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Lincoln Center

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LINCOLN SQUARE

SLUM CLEARANCE PLAN
UNDER TITLE 1 OF THE
HOUSING ACT OF 1949 AS AMENDED

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MAY 28, 1956



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

The Lincoln Square Slum Clearance Report is the 16th proposed Title I project reported on. The preceding fifteen projects were:

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

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

The first mentioned 10 projects have been approved by the City and Federal governments and are under capital grant contract. Planning funds have been advanced by the Federal Government to make desirable revisions in the redevelopment of the Delancey Street project, originally proposed in 1951, and for studies of Seward Park, Park Row and Hammels project areas.

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

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

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

The Williamsburg project is completely inactive.

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

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

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

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

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

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

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

Following is a review of the law and procedure:

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

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

thirds of any loss incurred in acquiring and making a site available, and the City, one-third.

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

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

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

will be given to tenants displaced by Title I projects.

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

This project is part of the overall plan to eliminate substandard areas in the City and create in their stead sound, permanent reuse areas for housing, educational, cultural and community facilities, taking advantage of the central location in the Borough of Manhattan, City of New York. The site is well located near rapid transit.

The redevelopment recommended by the Committee proposes the inclusion of an educational site for the midtown college and campus of Fordham University, the site for the new home of the Metropolitan Opera Association, Inc. and Philharmonic-Symphony Society of New York, as well as an Art Center, theatres, parks, schools, sub-surface and surface parking, garages, moderate income housing for 4,000-5,000 families, together with hotel, office building, stores and shopping centers.

The Committee has received an offer of \$5 per square foot from Fordham University; \$8 per square foot from the Metropolitan Opera Association, Inc. and Philharmonic-Symphony Society of New York; \$9.35 per square foot from responsible private redevelopers for the housing and commercial section. These offers are in conformity with the appraisals made by the Real Estate consultants employed by the Committee.

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

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

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

JAMES FELT,
Chairman, City Planning Commission

BERNARD J. GILLROY,
Commissioner, Department of Buildings

ROBERT G. McCULLOUGH,
Chief Engineer, Board of Estimate

HOUSING AND HOME FINANCE AGENCY OF THE UNITED STATES

ALBERT M. COLE, Administrator

JAMES W. FOLLIN, Commissioner, Urban Renewal Administration

BOARD OF ESTIMATE OF THE CITY OF NEW YORK

ROBERT F. WAGNER, Mayor

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COMMITTEE ON SLUM CLEARANCE

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ROBERT G. McCULLOUGH, Chief Engineer, Board of Estimate

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CONSULTANTS

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

HARRISON & ABRAMOVITZ, Architects for Metropolitan Opera, Philharmonic, Art and Music Center

VOORHEES, WALKER, SMITH & SMITH, Architects for Fordham University and Grace Institute

CHAPMAN, EVANS & DELEHANTY, Architects for St. Matthew's Church

PEREIRA & LUCKMAN, Architects for the New York Theatre Center

S. J. KESSLER & SONS, Architects for the Housing, Shopping & Hotel Area

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

WOOD, DOLSON COMPANY, INC., Real Estate Consultants

BROWN & BLAUVELT, Traffic Consultants

SLUM CLEARANCE PLAN

LOCATION

The Lincoln Square Project is located in westerly midtown Manhattan in an area northwest of Columbus Circle. It comprises eighteen city blocks bounded on the north by West 70th Street; on the east by Broadway and Columbus Avenue; on the south by West 60th and West 66th Streets; and on the west by Amsterdam Avenue and the westerly line of the property of the New York Central Railroad. Adjoining the site on the north is a predominantly residential neighborhood, centered about the 72nd Street express stop of the IRT subway. To the east are commercial and residential structures. To the southeast is the newly constructed New York Coliseum and the site of the proposed Columbus

Circle Apartments. Adjacent to these is Columbus Circle, a focus of transportation facilities. St. Paul's Roman Catholic Church and School are directly south, and to the west is Amsterdam Houses. Further west is the proposed site of the New York Times and the West Side Highway.






The site offers excellent opportunity for redevelopment with its ready travel facilities to all parts of the city and its central location for the residential structures. The latter are close to both the Hudson River with its view and the adjacent express highway with its surrounding parks and playground facilities. A few blocks to the east Central Park provides additional facilities for recreation.





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

LEGEND

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

REDEVELOPMENT PLAN

general statement land use map boundary map proposed zoning

1. General Statement: See page opposite.
2. Technical description of the project:

The Project Area is situated in the City of New York and is described as follows:

Beginning at the corner formed by the intersection of the southerly line of West 60th Street and the easterly line of Columbus Avenue.

Running thence westward along the said southerly line of West 60th Street, crossing Columbus Avenue and Amsterdam Avenue to its intersection with the westerly line of Amsterdam Avenue.

Running thence northward along the said westerly line of Amsterdam Avenue, crossing West 60th, 61st, 64th and West 65th Streets to its intersection with the southerly line of West 66th Street.

Running thence westward along the said southerly line of West 66th Street, crossing West End Avenue to the easterly line of property of the New York Central Railroad.

Running thence in a northerly direction along said easterly line of the New York Central Railroad property, crossing the westerly limits of West 66th, 67th, 68th, 69th and West 70th Streets to the northerly side of West 70th Street.

Running thence eastward along the said northerly line of West 70th Street, crossing West End Avenue and Amsterdam Avenue to the easterly line of Broadway.

Running thence southward along said easterly line of Broadway, crossing West 69th, 68th, 67th and West 66th Streets, Columbus Avenue and West 65th Street to the intersection of the easterly lines of Broadway and Columbus Avenue.

Running thence southward along said easterly line of Columbus Avenue, crossing Broadway, West 64th, 63rd, 62nd, 61st and West 60th Streets to the point or place of beginning.

Excluded from this area are the following properties:

- Tax lot 1 of Block 1133
- Tax lots 1 and 57 of Block 1137
- Tax lots 33 and 38 of Block 1161

3. Land Use Map (on page 10)

Areas: (in Acres)		<u>Totals</u>
Housing—		
West Block	6.44	
Center Block	11.70	
Total		18.14
Retail—		
Center Block	1.67	1.67
Commercial—		
Northeast Block	6.11	
West Block	1.22	
65th-66th Street Block	1.35	
Musical Arts Block	10.51	
Total		19.19
Institutional		1.50
Educational—		
Fordham-Grace	7.54	
P.S. 199	2.29	
Total		9.83
Parks		2.47
Total		52.80

4. Boundary Map (on page 11)

5. Proposed Zoning Map (on page 12)

6. The maximum population density shall be 540 persons per net residential acre. The population density shall be based upon the following:

- 2 room apts. — 2 persons;
- 3 room apts. — 2 persons;
- 3½ room apts. — 2 persons;
- 4 room apts. — 2 persons;
- 4½ room apts. — 4 persons;
- 5 room apts. — 4 persons;
- 5½ room apts. — 6 persons.

7. The maximum building coverage of net residential area shall not exceed 25%.

8. The height, set back and other building requirements shall be within the limitations and requirements of the zoning indicated on the proposed zoning (Item #5 above). There shall be provided parking spaces equal in number to 20% of the dwelling units in accordance with the zoning proposed for this site.

GENERAL STATEMENT

The following is the general statement on the project.

Limitations on Changes:

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

Non-Discrimination:

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

Utilities:

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

Easements:

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

Building Requirements:

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

Conformity to General Plan:

(a) Land Uses

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

(b) Streets and Highways

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

(c) Transit Facilities

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

(d) Utilities

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

(e) Recreational and Community Facilities

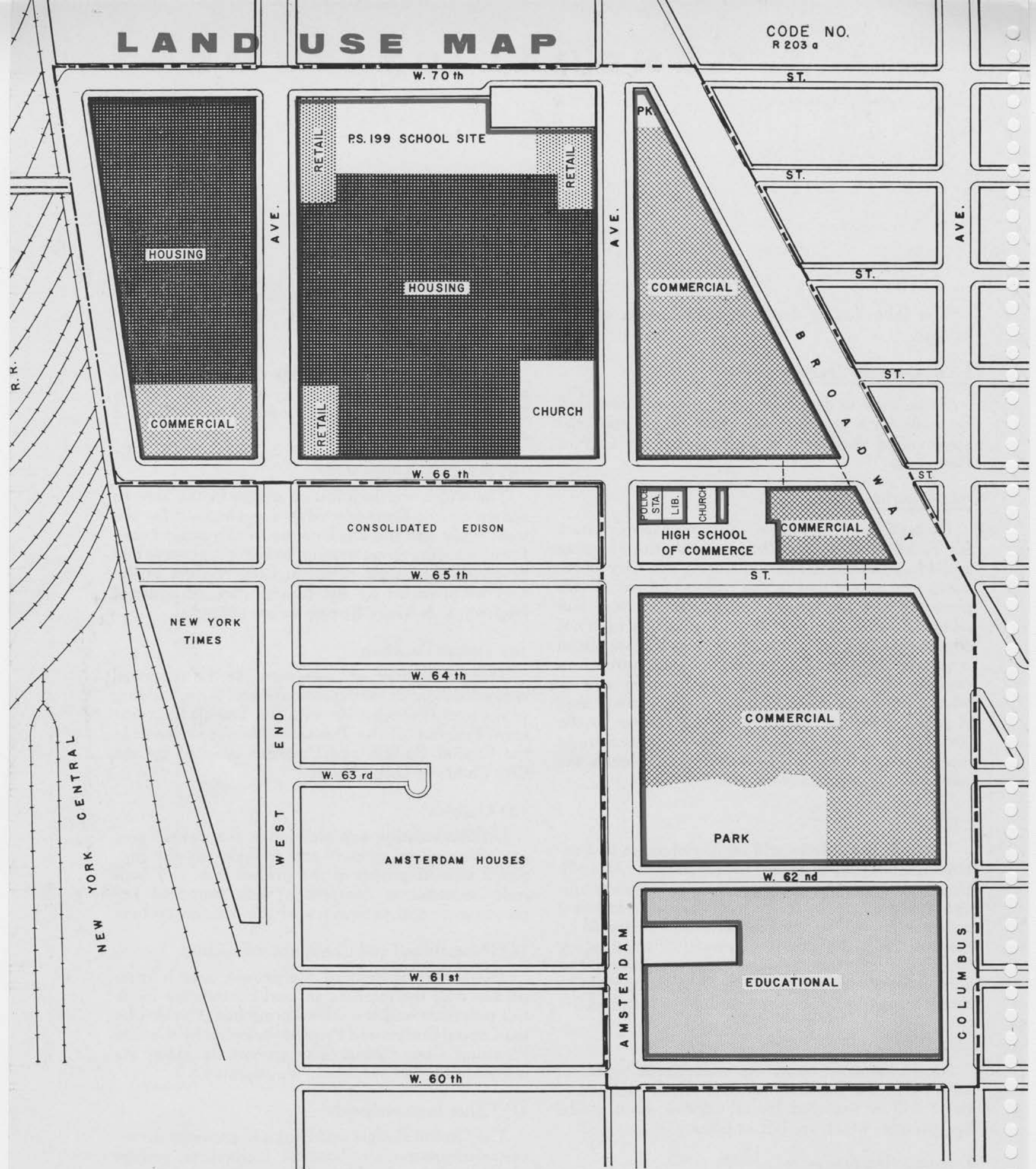
The redevelopment of the project area is compatible with the recreational and community facilities programs and the school programs provided by the Capital Budget and Program adopted by the City Planning Commission. The provisions made are adequate for the proposed redevelopment.

(f) Other Improvements

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

LAND USE MAP

CODE NO.
R 203 a



SCALE
150 0 150 300 FEET

KEY

EDUCATIONAL
HOUSING
COMMERCIAL
RETAIL



CODE NO.
R 203 a
R 210 a & b



KEY

STREETS TO BE CLOSED AND
DEEDED TO DEVELOPER

PROPERTY DEEDED TO CITY
FOR STREET WIDENING

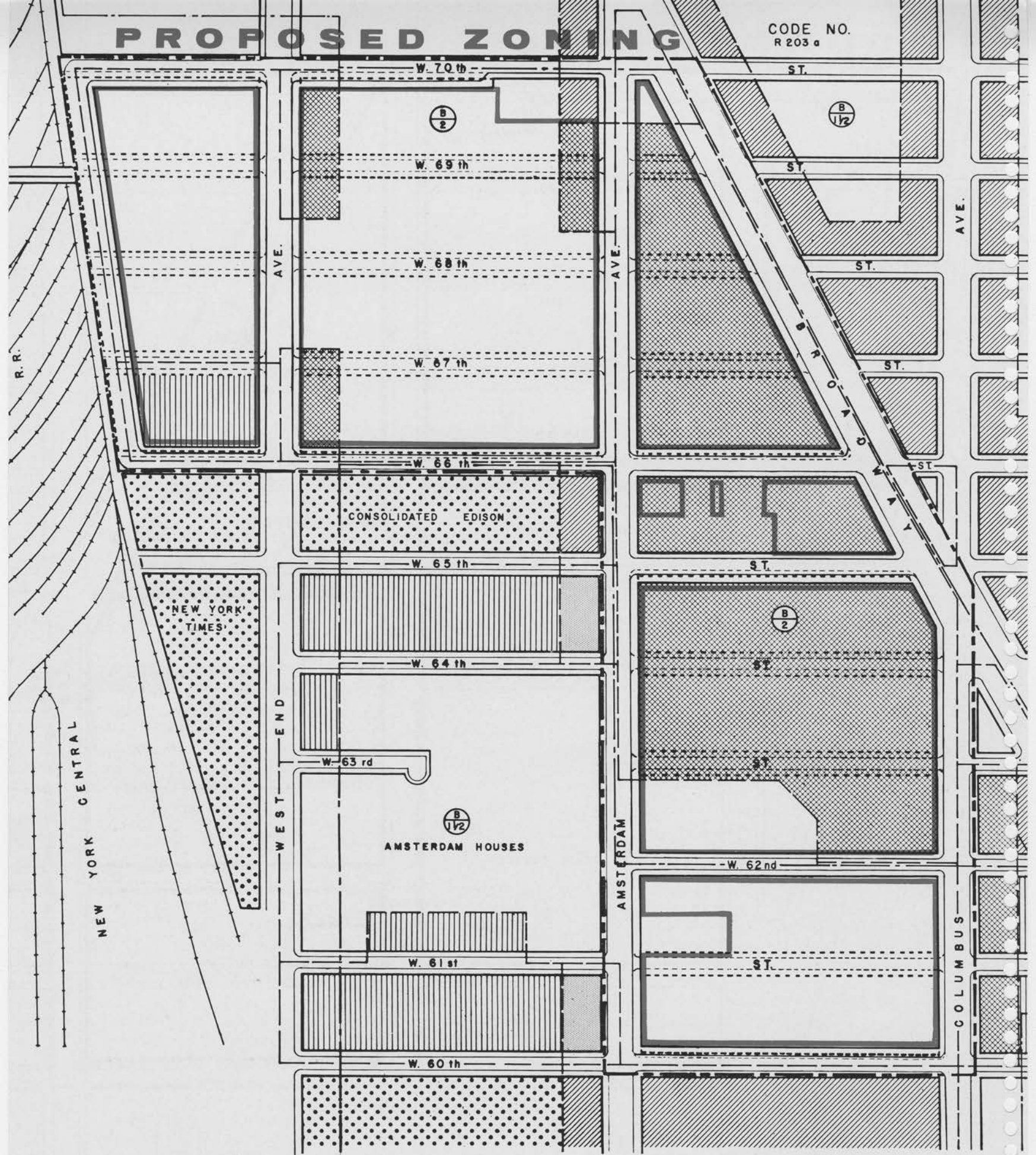
BOUNDARY LINE

EXCLUDED FROM PROJECT AREA



PROPOSED ZONING

CODE NO.
R 203 a

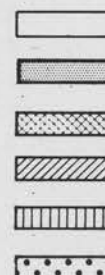


SCALE
150 0 150 300 FEET

AREA DISTRICT
HEIGHT DISTRICT
PROJECT BOUNDARY
USE DISTRICT BOUNDARY
HEIGHT DISTRICT BOUNDARY



KEY
RESIDENTIAL
LOCAL RETAIL DISTRICT
RETAIL DISTRICT
BUSINESS
MANUFACTURING
UNRESTRICTED



PROPOSED DEVELOPMENT

site plan

aerial view

unit plan

cost estimates and financial plan

utilities—gas, water, sewer, electric

SITE PLAN

The Site Plan is composed of the educational, musical and entertainment features in the southerly blocks between Columbus and Amsterdam Avenues, and to the north of this is the store, office building and hotel group. To the west of this complex are the two super-blocks for the housing development. Also shown on the Site Plan on the following pages are the new New York Coliseum and the Columbus Circle Apartments which appear on the left between West 58th and West 60th Streets.

Within the project limits, starting at West 60th Street and extending to West 62nd Street is the Fordham University Downtown School, which comprises a number of departments attended by day students. Here, adjoining an area devoted to music, art and the opera, will be erected a harmonious group of school buildings which will daily accommodate over 4,000 students. These will comprise the schools of Law, Education, Business and Social Service. About 175,000 square feet of floor space will be needed for this purpose. With buildings of three and four stories to provide this space it will be possible to create a landscaped campus in mid-Manhattan.

West of this, at the former northeast corner of Amsterdam Avenue and West 61st Street, is the existing Iona Powers Memorial Academy, which will remain in the project. Immediately north of this will be the new home of the Grace Institute, formerly housed on the north side of West 60th Street where the Fordham area will replace it.

Between West 62nd and West 65th Streets is the great complex of the Metropolitan Opera and the Philharmonic Symphony Society concert halls. In addition there is a smaller auditorium suitable for lighter operas or ballet and a smaller concert hall. The two latter features are attached to the group

of buildings to be considered for musical education and various allied arts. The main entrance to the Opera as approached on foot will be from Columbus Avenue through an imposing Public Plaza flanked on the south by a museum and on the north by a library, both devoted to the subjects allied to the musical and operatic arts.

Bridging across West 65th Street to the north is the approach to the Theatre Group which, in turn, bridges to the north side of West 66th Street. This New York City Theatre Center will consist of five complete theatres designed to operate simultaneously or individually. The ground floor level will be used as the main entrance, lobby, centralized ticket sales and parking. The subsurface level will contain the service access to each theatre and additional parking. The first floor or foyer level will be the entrance to two 1,500 seat theatres and one 1,800 seat theatre. This level will also contain lounges, offices and refreshment areas. The third floor or restaurant level will be the entrance to a 1,500 seat theatre and a 1,800 seat theatre. This level will be complete with restaurants, lounges and roof gardens. Additional access will be made to the mezzanine areas of these theatres. Office area and executive suites are located on top of three of the theatres.

