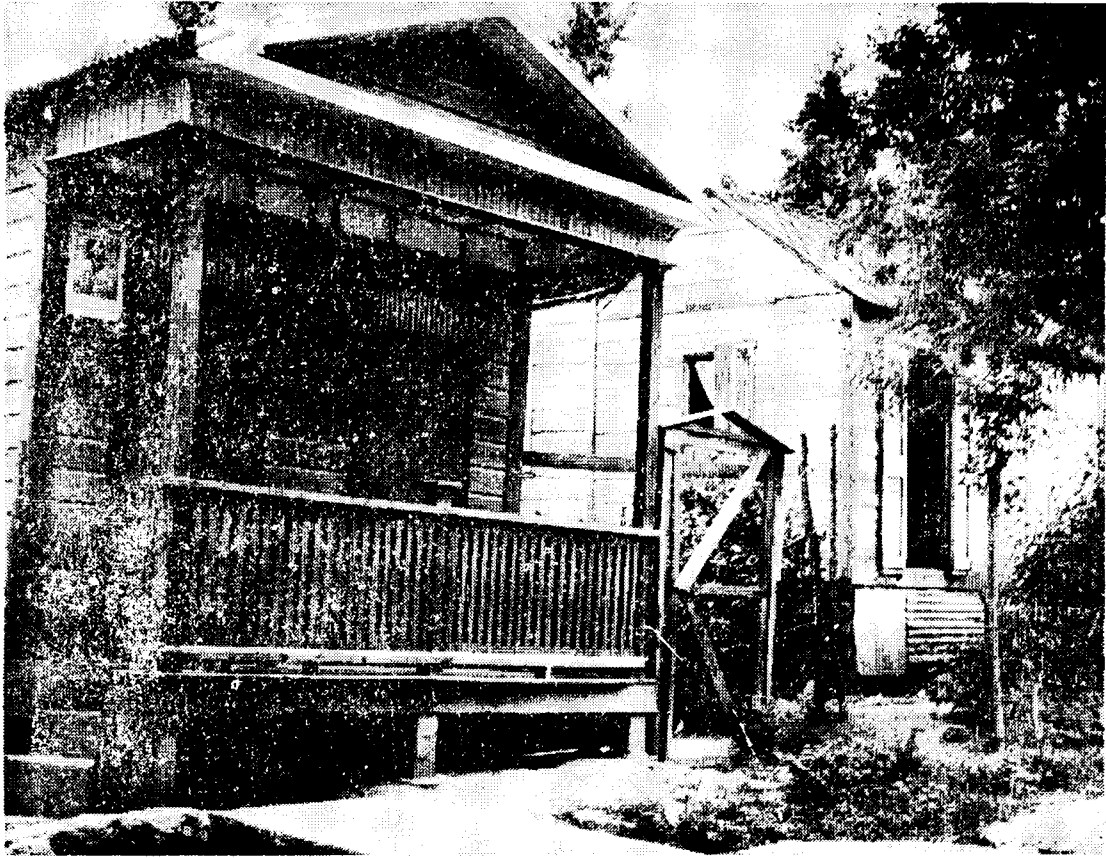
Ponce, P. R.

Two story Apartments.



Ponce, P. R.

Land and Utility Development



Ponce, P. R.

Owner occupied houses in Land and
Utility development.



Ponce, P. R. **Land and Utility development.**



Ponce, P. R. **View of Utility Unit**