Between West 65th and West 66th Streets in the westerly half of the block between Broadway and Amsterdam Avenue stands the existing High School of Commerce, and immediately to the north of it is the Church of the Good Shepherd. This church has been offered the opportunity to add a small strip of property to the east of it next to the wing of the High School of Commerce. To the west of the church, space has been reserved for the relocation of a branch of the New York City Public Library, which is to be removed from its present location

within the housing site. Next to it on the corner of West 66th Street and Amsterdam Avenue it is proposed to relocate the 20th Precinct Police Station, which is now located within the block to be occupied by the stores, hotel and office building.

On the northwest corner of West 66th Street and Amsterdam Avenue is the proposed new location of St. Matthew's Roman Catholic Church. This will

take the place of the present church now located within the housing site. The new church will accommodate a congregation of 600 persons, a rectory for priests and a parochial school for 700 boys and girls from kindergarten through the eighth grade. This school will be supervised by 18 sisters, who will occupy the convent within the site.

A new public school site is proposed on the south

LAND USE	Areas in Square Feet		Areas in Acres	
	Section	Total	Section	Total
Total Area to be acquired by Condemnation	2,089,176		47.99	
Total Area to be acquired by Street Closing	372,143		8.54	
Total Gross Area	2,461,319		56.53	
Area Lost to Street Widening	161,559		3.73	
Net Area for Redevelopment		2,299,760		52.80
<u>Net Residential:</u>				
West Block	280,798		6.44	
Center Block	509,927		11.70	
Total		790,725		18.14
<u>Commercial:</u>				
West Block (Garage)	53,000		1.22	
N. E. Block:				
Open Area	43,560		1.00	
Office Building	24,000		.55	
Hotel	19,000		.44	
Stores	95,800		2.20	
Theatres	68,625		1.58	
Garage	15,070		.34	
65th-66th Street:				
Theatres	59,041		1.35	
Musical Arts:				
Metropolitan	353,178		8.11	
Plaza	60,984		1.40	
Philharmonic	43,560		1.00	
Total		835,818		19.19
Retail: Center Block		72,823		1.67
<u>Educational:</u>				
Fordham	303,126		6.96	
Grace Institute	25,104		.58	
P.S. 199	99,803		2.29	
Total		428,033		9.83
<u>Institutional and Public:</u>				
St. Matthew's	50,000		1.15	
Good Shepherd	2,711		.06	
Police Station and Library	12,250		.29	
Total		64,961		1.50
<u>Parks</u>				
N. E. Block	6,600		.15	
Musical Arts	100,800		2.32	
Total		107,400		2.47
<u>Totals:</u>		2,299,760		52.80

side of West 70th Street between Amsterdam and West End Avenues. This school to be known as P.S. 199, is currently considered for accommodation of 1,000 pupils from kindergarten through the sixth grade.

New location outside the project site will have to be obtained to accommodate Fire Hose Company 35. Currently under consideration for this is the site between West 66th and West 67th Streets, Amsterdam and West End Avenues.

The typical site plan shows possible building locations and other site details. Actual building locations and other site details will be agreed upon by the sponsor and the Committee on Slum Clearance.

SITE PLAN—HOUSING AREA

In planning the redevelopment for the Lincoln Square Area, it was necessary to establish a sufficient density of apartments to afford a proper financial return on the investment, without producing an excessive coverage of the site. To establish this basically low coverage, still taking into consideration the high land values in Manhattan, it has been found expedient to use tall structures to maintain an economic rent level. This will give a coverage of approximately 22% of the net residential area.

The site plan presents 12 buildings, each 20 stories in height, with 17 apartments per floor, making a total of 340 dwelling units per building.

In rounding out the overall picture, the site plan provides for new one-story stores along the Broadway frontage between 67th and 70th Streets; on the East Side of Amsterdam Avenue from north of 66th Street up to 69th Street; on the West Side of Amsterdam Avenue at approximately 69th Street; on the East Side of West End Avenue north from the corner of 66th Street and southward from the corner of 70th Street, as well as on the West Side of West End Avenue north of the corner of 66th Street.

The shopping areas will not only serve the project families but the surrounding neighborhood as well. These facilities will all be serviced by off-street loading.

A 12 story office building and a 12 story hotel on the Broadway frontage will prove useful adjuncts to the area and will be designed in harmony with the overall project.

In the hotel we will have rooms for fashion shows and garage facilities, as well as the normal aspects of such a structure.

Garage buildings will be provided at Amsterdam Avenue and 66th Street, at 66th Street between West End Avenue and the new westerly service road. In addition, some garage spaces will be provided in the office building.

<u>Net Areas</u>	<u>Sq. Ft. Area</u>	<u>Area in Acres</u>
<u>Housing Area</u>		
Net Residential	790,725	18.14
Garage, West Block (14,400 square feet, stores included)	53,000	1.22
Stores, Center Block	64,200	1.47
Loading, Center Block	8,623	.20
1) Area for Redevelopment	916,548	21.03
<u>Shopping Area</u>		
Office Building	24,000	.55
Hotel	19,000	.44
Stores	95,800	2.20
Garage	15,070	.34
Open Area	43,560	1.00
2) Area for Redevelopment	197,430	4.53
<u>Miscellaneous</u>		
Theatres	68,625	1.58
P.S. 199	99,803	2.29
St. Matthew's	50,000	1.15
Park (West 70th Street)	6,600	.15
3) Subtotal	225,028	5.17
<u>Total for West, Center and Northeast Blocks</u>		
	1,339,006	30.73
<u>Land Coverage in Housing</u>		
<u>Area</u>		
Apartment Buildings	155,160	3.56
Stores	64,200	1.47
Garages	53,000	1.22
Total	272,360	6.25
<u>Percentage of Coverage of</u>		
<u>Housing Area for Redevelopment</u>		
By Apartments only	16.9%	
By Stores only	6.9%	
By Garages only	5.8%	
Total	29.6%	
Parking Area	580 cars	
Garages	1,135 cars	

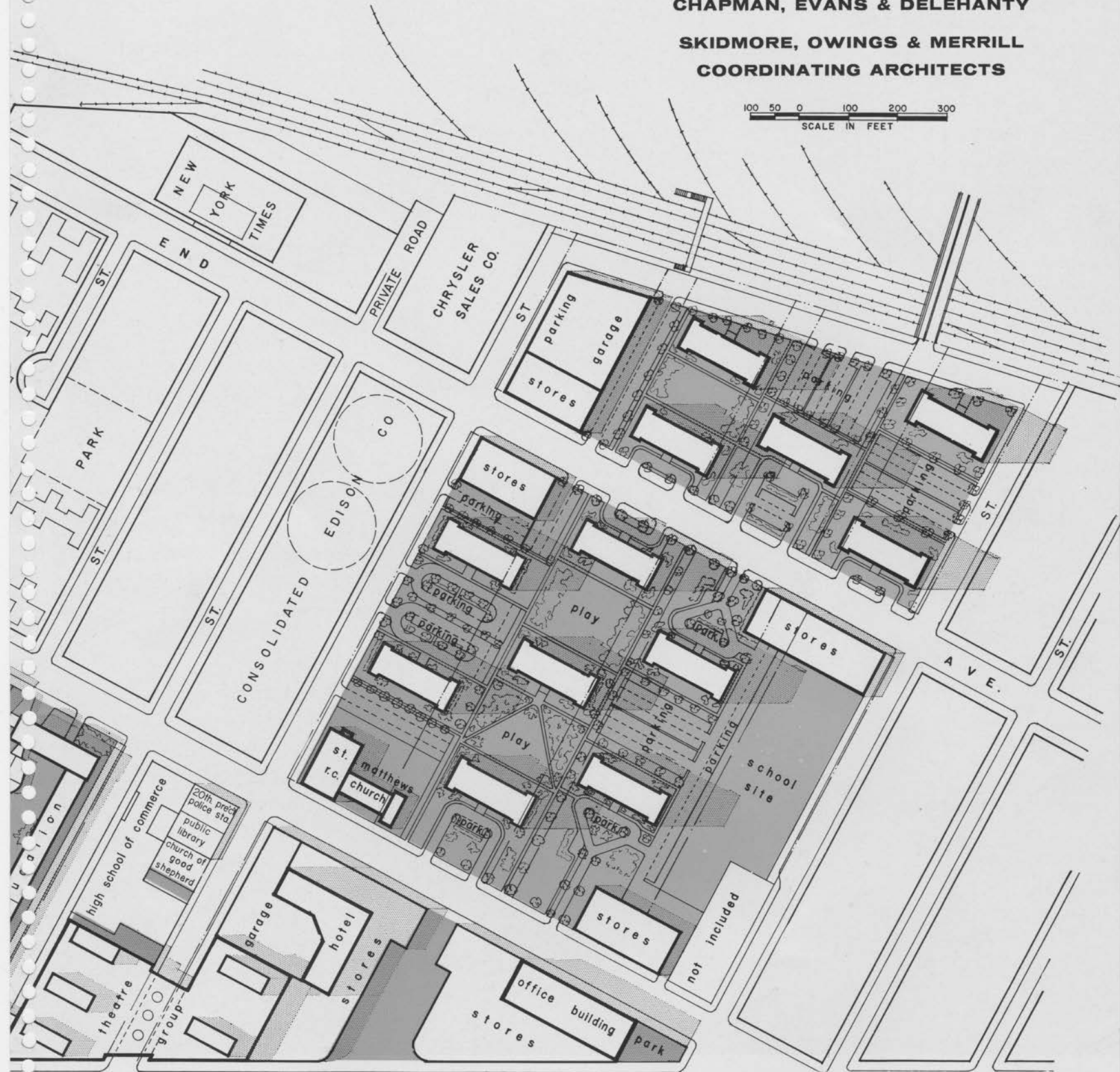
SITE PLAN



HARRISON & ABRAMOVITZ
 VOORHEES, WALKER, SMITH & SMITH
 PEREIRA & LUCKMAN
 S. J. KESSLER & SONS
 CHAPMAN, EVANS & DELEHANTY
 SKIDMORE, OWINGS & MERRILL
 COORDINATING ARCHITECTS

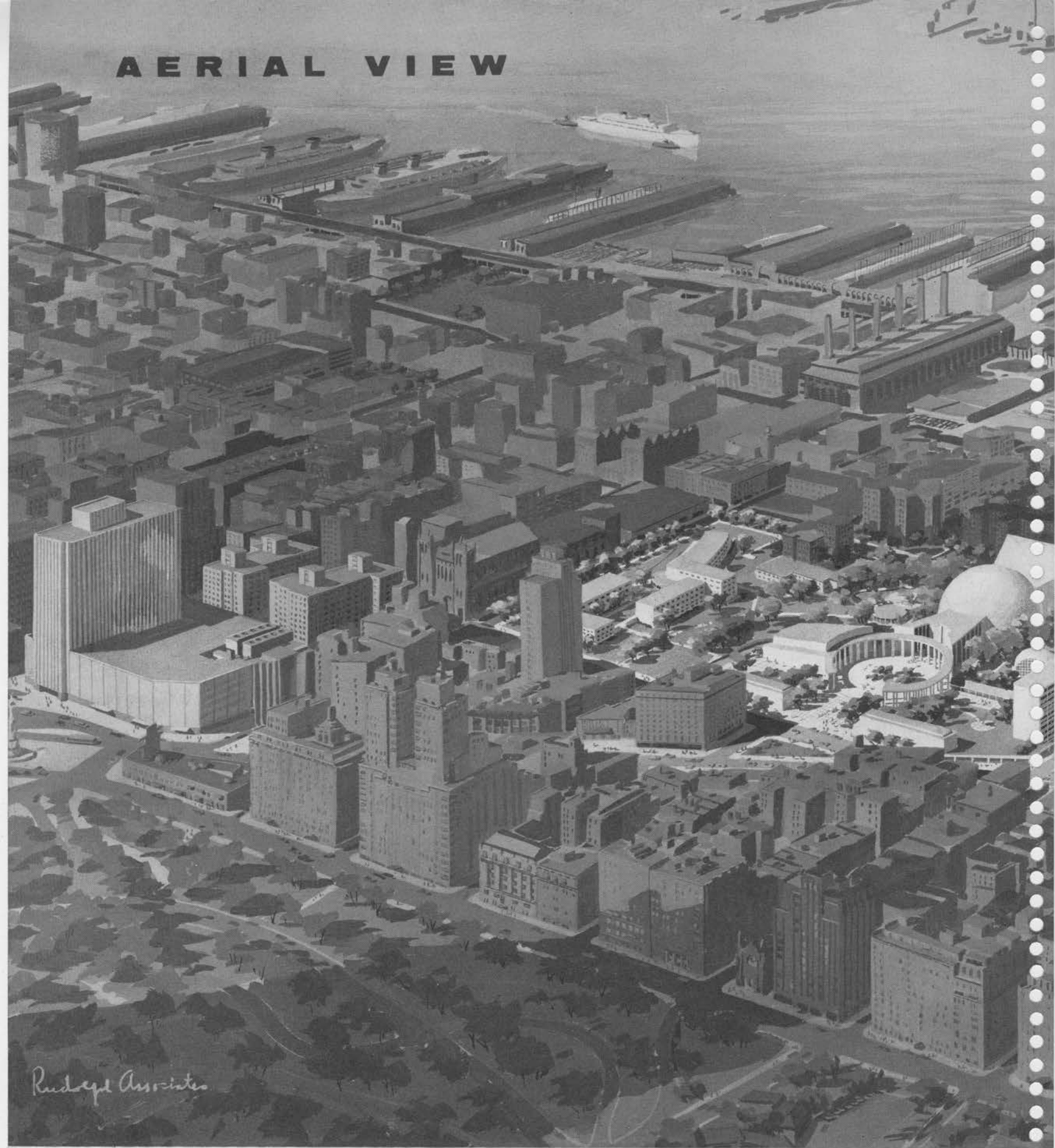


100 50 0 100 200 300
 SCALE IN FEET



B R O A D W A Y

AERIAL VIEW



Rudolph Associates



UNIT PLAN

In developing a practical and economically feasible rental plan for the apartment buildings in the Lincoln Square Area, it was necessary to provide a unit plan to fulfill the needs of the neighborhood families to be attracted, as well as for those on the site.

An analysis of the project, to give the most to the tenant at the lowest possible rental, helped to determine the number of apartments that would be economical for each floor of the carefully placed 20 story buildings.

This type of structure has been designed to permit the greatest feasible area for light, air and open space on the site.

The unit plan has been designed for exceptional tenant value, on a rental basis with seventeen apartments on each floor, placed on each side of a central corridor. The buildings provide a type of structure that fits advantageously on the site without requiring unnecessary spanning of closed streets. The vast open spaces provided in the plan afford needed off-street parking areas to meet the requirements of the Zoning Resolution of the City of New York.

The unit is used twelve times on the site and provides a balanced diversity in apartment distribution.

Most apartments have complete privacy in layout and require no passing through a living room to get to another living space. All rooms open from a compact entrance foyer. The kitchen is usually close to the entrance, allowing easy access for delivery of packages and for the removal of rubbish to the central incinerator in the public hall. Kitchens are all of sufficient size to afford all the modern appurtenances. The main dining area is provided adjoining the kitchen and forms an open area off the living room. All bedrooms are generous in size and large enough to accommodate two occupants. Many of the apartments have terraces for indoor-outdoor living.

Because of the unusual compactness of the plan and the variety of apartments offered for tenancy, the needs of most prospective apartment seekers will be fulfilled. Except for the efficiency apartments all apartments will be provided with two exposures.

Storage for the tenants, bulk storage, perambulator and wheel toy storage spaces, automatic laundry facilities, maintenance and management areas are well spotted throughout the project in basement areas so that they may all be reached readily by the tenants.

APARTMENT DISTRIBUTION

Apartment Types		Apartments per Floor		Total Per Bldg.
		Bed Rooms	1st to 20th Floor	
2	Room	0	10	200
3	Room	1	1	20
3½	Room	1	4	80
4½	Room	2	2	40
Totals			17	340

TOTALS FOR SITE

Apartment Types		Bed Rooms	Project Totals	Percentage	Total Construction Rooms	Total Rental Rooms
2	Room	0	2,400	58.8	2,400	4,800
3	Room	1	240	5.9	480	720
3½	Room	1	960	23.5	2,880	3,360
4½	Room	2	480	11.8	1,920	2,160
Totals			4,080	100.0	7,680	11,040

BUILDINGS

Number of Buildings	12-20 stories
Number of Apartments	4,080
Number of Construction Rooms	7,680
Number of Rental Rooms	11,040
Gross Area per Construction Room	402 square feet
Gross Area of Typical Floor Plan	12,930 square feet

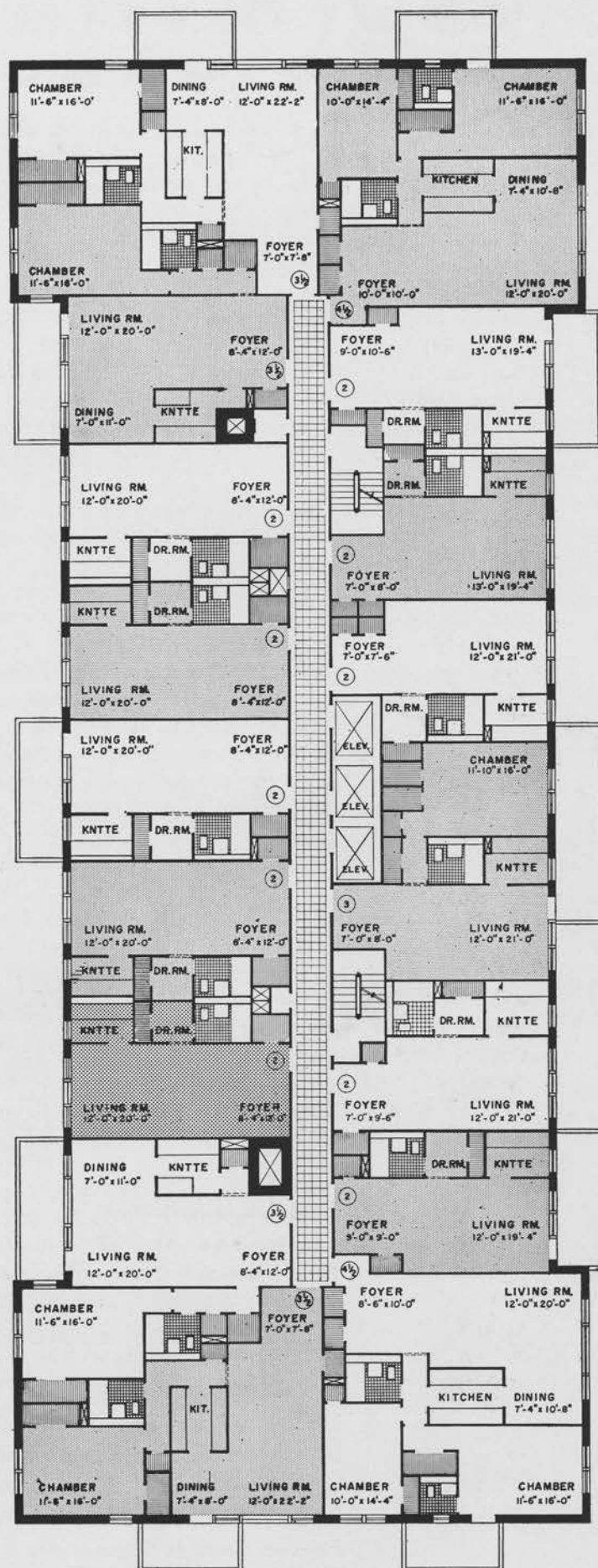
Estimated Population

By H. H. F. A. Ratio	9,120 persons
By Standard Ratio	7,320 persons

Population Density	By Standard Ratio	By H. H. F. A. Ratio
Persons per redeveloped acre	139	173
Persons per acre of the three northerly super blocks	270	336
Persons per acre of gross housing area	348	433
Persons per acre of net residential area	432	538

Cubage	Apartments (excluding cellars)	27,364,800 cubic feet
	Stores (excluding cellars)	1,744,000 cubic feet
	Garages (excluding cellars)	1,991,400 cubic feet
	Total	31,100,200 cubic feet

Areas	Residential (Total floor area)	3,258,360 square feet
	Residential (Gross rentable floor area)	3,103,200 square feet
	Residential (Basements)	155,160 square feet
	Stores (Ground floor area)	174,400 square feet
	Garages	229,400 square feet



TYPICAL FLOOR PLAN



COST ESTIMATES AND FINANCIAL PLAN

ESTIMATED COST OF PROPOSED REDEVELOPMENT (Housing Section Only)

LAND:

1,150,000 sq. ft. @ \$ 9.25 (as of acquisition appraisal)	<u>\$10,637,500</u>
---	---------------------

BUILDING:

Field Cost of Structures	\$47,618,000
Architect's Fee (3.5%)	<u>1,666,630</u>
Total Structural Cost	\$49,284,630
Cost of Landscaping and Site Improvements	<u>1,150,000</u>
Total Cost of Buildings and Site Improvements	<u>\$50,434,630</u>

PROJECT:

Interest on Land during Construction	\$ 638,250
Interest on Building during Construction:	<u>1,513,039</u>
Total Interest on Working Capital	\$ 2,151,289
Real Estate Taxes on Land during Construction:	653,922
Finance, Legal & Organization Expenses:	<u>\$ 1,008,693</u>
Total Interest Taxes & Financing during Construction	<u>\$ 3,813,904</u>
Total Estimated Cost of Building	<u>\$54,248,534</u>

TOTAL ESTIMATED COST OF PROJECT

	<u>\$64,886,034</u>
--	---------------------

FINANCIAL PLAN

For Housing Areas only

The table below gives detailed figures including the acquisition cost of the land and the estimated construction costs of the proposed buildings and site improvements.

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

Additional project charges, viz., interest on land and on buildings during construction, real estate taxes on land during construction, and financing, legal and organization expense, as set forth below, are the expenses incidental to any building operation, and the cost figures applicable to the various items listed represent judgment of the attendant costs, based upon a wide experience.

In the schedule set forth below, the financial plan for the private redevelopment of this area has been set up. This is in effect a pro forma statement of the potential income and expenses that will be incurred by the developer in the operation of the projected housing, weighted against the estimated cost of the project, in order to indicate the yield an investment of this sort can attain. In addition to this function, it also forcibly demonstrates through its potential income stream the validity and accuracy of the estimate of the value of the land for resale purposes.

In estimating the rental value, comparisons were made with rentals obtained in many other comparable projects. In like manner, the operating expenses were the result of an estimate based upon personal experience, as well as an analysis of many projects privately and municipally owned.

FINANCIAL PLAN (Housing Section Only)

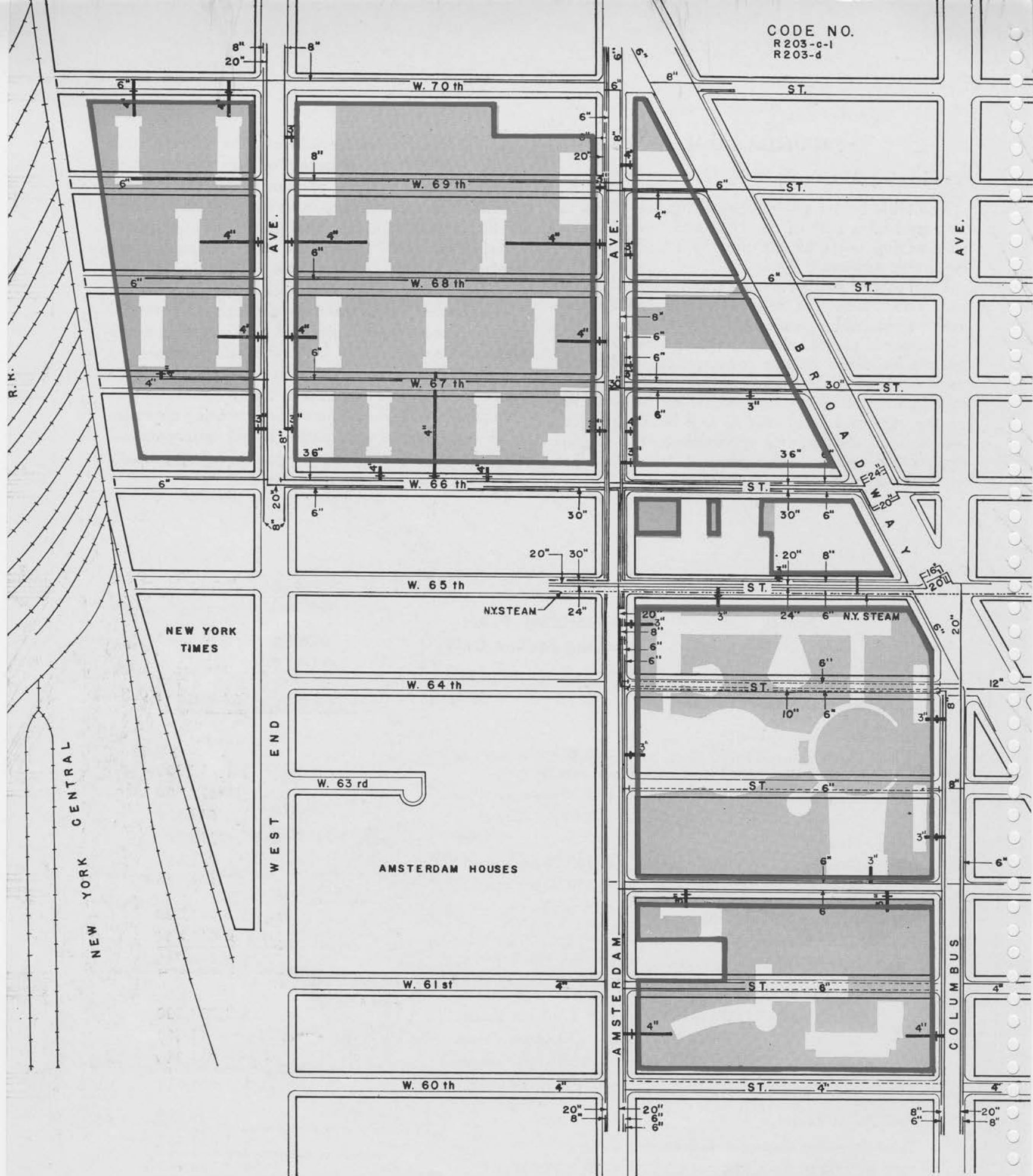
Total Estimated Cost of Project	\$64,886,034
Estimated Rental Value	
Apartments: 11,040 rental rooms @ \$ 47.50 per room per month, or \$570 per room per annum	\$ 6,292,800
Stores: 174,400 sq. ft. @ \$ 5.00 per annum *	872,000
Offices: 175,000 sq. ft. @ \$ 3.50 per annum	612,500
Hotel: **	570,000
Garages: 1,135 cars @ \$ 300.00 per annum ***	340,500
Parking: 580 cars @ \$ 180.00 per annum	104,400
Total Estimated Rental Value	\$ 8,792,200
Less Vacancy Reserve of 7%	615,454
Effective Rental Value	\$ 8,176,746
Operating Expenses:	
Apartments: 11,040 rental rooms @ \$120 per annum	\$ 1,324,800
Stores: 174,400 s. ft. @ 25¢ per annum	43,600
Offices: 175,00 sq. ft. @ \$1.35 per annum	236,250
Total Operating Expenses	\$ 1,604,650
Real Estate Taxes:	2,048,800
Total Operating Expenses and Taxes	\$ 3,653,450
NET RETURN ON A FREE AND CLEAR BASIS	\$ 4,523,296
Percentage of Net Return on Investment	6.97%

* Rental Value of basement included in grade floor rent.

** Rental Value based on concept of lease to a hotel operator.

*** Rental Value based on concept of lease to a garage operator.

CODE NO.
R 203-c-1
R 203-d



GAS



KEY

MAINS

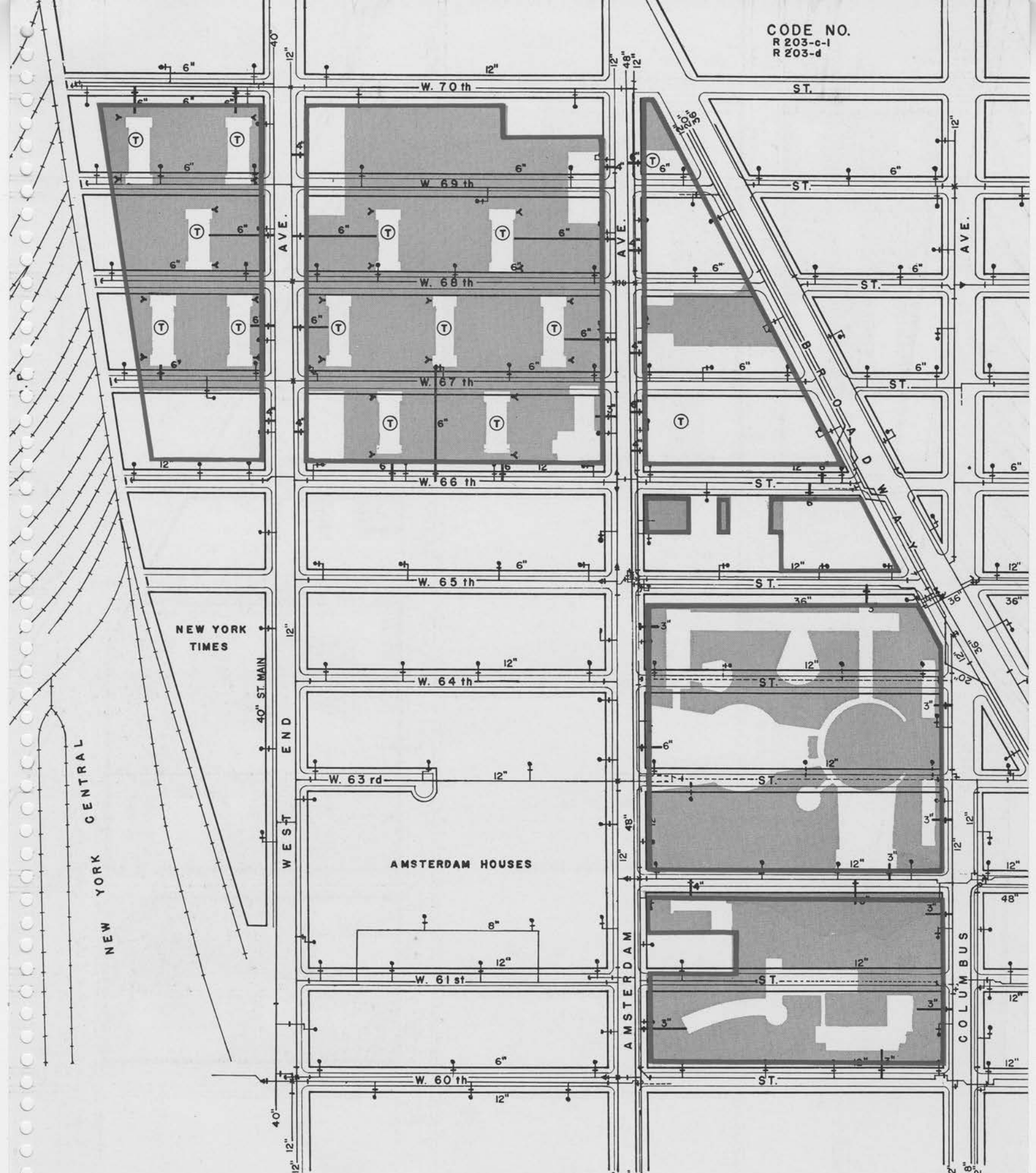
NEW YORK STEAM

**NEW SERVICE CON-
NECTIONS WITH
VALVE & CURB BOX**

— EXISTING
- - - ABANDONED OR RE-
- - - MOVED



CODE NO.
R 203-c-1
R 203-d



NEW YORK
TIMES

AMSTERDAM HOUSES

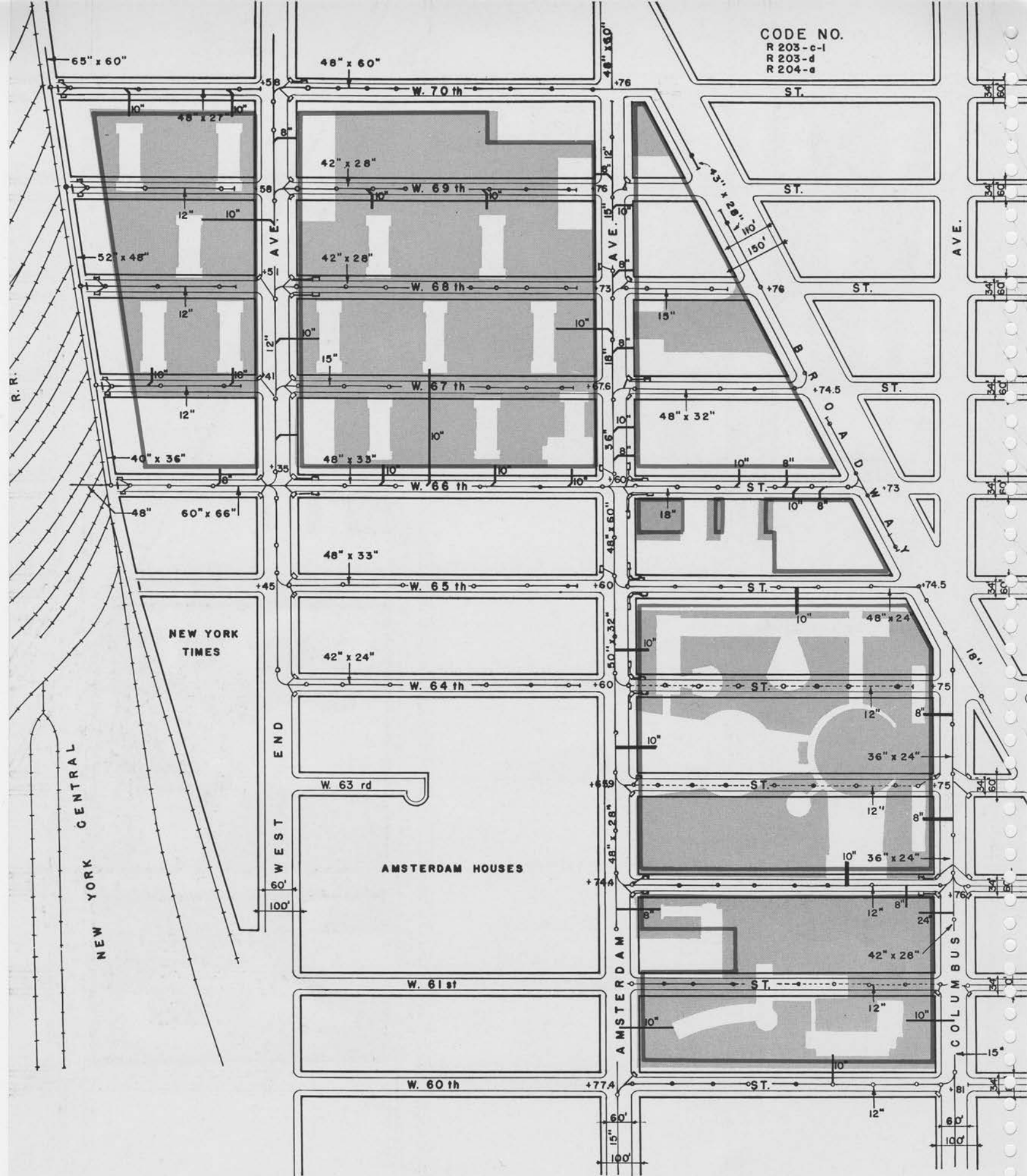


KEY

- WATER MAIN
- HYDRANT
- VALVE & CURB BOX
- HOUSE & FIRE TANK
- 3"x3"x6" SIAMESE
- EXISTING
- ABANDONED
- OR REMOVED

WATER

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



SEWER



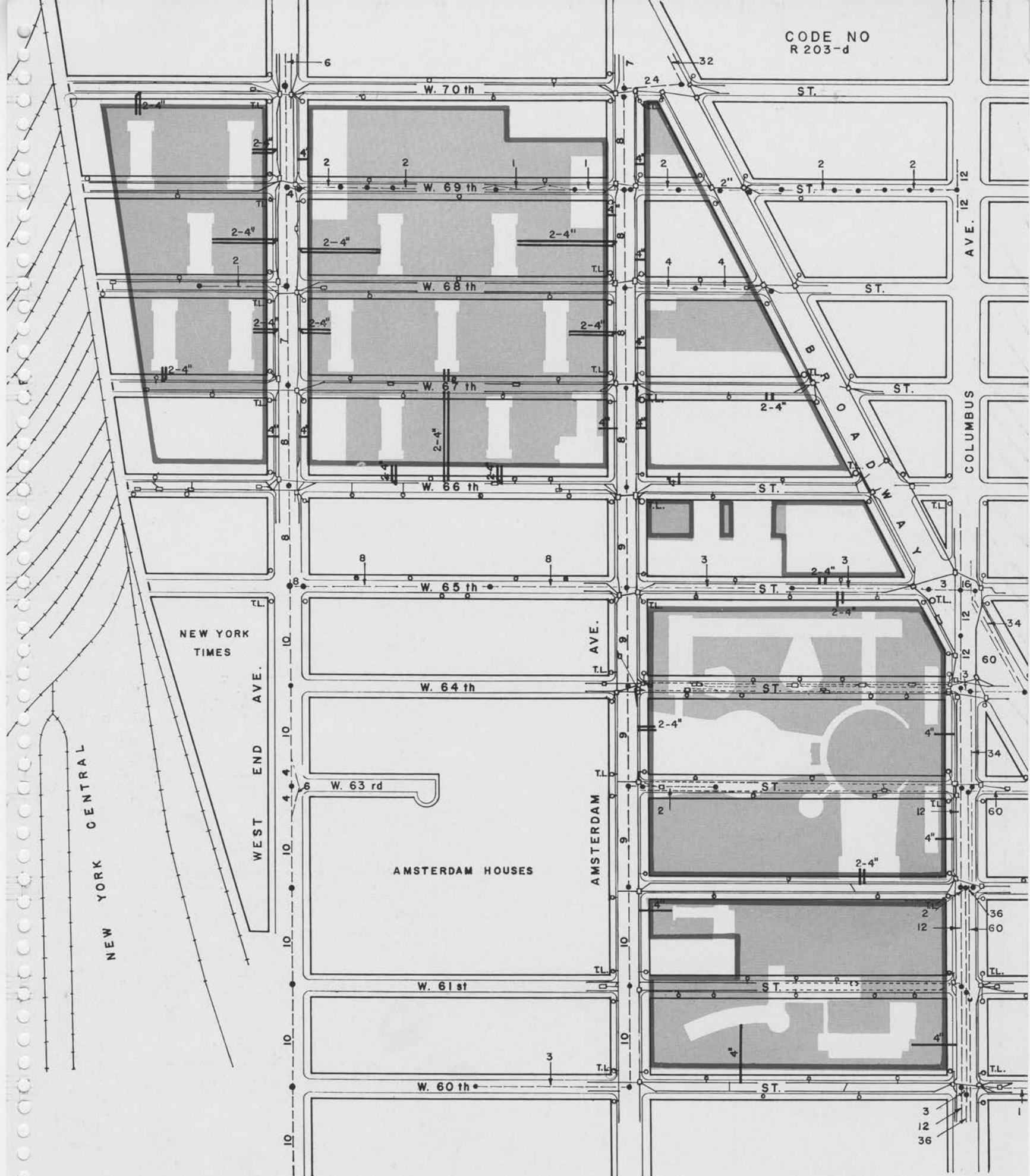
KEY

SANITARY & STORM SEWER ———

MANHOLE —○—

CURB BOX —┘—

EXISTING ABANDONED OR REMOVED - - - - -



SCALE
150 0 150 300 FEET

ELECTRIC CONDUIT
MANHOLE
STREET LIGHT
TRAFFIC LIGHT
TRANSFORMER
E.C.S. PLANT

KEY

EXISTING ABANDONED OR REMOVED
NEW OR RELOCATED

ELECTRIC

EFFECT ON AREA

community facilities
transportation
streets and local transportation
traffic survey

COMMUNITY FACILITIES

Central Park is located east of the site; to the southeast, the newly constructed New York Coliseum. Within the immediate vicinity surrounding the area are 11 churches and 3 public schools. A new public school PS 199 is to be constructed within the project to replace PS 94. The High School of Commerce is located within the area.

Roosevelt Hospital is adjacent to the project in the block bounded by 58th and 59th Streets, 9th and 10th Avenues. St. Clare's Hospital faces on West 51st Street and extends through to West 52nd Street in the block between 9th and 10th Avenues.

St. Nicholas Sports Arena is within a block of the project site and the American Museum of Natural History is just northeast of the area.

A low rental subsidized Housing Project built in 1948 is located just west of the southern part of the site. The West Side Highway with its approaches at 72nd Street and proposed new exit to 69th Street and new peripheral road within the project conforms with the proposed street pattern, including direct access to and from the transverse road through Central Park and 65th Street.

TRANSPORTATION

The site is ideally located for convenient accessibility to various types of transportation. These include the Broadway IRT Subway along the easterly border of the project, with its 66th Street station at about the midpoint of the project north and south. One stop south of this station, at 59th Street, free transfer can be made to the Eighth Avenue division of the Independent Subway. At 57th Street the BMT Subway provides connections to Queens and additional routes to downtown Manhattan or Brooklyn. These various subway routes with their transfer points reach Grand Central Station and the Pennsylvania Terminal, with access to the New York Central, the New York, New Haven and Hartford and Pennsylvania Railroads. By further transfer to buses or tubes, connections are convenient to all the other major railroad termini and airports in the New York area.

The surface transport facilities are equally convenient. There are north or southbound bus routes

on West End Avenue, Amsterdam Avenue, Columbus Avenue and Broadway, with crosstown routes at 72nd Street just north on the site, at 65th and 66th Streets through Central Park bisecting the project, and at 59th and 60th Streets at the southerly border of the site circuiting the New York Coliseum.

By private automobile, in addition to the existing local pattern of avenues and cross streets, the major expressways are also conveniently accessible. North and southbound connections to the west side Miller Highway can be made at 57th and 72nd Streets, and a new southbound exit is proposed at 69th Street. The 65th Street transverse road through Central Park gives a speedy crosstown route to the F. D. Roosevelt Drive for northbound automobiles headed by parkways to Long Island or New England, or for southbound traffic to the Brooklyn Battery Tunnel.

STREETS AND LOCAL TRANSPORTATION

The closing of crosstown streets within the proposed development plan will in no way obstruct the present flow of traffic. As mentioned in the Traffic Survey that follows, the widening of peripheral streets accommodates the local traffic requirements. The major crosstown routes are improved by street widening and none of the crosstown bus routes are

affected thereby. The present cross-over of the Tenth Avenue bus route between West 42nd and West 72nd Streets, which now occurs within the project limits between West End Avenue, Amsterdam Avenue and Broadway, will have to be rerouted because of the proposed closing of the intermediate crosstown streets.

TRAFFIC SURVEY

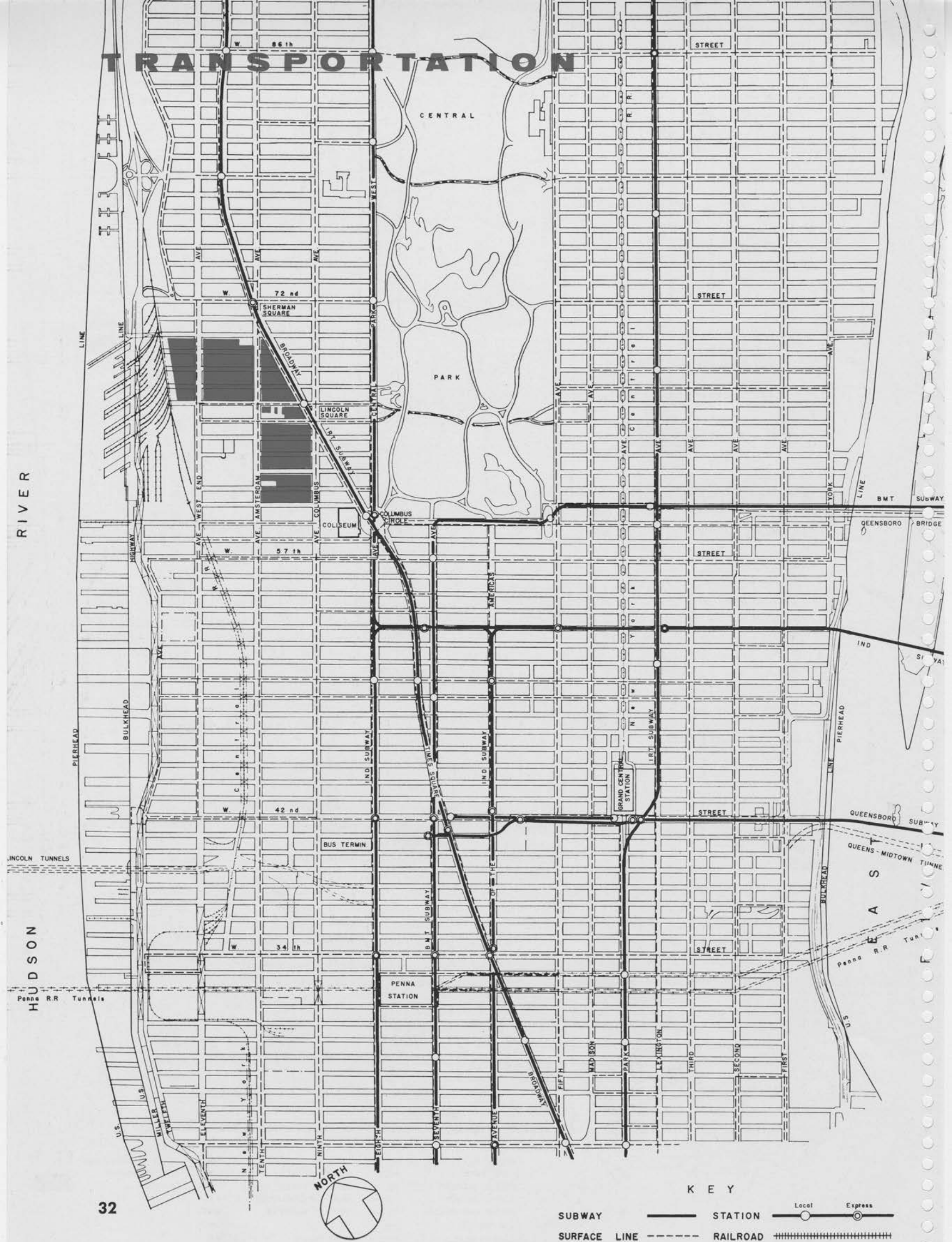
A brief condensation of the findings of a survey by Brown and Blauvelt, the Traffic Consultants for the project, follows on page 36.

Their recommendations for changes in traffic flow,

alterations of subway facilities and approaches are of great merit and deserve serious consideration by the various New York City departments which will have jurisdiction over their eventual adoption.

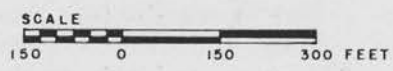
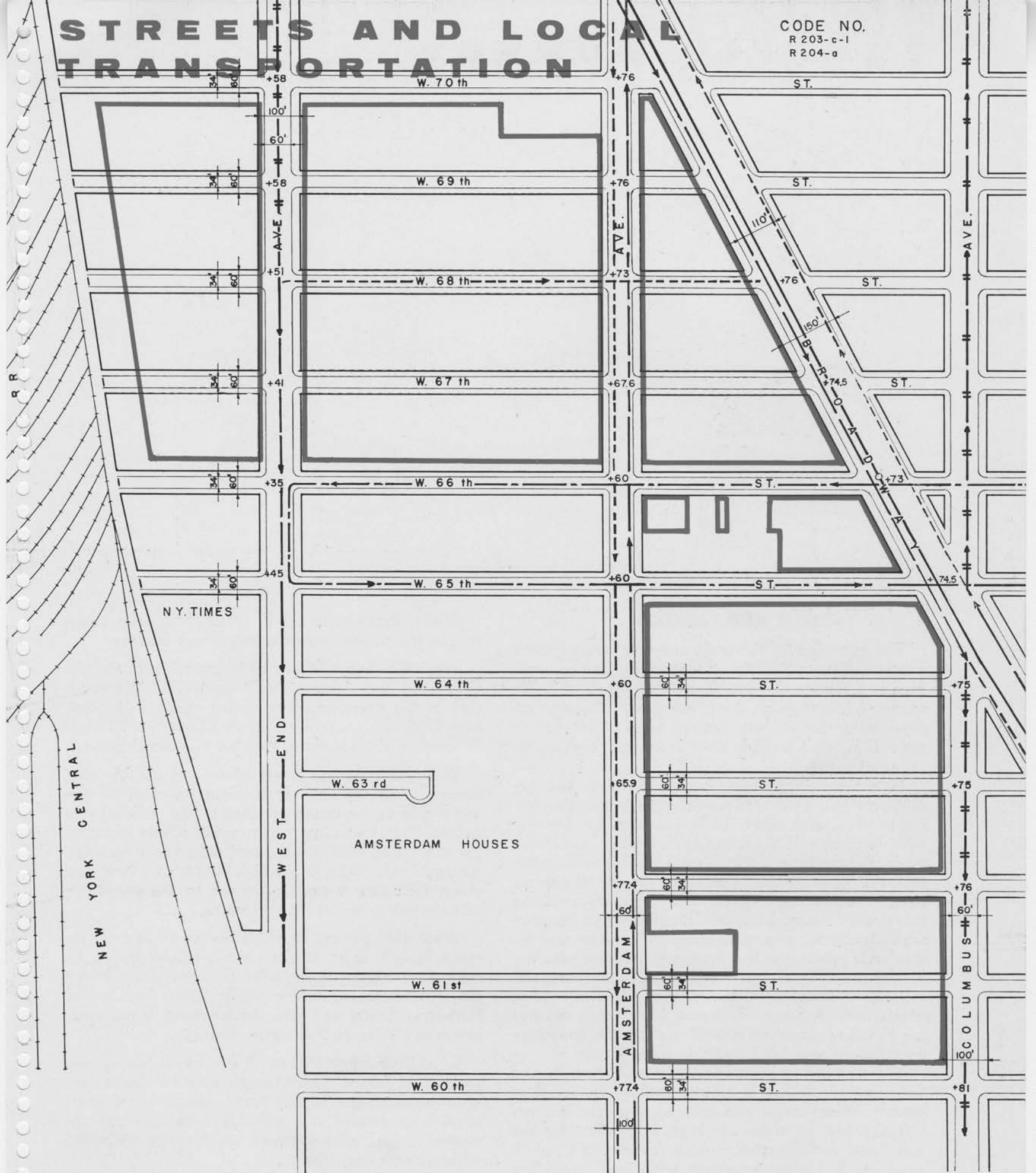


TRANSPORTATION



STREETS AND LOCAL TRANSPORTATION

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



KEY

- SUBWAY LINE
- SUBWAY STATION
- BUS LINE, INDEPENDENT
- BUS LINE, CITY OWNED
- BUS LINE, REROUTED
- BUS LINE, ABANDONED

TRAFFIC SURVEY

STREETS AND PARKING

The extension of the basic one-way street system northward from 59th Street throughout the area will greatly facilitate the free flow of all types of traffic to, from, and through the development. Specific exceptions to the one-way pattern have been made to provide a more flexible flow in certain high traffic volume areas.

Five superblocks have been created in the Redevelopment. Two of these (resulting from the closing of 67th, 68th and 69th Streets between Amsterdam Avenue and the westerly boundary line of the project at the New York Central Yards) will constitute the housing site. Another, for the shopping, business and theater center, will result from closing these same streets between Broadway and Amsterdam Avenues. The remaining two make up the southerly portion of the development between Amsterdam and Columbus Avenues. One, encompassing the cultural arts center, extends from 62nd Street to 65th Street. The new Manhattan campus for Fordham University will occupy the southernmost block from 60th Street to 62nd Street.

The streets being closed are generally narrow and their present traffic is almost exclusively local in nature. While street and parking capacity is theoretically lost by these closings, it is offset by the simplified traffic pattern which favors the through north-south traffic, by street widenings providing for the major crosstown movements, by a new service road for the housing development, and by provision for substantial off-street parking throughout the area.

Street widenings, all of which will take place within the project boundaries, are as follows:

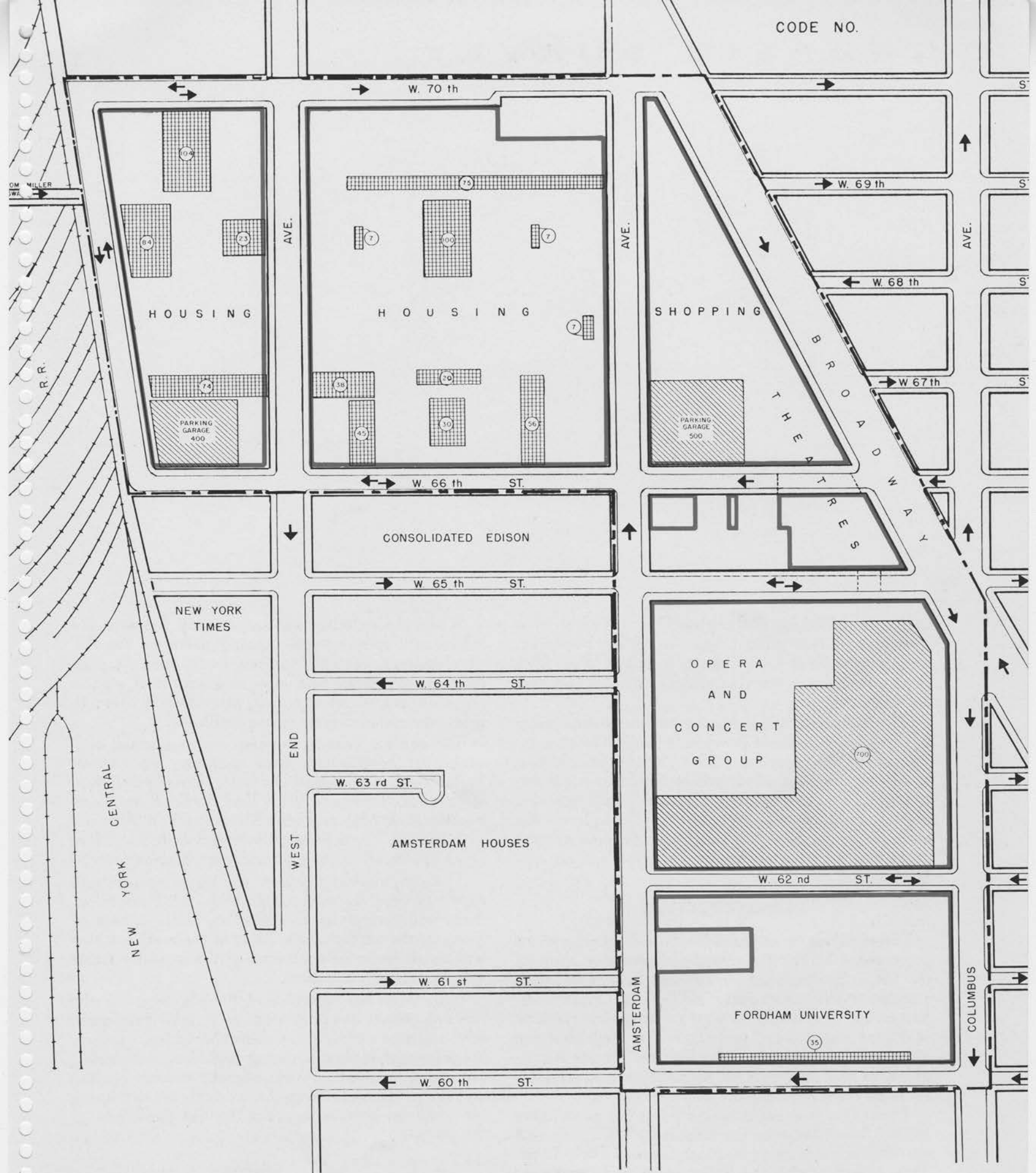
West 60th Street: from 60 feet to 80 feet between Columbus and Amsterdam Avenues, on the north side of the street adjacent to the campus of Fordham University, allowing a free circulation of traffic around the southern limit of the development.

West 65th Street: from 60 feet to 80 feet, between Broadway and Amsterdam Avenue, on the south side of the street adjacent to the cultural arts center. This widening will provide ample capacity for eastbound traffic to the transverse road through Central Park, while permitting its use as a two-way street for more complete service to the theater—arts centers to the north and south.

West 66th Street: from 60 feet to 80 feet for its entire length west of Broadway, the widening to take place on the north side. This will provide for the westbound crosstown traffic from the Central Park transverse and will complement West 65th Street in service to the theater district.

West 70th Street: from 60 feet to 80 feet on the south side for its entire length west of Broadway, with the exception of 275 feet immediately west of Broadway, where two existing buildings not included in the Redevelopment prevent any widening without extensive damages.

A new service road is proposed adjacent to the New York Central Yards between West 66th and West 70th Streets, providing for a complete traffic flow around this section of the housing develop-



ment. In addition, the proposed completion of a southbound exit ramp from the Miller Highway, crossing the New York Central Yards at West 69th Street, would join the City street system at this new service road.

The individual plans for the various components of the Redevelopment provide for a total of approximately 2,300 off-street parking spaces in addition to 400 curb spaces which will be available for short-time parking. The number of spaces being provided approximate those now existing throughout the area, while at the same time they provide greater service to the area due to their location and accessibility.

TRANSPORTATION

Direct access to the Lincoln Square development is provided by the Broadway-7th Avenue Line of the I.R.T. System running beneath Broadway, with stations at 59th, 66th and 72nd Streets. Upper Manhattan and the Bronx as well as extensive areas of midtown and lower Manhattan and Brooklyn are directly serviced by this line. Indirect service is provided to the east side of Manhattan and Queens through the Times Square Station.

There is a free interchange point for passengers at 59th Street between the Broadway I.R.T. line and the IND lines running beneath Central Park West. This, together with the IND station at 72nd Street and Central Park West and the B.M.T. station at 57th Street and Seventh Avenue, provides access to all of the major rapid transit systems serving the Metropolitan area.

While the existing stations serving the area are inadequate to meet the growing needs of the Redevelopment, certain improvements, such as platform lengthenings and new and improved station accesses, are planned which will convert them to safe, efficient and convenient facilities.

The surface lines in the area are numerous, consisting of north-south lines operating on Central Park West, Columbus Avenue, Broadway, Amsterdam Avenue, and West End Avenue, and east-west lines on 65th and 66th Streets and on 59th and 57th Streets. These lines provide service to extensive areas of upper, lower and midtown Manhattan.

The proposed changes to the street system and traffic pattern in connection with the Redevelopment will necessitate modification of the routes of many of the surface lines. Most of the modifications will result from the extension of the one-way street system through the area.

In general, we believe that the planning for the redevelopment has been such as to take maximum advantage of the existing transit facilities. Further, we believe that these existing facilities, modified as recommended, will provide efficient and convenient service to the redeveloped area with no detrimental effect on service to areas beyond the limits of the project.

BROWN & BLAUVELT
Traffic Consultants

ARNOLD H. VOLLMER
Partner

DEMONSTRATION OF BLIGHT

land use

land coverage and age of existing structures

structures needing major and minor repairs

standard and substandard structures

population density

existing zoning

tenant data

LAND USE

The deteriorated character of the properties in the area can be seen throughout the site.

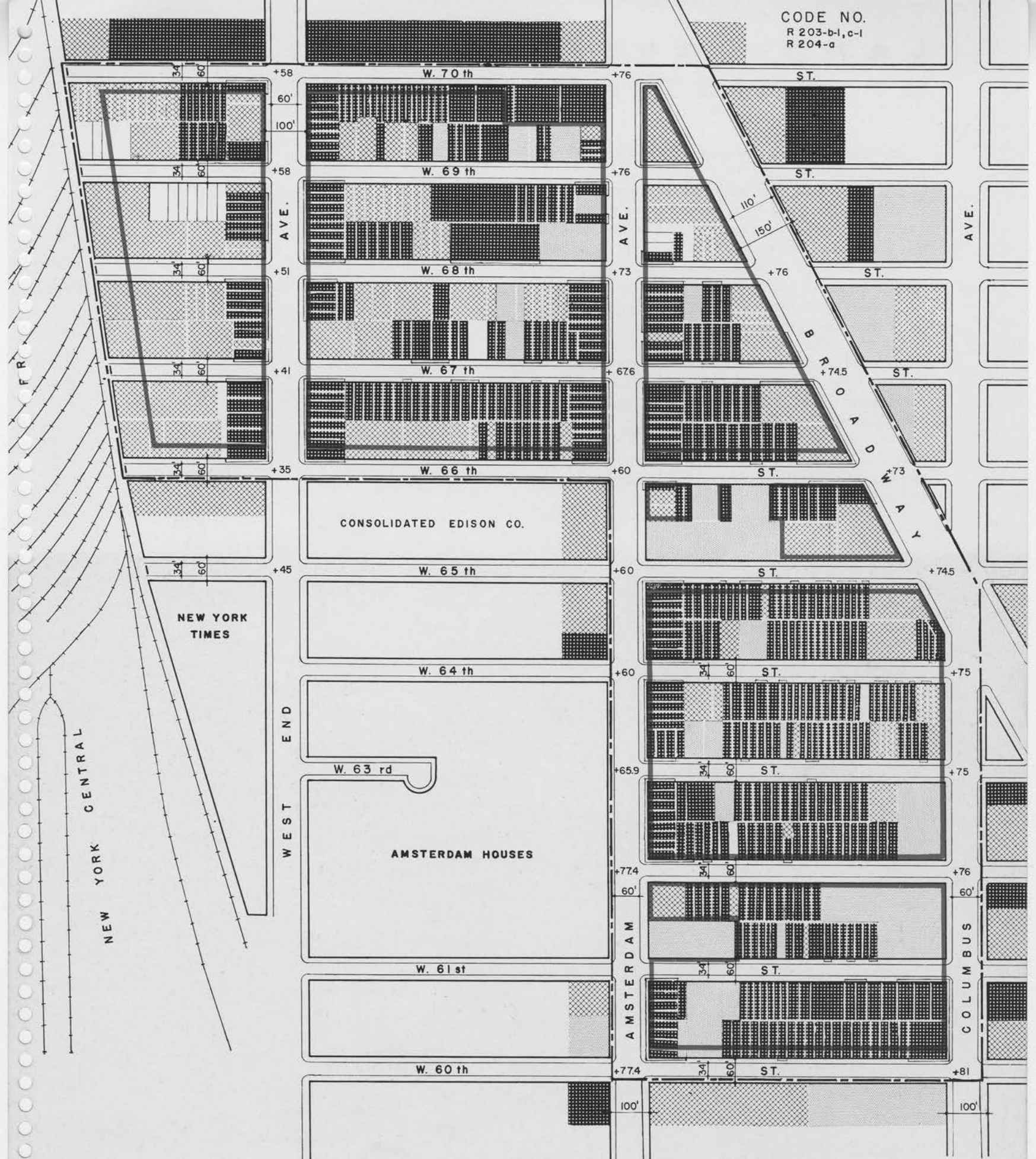
The area is predominantly residential in character. The residential buildings are mainly "Old Law Tenements" ranging in height from three to six stories, with a high percentage deficient in central heating and/or plumbing facilities. There are 134 incompatible conversions within the 482 residential structures. Many of these have been converted to rooming houses where toilet and bath are a common facility, and others have been converted to commercial purposes. There are 386 stores of various types in residential structures, scattered throughout the area, all of which are basically in a deteriorating state, similar to the buildings which house them.

Existing Distribution of Land uses

Residential, Institutional & Public	28.91	Acres
Commercial	16.99	"
Vacant Land	2.09	"
Total	47.99	



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



KEY

RESIDENTIAL		VACANT LAND	
FIRST FLOOR STORE			
PUBLIC & INSTITUTIONAL			
COMMERCIAL			

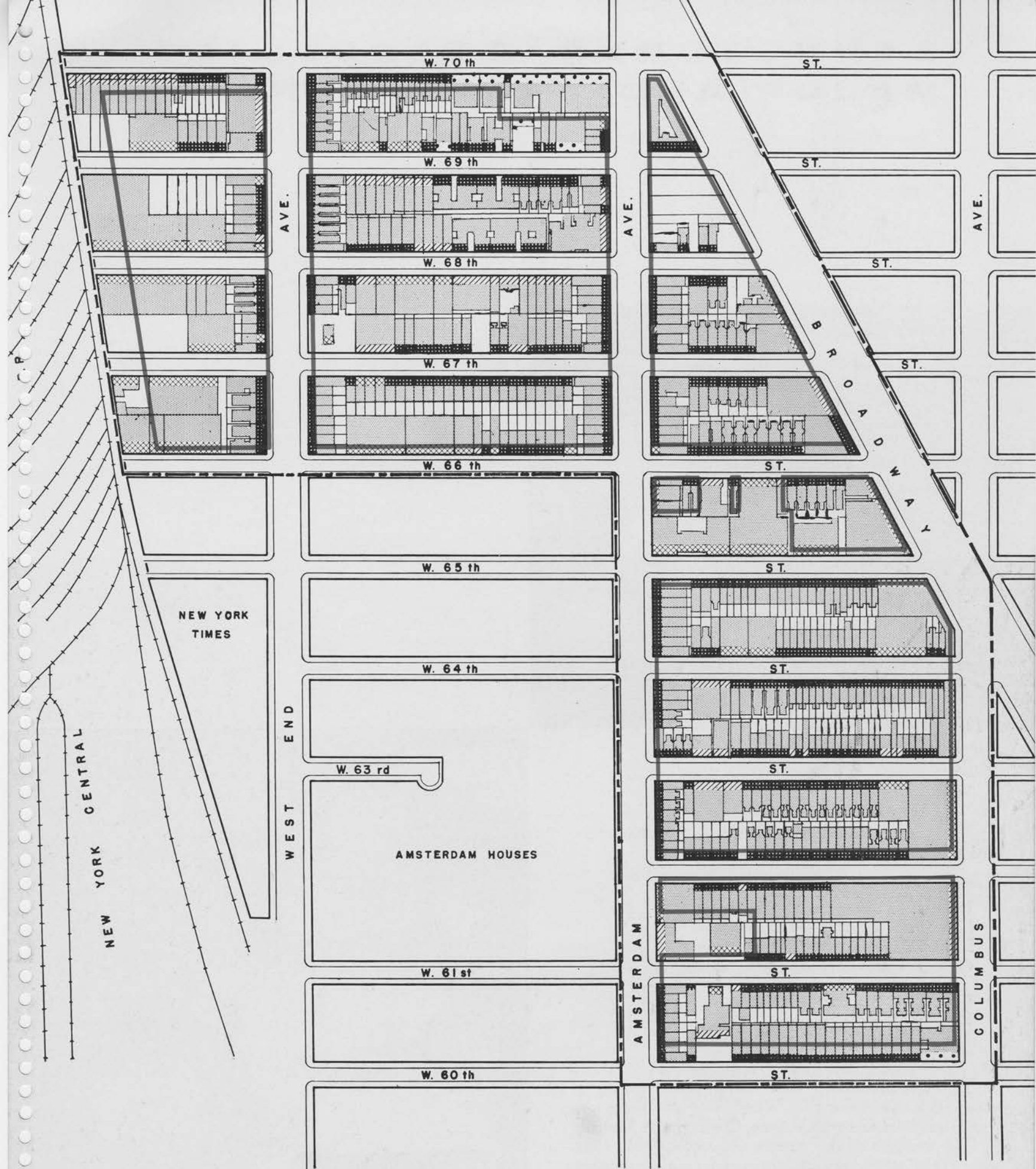
LAND COVERAGE AND AGE OF EXISTING STRUCTURES

The present land coverage varies throughout the project. Blocks 1132 to 1141 and 1158 to 1161 which constitute the majority of residential structures varies from 66% to 88% coverage and blocks 1178 to 1181 consisting of predominantly commercial structures varies from 70% to 81% coverage.

The coverage of residential structures on lots is very dense and tends toward many interior rooms. The stairwells are narrow and basically of wood construction, all creating fire hazards.

Of the 585 structures within this area, 452 residential and 13 non-residential structures were built in 1901 or before:—13 residential and 57 non-residential from 1902–1914:—12 residential and 39 non-residential from 1915–1929:—5 residential and 4 non-residential 1930–1953. The absence of new construction and the conversion of residential to business uses indicate economic blight.





SCALE
150 0 150 300 FEET

KEY

AGE		COVERAGE	
1901 & BEFORE		LAND COVERAGE	
1902 - 1914		VACANT LAND	
1915 - 1929			
1930 - 1953			

STRUCTURES NEEDING MAJOR AND MINOR REPAIRS



The accompanying map illustrates the characteristics of the structures on the site.

The criteria used for "Major Repairs:"

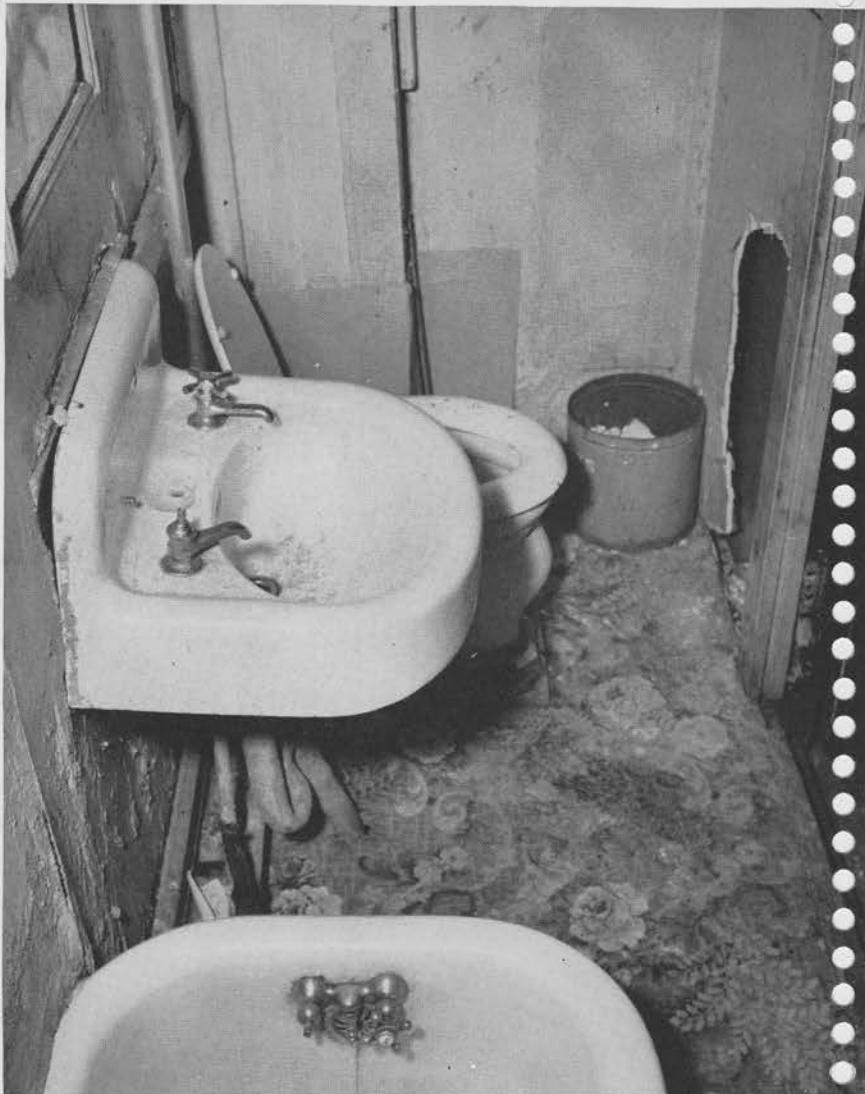
1. Serious disrepair
2. Lack of proper means of egress
3. Deficiency in sanitary conditions
4. Inadequate original construction

The criteria for "Minor Repairs:"

1. Lack of maintenance
2. Requires minor structural repairs
3. Construction before 1901

The characteristics were determined during a house-to-house survey by Wood, Dolson Company, Inc. and checked by Skidmore, Owings and Merrill.

The analysis of this survey shows that only four residential structures and six commercial structures were in such a state that the owners of these properties would be justified in investing a substantial amount of money to bring them to a condition where they would be acceptable to the present-day New York City Building Codes.



CODE NO.
R 203-b-2-3-4-5
R 203-e



A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 150, 0, 150, and 300 are printed, followed by the word FEET.

MAJOR REPAIRS

MINOR REPAIRS

DEFICIENT IN PLUMBING
AND/OR HEATING

INCOMPATIBLE CONVERSIONS

COMMERCIAL BLDGS.



CHURCHES



FIRE DEPT.



POLICE DEPT.



POST OFFICE



PUBLIC LIBRARY

+

F. D.

P.D.

P.O.

PI

STANDARD AND SUBSTANDARD STRUCTURES

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

There are 477 residential structures; 103 non-residential public; 5 vacant residential buildings and 16 vacant lots. The Surveys indicated 4 residential structures were standard and 478 were substandard; 6 commercial structures were standard and 97 substandard.

The condition of the structures was determined by a house-to-house survey. The criteria used to evaluate substandard residential structures are:

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

The criteria used to evaluate substandard commercial structures are:

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



CODE NO.
R 207-a



SCALE
150 0 150 300 FEET

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

KEY	
RESIDENTIAL	COMMERCIAL
STANDARD	STANDARD
SUB-STANDARD	SUB-STANDARD
PUBLIC & INSTITUTIONAL	
LIGHT INDUSTRIAL	

POPULATION DENSITY

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

It is obvious from the tabulation to the right that the population density has substantially increased since 1940, where residential usage continues.

Block No.	Residential	1940	1950
1132	137,800 Sq. Ft.	400 and over	800
1133	72,500	400 and over	924
1134	115,000	300-399	690
1135	129,410	300-399	429
1136	106,700	300-399	327
1137	N.R.	N.R.	N.R.
1138	99,000	200-299	878
1139	49,644	200-299	334
1140	N.R.	N.R.	N.R.
1141	18,000	200-299	336
1158	124,000	400 and over	861
1159	70,000	400 and over	835
1160	106,000	400 and over	363
1161	112,800	400 and over	957
1178	N.R.	N.R.	N.R.
1179	N.R.	N.R.	N.R.
1180	N.R.	N.R.	N.R.
1181	N.R.	400	N.R.

* N.R. = Non Residential

The above figures are based upon the United States Census Tracts 145-149-155, Census for 1950.



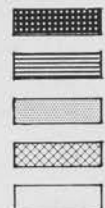
CODE NO.
R 207 b



SCALE
150 0 150 300 FEET

KEY

600 - 999 PERSONS/ACRE
400 - 599 PERSONS/ACRE
300 - 399 PERSONS/ACRE
NON-RESIDENTIAL
VACANT LAND



EXISTING ZONING

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

The Lincoln Square Site is zoned partly residential, partly business, and partly unrestricted with local retail and retail districts dispersed throughout the area.

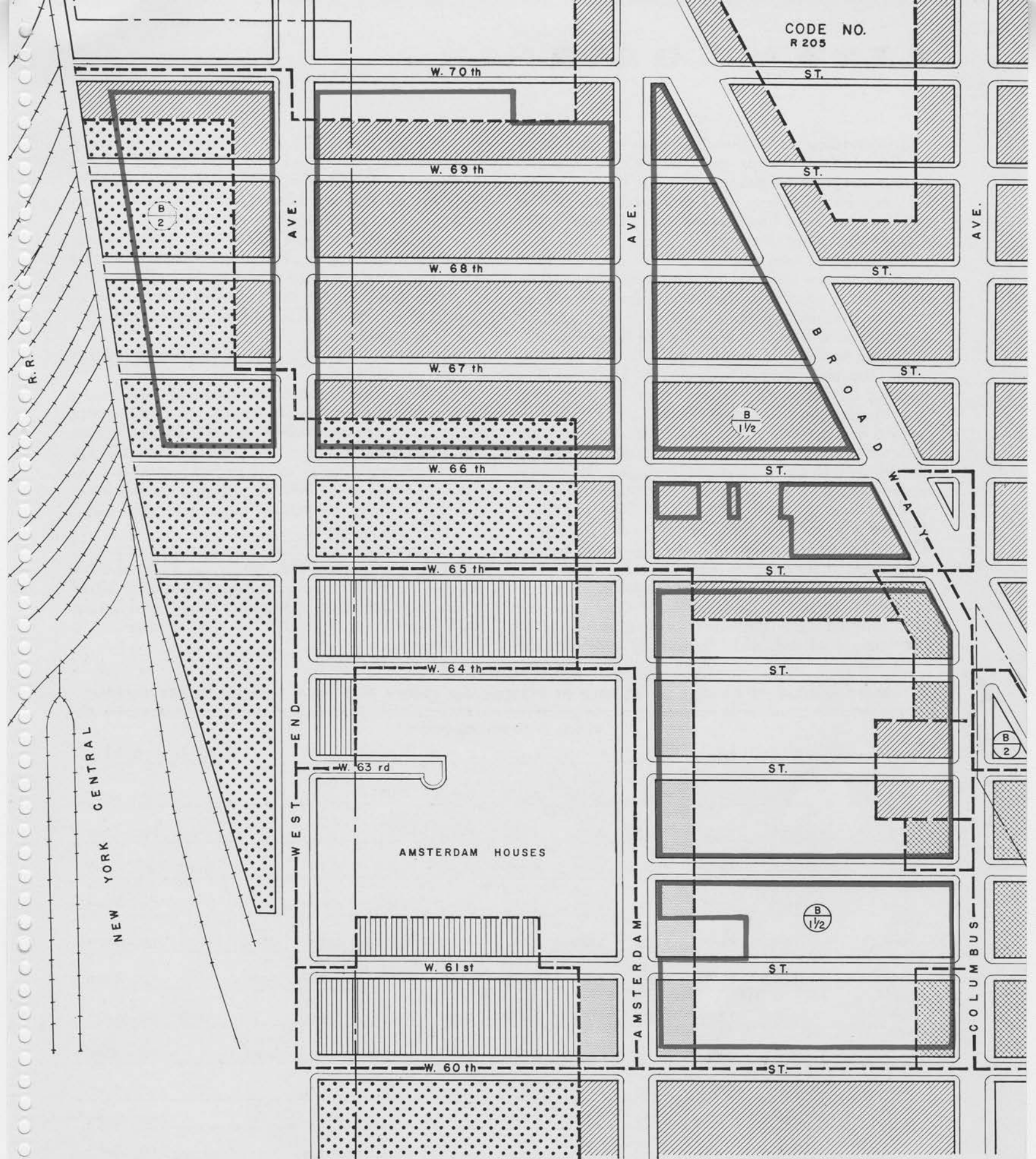
Residential districts permit residence buildings, boarding houses, hotels, non-commercial clubs, churches, schools, libraries and other public eleemosynary and philanthropic institutions, hospitals and health facilities and accessory garages.

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

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

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

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



CODE NO.
R 205

R.R.

NEW YORK CENTRAL

AVE.

AVE.

AVE.

WEST END

AMSTERDAM

COLUMBUS



AREA DISTRICT
HEIGHT DISTRICT
USE DISTRICT BOUNDARY
HEIGHT DISTRICT BOUNDARY



KEY

- RESIDENTIAL
- LOCAL RETAIL DISTRICT
- RETAIL DISTRICT
- BUSINESS
- MANUFACTURING
- UNRESTRICTED

TENANT DATA

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

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

On the site presently there are 5268 families residing in their own households or self-contained apartments. (A self-contained unit or household is defined as an unfurnished apartment with private bath and kitchen or kitchenette.) Of these 17.67% or 932 are single persons maintaining their own households. 29.04% or 1530 of the total are families of 2-persons; 21.38% or 1126 are 3-person families; 16.9% or 891 consist of 4-persons; 8.26% or 436 are 5-person families, and 6.75% or 353 consist of families of six or more persons.

Of the present occupants of household apartments on the site 1387 families or 26.3% of the total number show a preference to relocate in the same neighborhood; 2612 families or 49.6% of the

total number would like to be relocated somewhere in Manhattan; 2.9% of the total families would like to go to The Bronx; .9% to Brooklyn; 7.9% to Queens and Long Island; 7.1% to other locations; 5.3% expressed no preference.

A special study of racial distribution indicates that approximately 24% or 1250 of the 5268 households are occupied by minority families and 76% or 4018 by white families. Of the minority families 18% appear to be Puerto Rican, 4% Negro, and 2% other (oriental).

Only 34 or less than 1% of the site dwellings are owner occupied.

Of the 5268 families maintaining their own households, approximately 62.6% or 3299 report incomes of less than \$4,000 annually (excluding an additional 14.4% living on pensions and relief). Approximately 35.2% or 1856 families report incomes of less than \$3,000 per year and an additional 922 or 17.5% of the incomes range between \$3,000 to \$3,500 per annum.

In addition to the 5268 families in household units, it is estimated that there are 750 cohesive families of two or more persons (related by blood or marriage) residing in rooming houses and hotels, indicating that a total of 6018 site families are to be relocated.

LINCOLN SQUARE ENTIRE AREA
ESTIMATED NUMBER OF FAMILIES BY NUMBER OF PERSONS PER FAMILY AND TOTAL ANNUAL FAMILY INCOMES

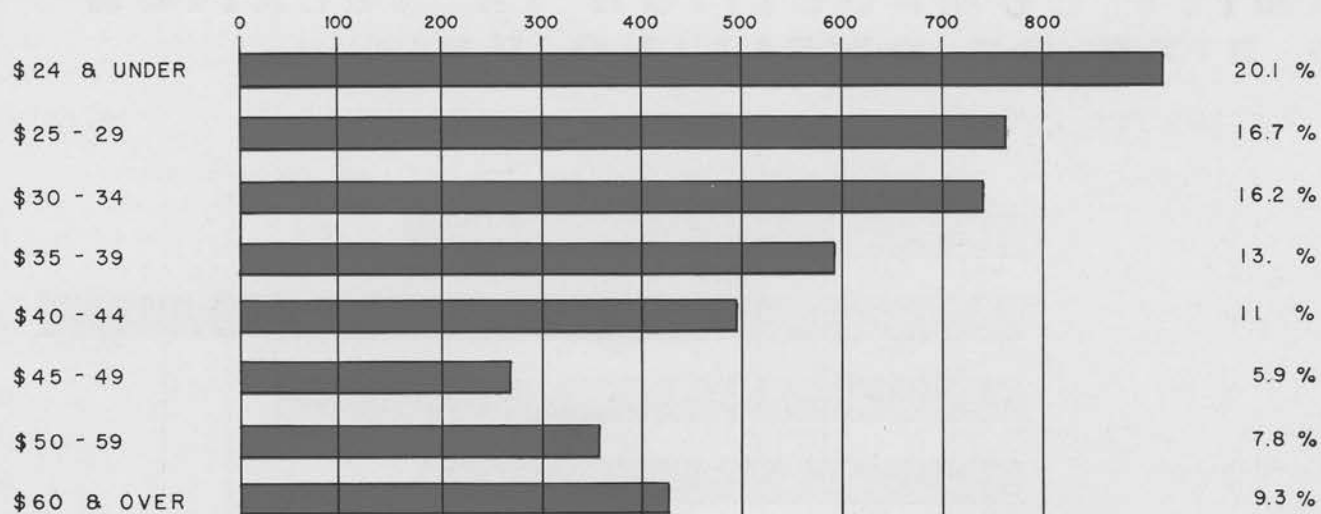
FAMILY INCOME	NUMBER OF PERSONS PER FAMILY										TOTALS
	1	2	3	4	5	6	7	8	9	10	
\$1499 and under	66	52	17	17	3	1	2				158— 2.99%
\$1500—1999	42	90	50	41	15	9			2		249— 4.74%
\$2000—2499	107	170	141	95	46	17	15	7		2	600—11.39%
\$2500—2999	79	249	228	163	62	48	16	4			849—16.11%
\$3000—3499	99	218	204	206	126	40	14	7	2	6	922—17.51%
\$3500—3999	46	117	112	137	50	32	16	7	4		521— 9.89%
\$4000—4999	76	119	138	88	57	31	12	7		4	532—10.09%
\$5000—5999	12	73	69	45	28	7	4		4		242— 4.59%
\$6000—6999	6	50	39	21	15	4	3	4			142— 2.71%
\$7000 & over	16	67	38	20	16			1			158— 2.99%
Own Business	40	64	19	11	1						135— 2.56%
Pension or Retired	210	203	48	16	2	4	3				486— 9.22%
Welfare or Relief	133	58	23	31	15	5		4	2	3	274— 5.21%
TOTALS	932	1530	1126	891	436	198	85	41	14	15	5,268—100.00%
	17.67%	29.04%	21.38%	16.90%	8.26%	3.76%	1.64%	0.78%	0.28%	0.29%	

RENTALS

MONTHLY RENTALS

NUMBER OF DWELLING UNITS

% OF TOTAL



TYPES OF DWELLING UNITS

TYPE OF DWELLING

NUMBER OF DWELLINGS

% OF TOTAL

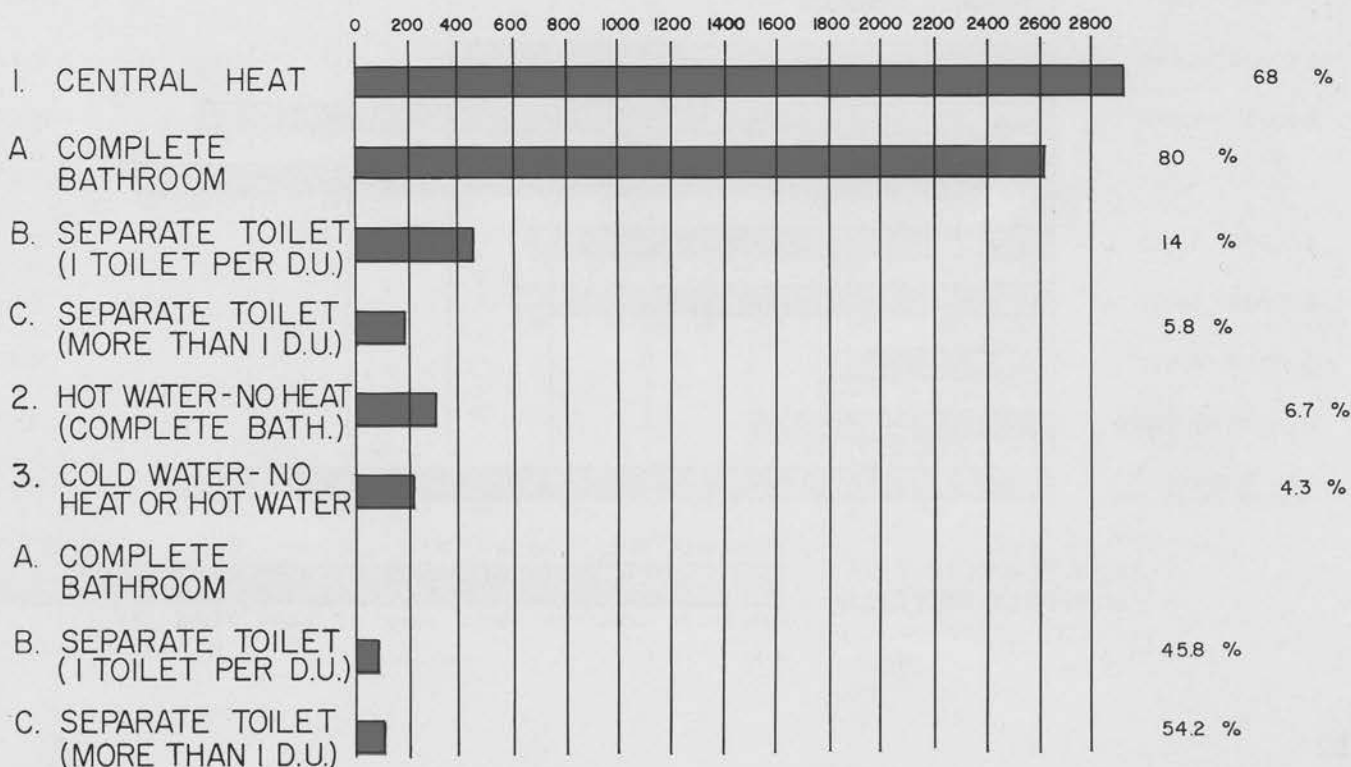


HEATING AND SANITARY FACILITIES

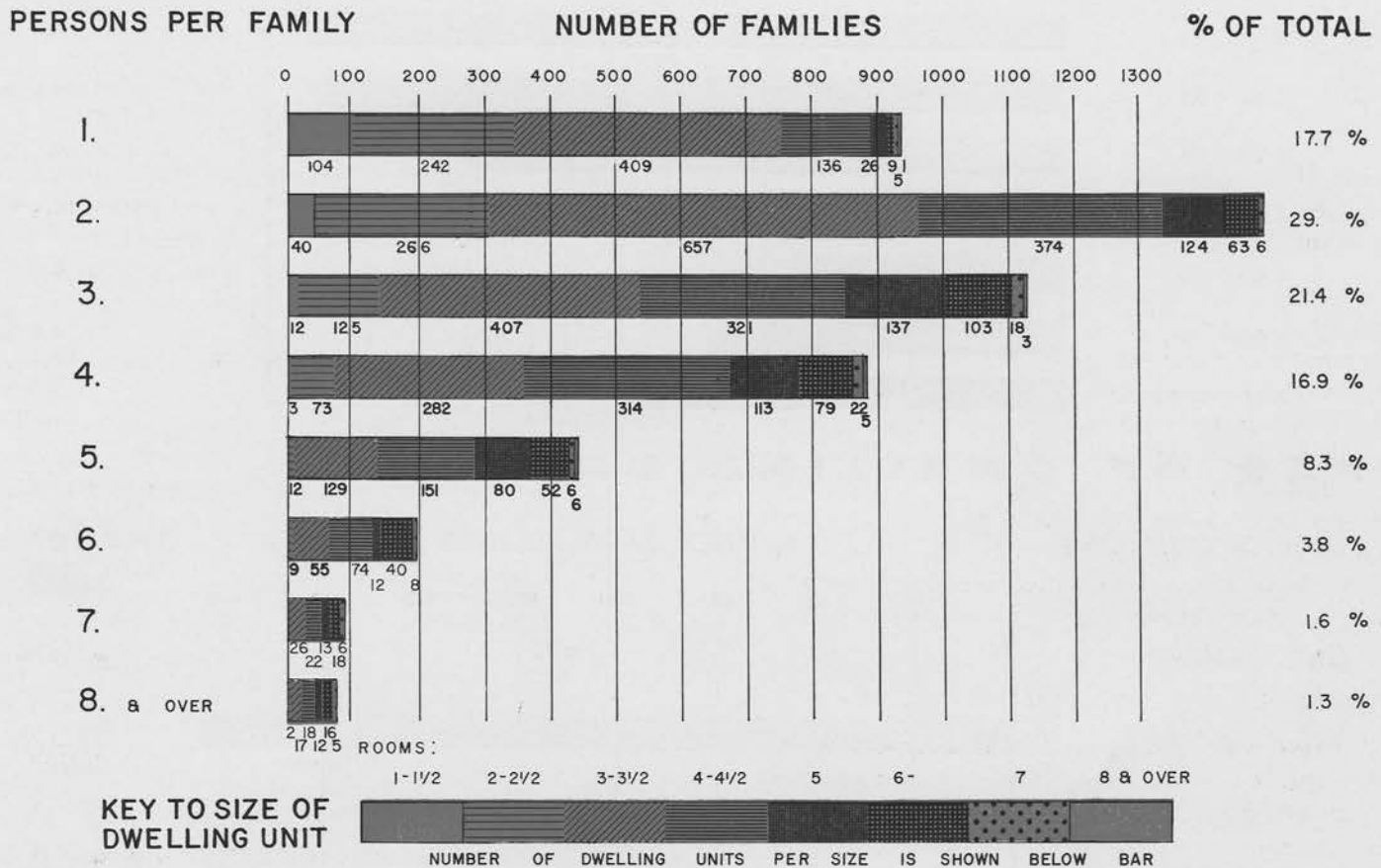
TYPE OF FACILITY

NUMBER OF DWELLING UNITS

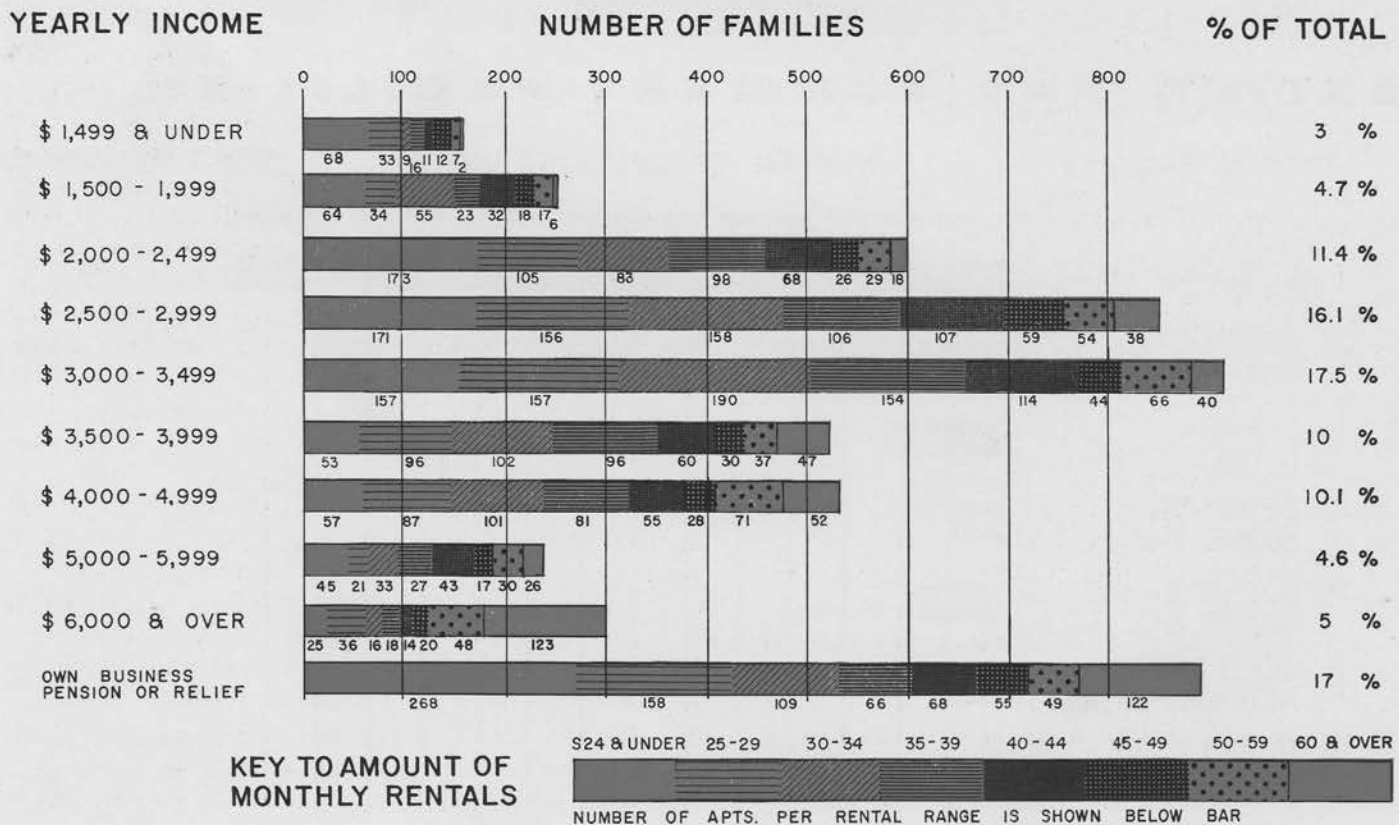
% OF TYPE % OF TOTAL



FAMILY COMPOSITION IN RELATION TO SIZE OF DWELLING UNIT



FAMILY INCOME IN RELATION TO RENTALS



RELOCATION PLAN

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

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

CONCURRENT GOVERNMENT DISPLACEMENT ACTIVITIES

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

As the Workable Program indicated, it was estimated that 67,256 families faced displacement from government acquired sites and sites to be acquired over a three-year period. The estimated displacement due to governmental action was classified as follows:

<u>Agency</u>	<u>No. of Families</u>
New York City Housing Authority	24,786
Committee on Slum Clearance	
Title I Projects	15,675
Bureau of Real Estate	
(Schools, Parks, Playgrounds, Hospitals, Traffic Arteries, Etc.)	17,296
State-Federal Arterial Road Program	9,500
Total	67,257

Since the approval of New York City's Workable Program, there have been no material changes affecting the comprehensive scope of the relocation problem except with respect to traffic arteries and the State-Federal Arterial Road Program. At the time of the approval of the Workable Program it was anticipated that Congress would adopt legislation for an urban roadway program and that the New York State electorate would approve a \$750,000,000 highway bond issue. Both of these measures failed to materialize. The development of alternative measures or new legislation is still anticipated. But the delay is expected to spread the displacement of fam-

ilies from such sites over a greater period of years. Thus, the competition for rehousing resources from roadway sites should be lessened for the next two years, facilitating the clearance of public housing, Title I, school and other public improvement sites.

HOUSING RESOURCES

Public Housing

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

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

Public Housing — Turnover

In addition to new construction, the Housing Authority estimates a total annual turnover of 8700 dwelling units in completed projects in all programs.

Title I Projects

The Title I program is expected to provide 27,014 dwelling units in rental and cooperative housing in approved projects. 1668 units are completed and 1141 units are under construction; construction starts in 1956 and 1957 of 10,875 units are expected on acquired sites in process of relocation and demolition. Projects in planning with construction starts estimated in 1957-1959 total 13,280 additional apartments. Monthly carrying charges range from \$17.00 and \$21.00 per room per month for cooperative apartments. The rentals for Title I rental projects range from \$30.00 to \$48.00 per room.

New Private Housing:

An analysis was made of estimates of FHA insured home rental and cooperative housing construction. Statistics were obtained from the Department of Housing and Buildings with respect to construction starts in New York City since 1952. Consideration was given to the effect of recent State legislation authorizing the City of New York and the State to make 90% long term mortgage loans, each up to a maximum of \$50,000,000. The State Commissioner of Housing is expected to allocate \$25,000,000 of the State funds to New York City, so that

a total of \$75,000,000 will be available for this purpose. These funds, with the aid of limited real estate tax exemption provided by the City, expected to be allocated primarily for vacant land sites, are expected to produce 7500 privately owned units of cooperative or limited profit middle income housing at rentals averaging \$22-\$25 per room.

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

Private Housing (Existing) — Vacancy Ratio and Turnover:

A recent comprehensive study of the private rental market is the Occupancy Survey of Competitive Apartment Buildings in Manhattan, as of October 1, 1954, made by the Real Estate Board of New York, Inc. Data was obtained concerning 1,497 apartment buildings, of which 1,071 were elevator structures and 426 were walk-up, containing a total of 88,714 dwelling units. Of these, 18,835 units were located in 131 post-war buildings. In the 1,366 buildings existing prior to 1947, containing 69,879 dwelling units, 2.4% or 1,717 units were decontrolled.

The 1,071 elevator buildings surveyed represented 29% of all the elevator buildings in Manhattan and 42% of the total assessed valuation on all such buildings.

Vacancy Ratio:

As of October 1, 1954, according to this survey, there were 332 vacant units or 0.4% of all the apartments surveyed (as compared with 0.3% on October 1st, 1953). Of these, 65 vacancies were reported in the postwar buildings.

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

Apartment Turnover and Mobility Real Estate Board Survey

For the twelve-month period ending October 1, 1954, the report shows that 6,586 or 9.4% of the 69,879 units erected prior to 1947, were placed on the market for occupancy. This turnover represents

an increase over the previous year when a turnover of 8% in this category was reported. In the post-war buildings, the 1954 turnover rate was 10.9% as compared to 10.8% the previous year.

Turnover — Public Utility Company Data — Expert Opinion

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

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

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

Turnover-Average rentals — Actual Relocation Experience—New York City Housing Authority Experience

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

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

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

The median rental paid by families who rented private apartments during the quarter ending September 30, 1954 was \$54.02 per month. (The

median rental for the quarter ending 6/30/55 was \$52.69, while the median rental for the twelve month period ending 9/30/55, the first year of the study was \$47.13.)

Bureau of Real Estate Experience

The Bureau of Real Estate of the Board of Estimate performs the relocation work in connection with schools, parks and playgrounds, certain traffic arteries and other public improvements. The Bureau's relocation experience on all its sites generally confirms the availability of housing due to turnover at rentals within the financial means of the families rehoused, averaging from \$45 to \$57 per unit.

Title I Experience

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

Turnover: General Evaluation

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

STIMULATION of NEW CONSTRUCTION for HOUSING SITE FAMILIES

As indicated in New York City's Workable Program, The Board of Estimate of the City of New York, the Office of the City Construction Co-Ordinator, the New York City Housing Authority, the Bureau of Real Estate, the Committee on Slum Clearance, the City Planning Commission and all

other City departments and agencies involved in undertaking government sponsored improvements have been and are cooperating with each other, coordinating their efforts to provide a substantial increase in the City's total housing supply. In addition, continuous liaison is maintained with the Federal and State Housing agencies by appropriate city officials to insure the cooperation of these agencies in making maximum funds available for the various housing programs.

The City administration believes that additional housing with particular emphasis on subsidized low-rent and no-cash subsidy public housing and Title I private housing is essential for the well-being of the City. In order to increase the total housing supply in the category required, the City is making the legal maximum funds available for an additional City-aided no-cash subsidy program, and is requesting the earmarking of the maximum possible funds from the New York State Division of Housing for additional low-rent projects.

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

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

Housing Resources — Minority Families

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

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

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

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

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

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

(d) The several Title I cooperative and rental projects for middle income families.

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

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

RELOCATION STANDARDS

Permanent Relocation Standards

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

Temporary Relocation Standards

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

for this purpose must have all essential services maintained.

ADMINISTRATIVE ORGANIZATION FOR RELOCATION

Bureau of Real Estate Relocation Supervision

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

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

In accordance with the standard procedure in New York City, the sale contract between the redeveloper and the City requires the redeveloper to relocate all the site families to decent, safe and sanitary housing under the supervision of the Bureau of Real Estate. The redeveloper is required to establish a relocation office on the site, and staff it with qualified personnel approved by the Bureau of Real Estate. The redeveloper may also contract for this work with a real estate management company, with qualified relocation experience. The company selected, however, must be approved by the Committee on Slum Clearance. In addition, a special tenant relations committee, headed by the Director of the Bureau of Real Estate of the Board of Estimate, and including representatives of the interested City departments and sponsoring organizations, will be established for the Lincoln Square area.

Functions to Be Performed

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

As part of its supervisory functions, the Bureau must approve each step of legal action which the

redeveloper may desire to take to vacate site tenants so that the rights of such families to proper relocation are protected. Approval of the Bureau must also be obtained before the redeveloper can evict or temporarily relocate any site families.

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

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

Financial assistance, usually in the form of actual moving expenses not to exceed \$100 is made available by the redeveloper's staff to families vacating the premises.

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

The redeveloper is required to demolish buildings as they are vacated with its resulting beneficial effect on the relocation process. The redeveloper's reloca-

tion staff also meets with tenant groups and local civic and religious organizations to discuss community or special problems.

PERMANENT REHOUSING OF SITE TENANTS

Site families will be relocated generally as follows:

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

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

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

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

Relocation to Public Housing

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

Families in Household Apts.		Families in Rooming Houses		Total No. Families	
5268		750		6018	
Estimated No. Families Eligible					
Low-Rent Housing	%	No-Cash Subsidy Housing	%	Total Eligible Families	%
3400	56.5%	1023	17%	4423	73.5%

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

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

In estimating eligibility for the various subsidized low-rent housing programs, the recently approved Income Limits for Title III Federally-aided projects

were used. Families were considered eligible in accordance with the following income limits for initial occupancy: Two-person-\$3300; Three and Four-persons-\$3600; Five and Six-persons-\$3800; Seven or more persons-\$4000. For families of 3 or more persons, allowance was made for the permitted deduction of \$100 for each minor child from annual family income as indicated, 3400 families or 56.5% are estimated as eligible for low-rent public housing on this basis.

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

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

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

Total No. Families	Low-Rent	Estimated Eligibility		No-Cash Subsidy	%	Total	%
		%					
6018	3400	56.5%		1023	17%	4423	73.5%

Actual Estimated Relocation					
Low-Rent	%	No-Cash Subsidy	%	Total	%
1805	30%	602	10%	2407	40%

Arrangement and Relationship With New York City Housing Authority

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

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

Shortly after the Title I site is acquired, upon the

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

Relocation to Private Housing

Of the 3611 or 60% of the site families who will not be relocated to public housing, it is estimated that 420 or 7% of the total site families will purchase their own homes or cooperative apartments. Of the remaining 3191 families, it is estimated that 2290 will be relocated to units obtained by the redeveloper or to tenant found rental housing outside the Lincoln Square Project area, and that 901 families will desire to move into the new development itself. Relocation to the new project within the site will be accomplished as part of a sectional clearance and construction program in accordance with relocation schedules to be worked out by the redevelopers with the approval of the Bureau of Real Estate and the Committee on Slum Clearance.

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

Other families will prefer to exercise their own choice of dwellings and will desire to self-relocate. The offer of apartments obtained by the listing service will stimulate this group to make reasonable efforts to find their own apartments. Current relocation experience concerning all public improvement sites, including Title I and Housing Authority projects, show conclusively that nearly all families who self-relocate in this manner are rehoused in substantially decent, safe and sanitary housing within their financial means. The expected relocation of 2290 families or 38% to private housing outside the project is reasonable in the light of current experience cited with respect to turnover in existing housing, new construction, and the preponderance of small families on this site.

Rehousing Summary

The foregoing relocation estimates may be summarized as follows:

<u>Type of Rehousing</u>	<u>No. Families</u>	<u>Percent</u>
Est. Relocation of Public Housing	2407	40%
Est. Purchase of Homes or Cooperative Apts.	420	7%
Est. Relocation Private Rental Housing outside project	2290	38%
Est. Relocation to New Apts. in Project	901	15%
Total	6018	100%

NOTIFICATION TO SITE OCCUPANTS

Initial Information Statement

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

This initial letter will inform site occupants of the condemnation of the site and the purpose therefor. It will also describe the relocation program, the types of relocation assistance, the priority and arrangements for relocation to public housing, assistance for relocation to private rental housing, state the location of the redeveloper's and the Bureau's site office headquarters and office hours, the redevelopers obligation to relocate to decent, safe and sanitary housing, and the availability and the functions of the Bureau's supervisory site office.

Subsequent Information Statements

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

For example when it is necessary to commence legal action against a group of site families to insure the vacating of certain buildings within the required time the legal notices to site occupants will

be accompanied by an explanatory letter. This letter will explain the legal action being commenced, the meaning of the papers to be served on the tenants, and the assurances that such legal action will not result in any arbitrary evictions. The letter will also restate the types of relocation assistance available at the site office, and request the tenant's cooperation in availing themselves of such assistance. The requirement that tenants be relocated to standard housing will also be repeated.

RELOCATION SCHEDULE — SECTIONAL CLEARANCE and CONSTRUCTION

It is estimated that relocation of the site families can be accomplished within a period of three years by each of the several redevelopers. The redevelopers will establish separate relocation offices in their respective sections and will work independently of one another to meet their relocation schedules. The relocation work of all the developers will be coordinated by the Bureau of Real Estate as part of the agency's supervisory duties.

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

WOOD, DOLSON COMPANY, INC.

FREDERICK E. MARX

Consultant

MILTON SASLOW

Relocation Consultant on Planning

THREE YEAR RELOCATION SCHEDULE

Period	Total Families to be Relocated	Will Relocate To Public Housing	Will Purchase Homes or Coop. Apts.	Will Relocate Outside Project	Will Relocate In New Project
1st 12 mos.	1350 22.4%	610 10.1%	90 1.5%	650 10.8%	— —
13th to 24th Mo. Inc.	2350 39.1%	950 15.8%	160 2.7%	1090 18.1%	150 2.5%
25th to 36th Mo. Inc.	2318 38.5%	847 14.1%	170 2.8%	550 9.1%	751 12.5%
	6018 100.0%	2407 40.0%	420 7%	2290 38.0%	901 15.0%

NEW YORK CITY HOUSING AUTHORITY

February 7, 1956

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

Dear Mr. Moses:

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

<u>Total No. of Families</u>	<u>Families Eligible for Public Housing</u>
6,018	4,423 73.5%

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

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

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

In estimating eligibility for the various subsidized low-rent housing programs, the recently approved Income Limits for Title III Federally aided projects were used. Families were considered eligible in accordance with the following income limits for initial occupancy: two persons—\$3,300; three and four persons—\$3,600; five and six persons—\$3,800; seven or more persons—\$4,000. For families of three or more persons, allowance was made for the permitted deduction of \$100 for each minor child from annual family income as indicated. 3,400 families, or 56.5% are estimated as eligible for low-rent public housing on this basis.

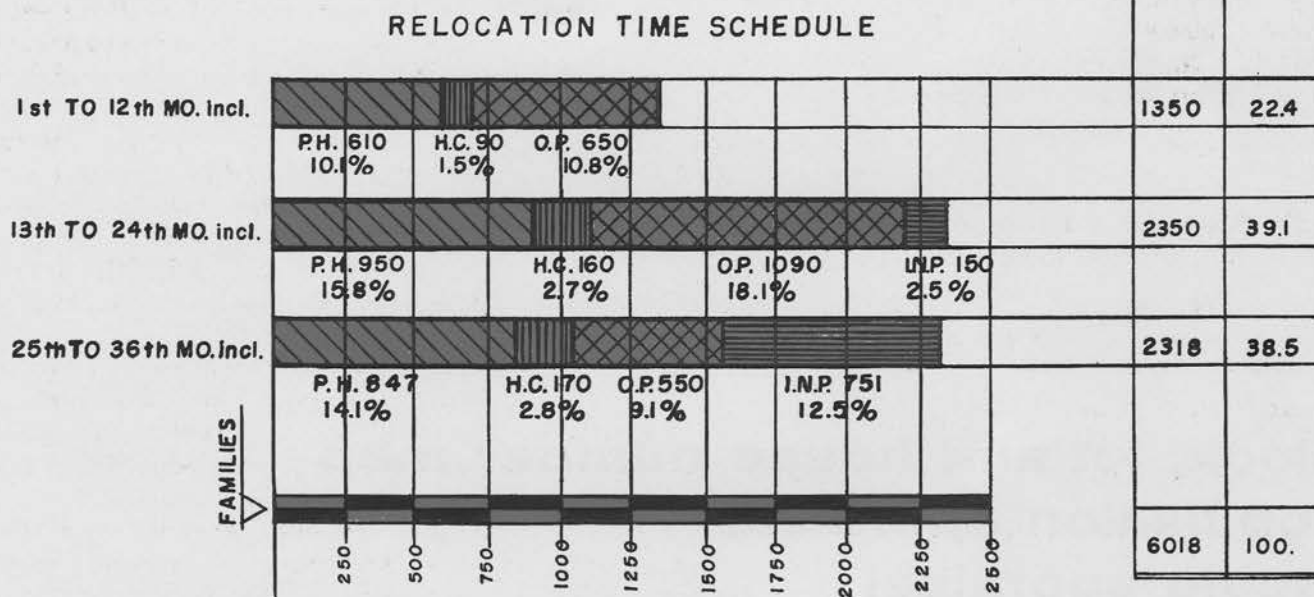
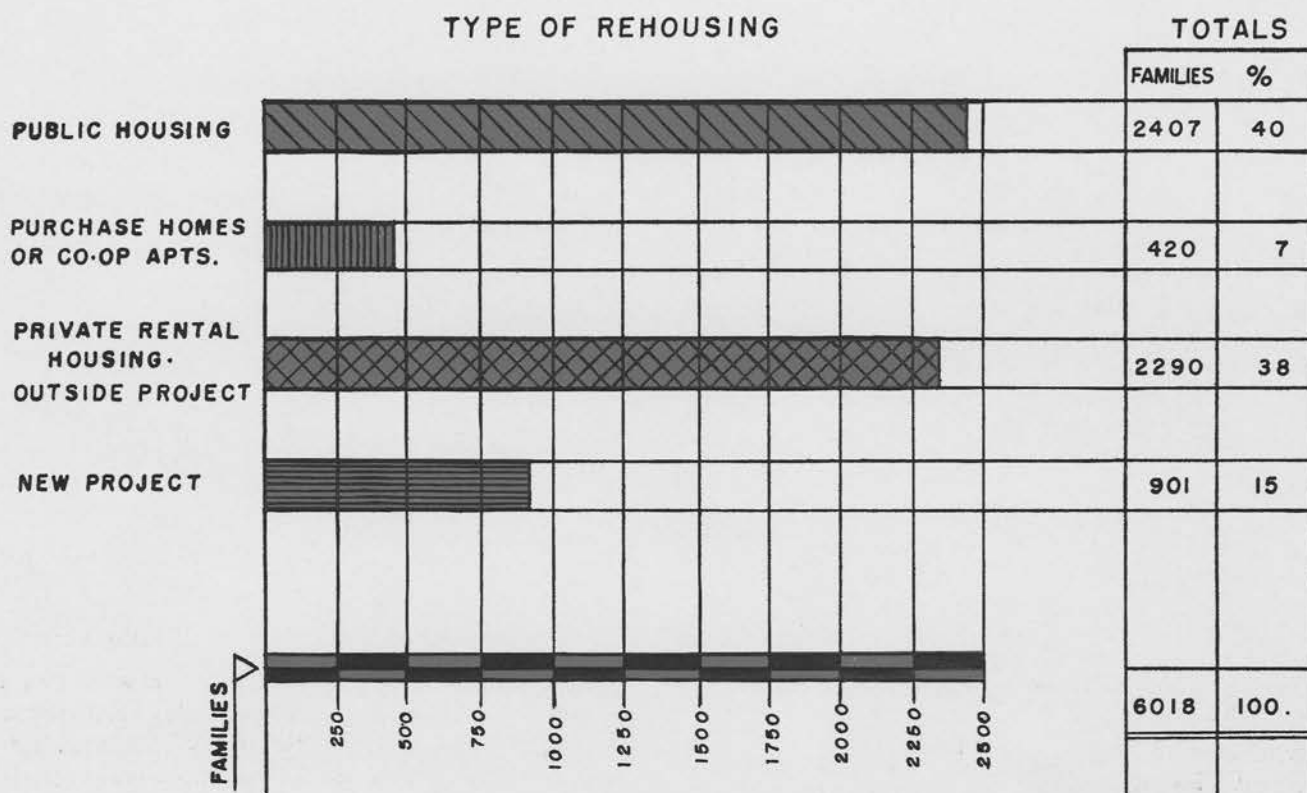
Eligibility for the existing and new no-cash subsidy projects was estimated in accordance with the following income limits: two persons—\$4,100 (existing projects) and \$4,900 (new program); three persons—\$4,600 and \$5,900; four persons—\$4,900 and \$5,900; five and six or more persons—\$5,400 and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

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





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

Sincerely yours,

PHILIP J. CRUISE, Chairman



LEGEND:

	PUBLIC HOUSING	P.H.
	PURCHASE HOMES OR CO-OP APTS.	H.C.
	OUTSIDE PROJECT	O.P.
	IN NEW PROJECT	I.N.P.

APPENDICES

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

Architectural site plan of the New York Times building site. The plan shows the building footprint with various rooms and corridors. Key areas include the 'NEW YORK CENTRAL' station to the left, the 'NEW YORK TIMES' building to the right, and the 'P.R.' (Public Relations) building at the top. The plan also shows the '1179' and '1180' building numbers, and the '1179' and '1180' building numbers. The plan is oriented with North at the top.

NEW YORK
TIMES

W. 63rd

AMSTERDAM HOUSES

W. 64th

W. 65th

W. 61st

W. 60th

AMSTERDAM HOUSES

	W. 61st	W. 60th

W 6 | st

W 60 th

1000 JOURNAL OF DOCUMENTATION

W. 64 h

W. 6.5 in

AVE.

C O L U M B U S

The map shows the Department of Justice area in Washington, D.C. The main building is labeled "DEPT. OF JUSTICE". Other buildings shown include the "FEDERAL BUREAU OF INVESTIGATION" (FBI) and the "SUPREME COURT". The map includes a grid with street names and building numbers. The map is oriented with North at the top.

The map shows the 1000 block of West Street. The vertical street on the left is labeled 'W. ST.' and has lot numbers 141, 145, 149, 155, 161, 165, 169, 175. The horizontal streets at the bottom are labeled 'BROADWAY', 'BROADWAY ST.', and 'BROADWAY AVENUE'. A diagonal street runs from the bottom left towards the top right. Building footprints are shown with lot numbers and area measurements. A shaded area is present in the upper right portion of the map.

AVE.

ST.

CODE NO.	
R 203 - b	



BLOCK LOT AND HOUSE NUMBER MAP

ACQUISITION APPRAISAL

Within the boundaries of this site there are 595 separate parcels of real estate held in private ownership, in addition to 5 parcels owned by the City of New York, and the jointly owned Armory Building. It is estimated that as of this date it would cost \$41,000,000 to acquire that portion of the site which is in private and quasi-State ownership, in addition to an assessed valuation of \$701,000 on the 5 parcels now owned by the City, or a total of \$41,701,000. The property to be acquired embraces an area of 2,049,282 square feet, indicating a cost of \$20.35 per square foot, or \$886,446 per acre.

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

As to the method of acquisition, it is considered probable that by far the larger portion of this land will have to be acquired by the City of New York through the exercise of its right of eminent domain. Extensive study of the assemblage of substantial plots within the City during the recent past leads to the conclusion that it is virtually impossible to assemble a site of this size without resorting to condemnation.

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

Present Use and Condition of Buildings on Site:

The site at present is predominantly residential, with a preponderance of old law tenement buildings, many of which have been converted to use as furnished rooming houses. Approximately 80% of the buildings in the area are residential; the remaining 20% are used for such varying purposes as loft and office buildings, warehouses and garages, gas stations and parking lots, and institutional buildings such as schools and churches.

Virtually all of the buildings on this site are obsolete and inadequate for their present use; 79% of the buildings were erected prior to 1901, and less than 2% were erected in the past twenty-five years.

Dwelling accommodations in the tenements are definitely sub-standard, with 30% having no central heating and 40% having no private bathrooms. In the rooming houses, overcrowding and inadequate sanitary facilities are predominant.

Surrounding Neighborhood:

To the north of the proposed site is an area improved with more modern apartment buildings and residential hotels. To the northeast and east, the area is improved partly with modern elevator apartment buildings and partly with rows of 5 story tenements. There are also a number of churches and synagogues within the easterly section. To the southeast, there are modern apartment buildings and hotels along Central Park, and to the south the Columbus Circle Coliseum development. To the west there is a large New York City Housing development known as Amsterdam Houses, and the tracks of The New York Central Railroad.

There are many schools and churches of various denominations in the area surrounding this site.

Transportation Facilities:

Transportation facilities are reasonably good. There are stations of the west side I.R.T. subway on Broadway at 59th Street, at 66th Street, and an express station at 72nd Street. The Independent subway at Columbus Circle and at 72nd Street. There are bus lines on Broadway, Columbus Avenue and Amsterdam Avenue, and a cross-town line on 65th and 66th Streets.

Prevailing Rentals:

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

Value As Evidenced By Sales:

A search of recorded conveyances revealed that since January 1, 1950, there were 126 bona fide sales of properties within the boundaries of this site. These sales were analyzed in detail and revealed the following indications of value:

The sales were made at considerations averaging 97% of these assessed valuations at the time of conveyance, and 88% of the 1955/56 assessed valuation of the properties conveyed. This latter figure is colored by raised assessments by reason of alterations and conversions made in the properties recently sold.

There was a total area of 522,230 square feet involved in these sales; the total consideration applicable to land was \$4,124,130, showing an average land price of \$7.90 per square foot.

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

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

The sales covered 26% of the area of the site, and 28% of the 1955/56 assessed valuation of the site. The 126 sales covered 141 tax lots; there are 595 privately owned tax lots in the site, therefore, the market covered 24% of the total number of tax lots in the site.

in 1950 there were 18 transactions averaging 105% of assessment;
in 1951 there were 22 transactions averaging 93% of assessment;
in 1952 there were 32 transactions averaging 99% of assessment;
in 1953 there were 20 transactions averaging 93% of assessment;
in 1954 there were 27 transactions averaging 95% of assessment;
in 1955 there were 7 transactions averaging 87% of assessment;
a total of 126 transactions averaging 97% of assessment.

Decisions in Condemnation Proceedings:

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

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

Assessed Valuation:

In connection with this site, detailed studies were made of the assessed valuation of each tax lot for the tax years 1953/54, 1954/55 and 1955/56. A brief summary of the 1955/1956 assessments involved follows:

	No.	Land	Building	Total
Unimproved Lots:				
Private Ownership	15	\$ 499,500	—	\$ 499,500
N. Y. City Owned	1	14,000	—	14,000
	<u>16</u>	<u>\$ 513,500</u>		<u>\$ 513,500</u>
Improved Properties:				
Private Ownership	580	\$17,670,500	\$15,004,000	\$32,674,500
N. Y. State Owned	1	550,000	230,000	780,000
N. Y. City Owned	4	378,000	309,000	687,000
	<u>585</u>	<u>\$18,598,500</u>	<u>\$15,543,000</u>	<u>\$34,141,500</u>
Totals for Site:				
Private Ownership	595	\$18,170,000	\$15,004,000	\$33,174,000
N. Y. State Owned	1	550,000	230,000	780,000
N. Y. City Owned	5	392,000	309,000	701,000
	<u>601</u>	<u>\$19,112,000</u>	<u>\$15,543,000</u>	<u>\$34,655,000</u>

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

RESALE APPRAISAL

In order to estimate the reuse value of the land within this site, we have made an analysis of the proposed redevelopment plans for this area, and have made a careful study of all factors affecting the value of the land in this site for each of the proposed redevelopments. We have come to the conclusion that the over-all reuse value of the land as if cleared is \$8.65 per square foot, or \$376,794 per acre.

The redevelopment plans for this site have been established by the Committee after extensive study of many proposals for the use of various sections, in addition to the best possible utilization of the section to be devoted to housing. The over-all reuse value set forth above represents the weighted average of the individual reuse values found for the various sections of the redevelopment plan.

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

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

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

Construction Costs:

Estimates as to the cost of constructing the proposed buildings in the housing and shopping areas, including all professional fees, as well as the cost of landscaping and site improvements, were supplied to us by the architects for this part of the project. To these figures were added allowances for costs involved in the completion of the projected buildings, such as interest on land and on capital invested

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

Rental Values:

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

The apartments within the projected development for this site can be rented very readily for \$47.50 per room per month. In fact, on the present rental market, they could undoubtedly be rented at higher rates. However, since the approach to value through the capitalization of a stream of income presumes the continuance of that income on a reasonably steady plane, we have used this minimum rental of \$47.50 per room per month as a basis of our calculations as to the capitalized value of the projected development.

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

Operating Expenses:

We estimate that the proposed housing development for this site could be operated at a cost of approximately \$120 per room per annum by a private investor. This figure is based on current rates for labor, materials and utilities and includes the following items:

Payroll, Payroll Taxes, Fuel, Water, Insurance, Repairs, Gas and Electricity, including tenants' consumption, Painting and Decorating, Reserve for Replacements, Supplies, Management and Brokerage and Miscellaneous Expenses.

Payroll estimates are predicated on the use of automatic rather than manually controlled elevators.

The figure of \$120 per room does not include real estate taxes or amortization of the investment, which have received consideration in the projection of the net return applicable to the proposed development.

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

Anticipated Yield:

Based on the foregoing estimates of rental value and operating costs and computing real estate taxes on the basis of a reasonable approximation of the assessable value of the proposed project, the estimated net return on a free and clear basis shows a yield of approximately 7% on the total investment involved in the area devoted to housing. We believe that this represents an adequate return on an investment of this character. Since it will probably be possible for a potential investor to secure a substantial mortgage on which debt service, including interest and amortization could be considerably lower than 7%, the percentage of return on the equity would be substantially higher than 7%.

Projected Use:

We concur with the Committee that this site is suitable for redevelopment in the proposed fashion, encompassing plans for cultural, educational and commercial use, in addition to the provision for new housing in moderate rental fields.

Detailed analysis of the economic aspects of the development projected for that portion of the site to be used for moderate cost housing, reveals that such use is financially sound.

There is great demand for housing accommodations at moderate rentals in this district. This area is overpopulated, and the proposed development would help to relieve the overcrowding.

The land if so developed for housing will have a greater value as if unimproved than sales in the area would now indicate. Such development would tend to stabilize value at a higher level than could

be maintained if the existing old buildings were left remaining on the plot.

The economic feasibility of private development of this site has been investigated, and study reveals that this projected development is economically sound.

Comparative Approach to Value:

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

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

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

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

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

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

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

FORMS

Site Occupants Relocation Record

Draft

Date _____ 19_____
(Name of L. P. A.)

Borough _____

Premises _____

Tenant's Full Name
(Last Name First)

Apartment No. _____

Floor _____

No. of Rooms _____

Date Tenant Rented Above Apt. _____

-
1. Family Head _____
 2. No. of Persons () No. of Minors () Race ()
 3. Family of Veteran () Servicemen () Disabled ()
Deceased () No. Veteran or Servicemen ()
U. S. Citizen () Social Security No. _____
 4. Estimated Family Income _____ per _____
 5. Occupancy: Owner () Tenant ()
Sub-tenant () Roomer ()
 6. Present Rent _____ per _____
 7. Rent Includes: Furniture () Utilities () Hot Water ()
Elec. or Gas Refrigeration () Other Services, i.e. _____
 8. Average Monthly Cost of Utilities Not Included in Rent _____
 9. Receives Financial Assistance Thru OAA () ADC ()
General Relief () Other _____
Date Placed on Welfare Assistance _____ Case No. _____
Date Previously on Welfare Assistance _____ Case No. _____
 10. Dwelling Required:
No. of Rooms _____
Location _____
 11. Plan to Purchase Home Yes () No ()
 12. Monthly Rent Family Able to Pay _____
 13. Eligible for Public Housing _____
 14. Interested in Public Housing _____

15. Other Plan for Relocation _____

16. Housing Conditions

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

17. Date Interviewed _____

18. By _____

19. Subsequent Interviews:

<u>Date</u>	<u>By</u>
_____	_____
_____	_____
_____	_____
.....
.....
.....
.....
.....

20. Date Informational Notice to Family Served _____

21. Date Notice to Vacate Served _____
Effective _____ Extended to _____

22. Vacant Housing Accommodations Offered which meet legal requirements:

<u>Address:</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

23. Date Legal Action Started _____

24. Date Family Moved from Site _____

New Address _____

25. Moved to (a) Permanent Low-rent Public Housing _____

(b) Standard Private Rental Housing _____

(c) Bought Home _____

Purchase Price _____

Down Payment _____

Monthly Carrying Charges _____

(d) Temporary Housing _____

1. Sub-Standard Private Housing _____

2. Temporary War or Veterans Housing _____

3. On-site Transfers _____

(e) Whereabouts Unknown _____

26. Financial Assistance by L.P.A. Yes () No ()

Date _____ Kind _____

Amount _____

27. Relocation Accomplished by:

(a) Occupant's Initiative Primarily _____

(b) Vacancy Found by L.P.A. _____

(c) Other Service Performed by L.P.A. _____

(d) Legal Eviction _____

(e) Unknown _____

(f) Other _____

(g) Rent Arrears on Vacating: _____

28. Remarks: _____ Mos. @ _____ per mo. _____

.....
.....
.....
.....
.....
.....
.....
.....

Tenant's Signature

FORM OF OFFICIAL NOTICE TO FAMILIES TO BE DISPLACED

(Date)

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

Dear Sir (or Madam):

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

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

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

PREFERENCE FOR APARTMENTS

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

TEMPORARY REHOUSING

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

PRESENT TENANCY

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

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

COOPERATION

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

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

Very truly yours

