

1951

Good and Bad Housing: A Report of Recent Surveys of Housing Authority of City of Tampa

Housing Authority of City of Tampa

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GOOD AND BAD HOUSING



**A REPORT OF RECENT SURVEYS OF
HOUSING AUTHORITY OF CITY OF TAMPA**

A Report On Housing



COMMISSIONERS
JOHN W. MORELAND, CHAIRMAN
F. T. BLOUNT, V-CHAIRMAN
J. R. WADSWORTH, V-CHAIRMAN
RALPH J. GOULD
CASIMIRO HERNANDEZ

TAMPA 1, FLORIDA

THOMAS A. DYER
EXECUTIVE DIRECTOR

Honorable Curtis Hixon, Mayor
City of Tampa, and the
Board of Representatives
Tampa, Florida

Dear Sirs:

The Housing Authority of the City of Tampa, Florida, submits herewith the findings of recent surveys in a report to point out what slums are costing the citizens of Tampa in dollars and in misery, and what is being done to eliminate them.

Decent low-rent housing is a municipal asset financially, and assures better health and welfare of the community.

The Commissioners and Staff of the Authority are grateful to you, and to all departments of the City and Federal agencies for the excellent cooperation which has helped to make our program beneficial to the public.

We anticipate a continuation of this support in carrying out our responsibility of eliminating remaining slums in Tampa, and assisting in providing decent housing for families in the greatest need.

Respectfully submitted,

Ralph J. Gould
Ralph J. Gould
Chairman

THE COVER — Typical slum shacks, right, that are being replaced by decent low-rent housing such as Ponce DeLeon Courts, a section of which is shown at left.

Negro



Tampa
Rise in

By JIM HARRIS

REAL ESTATE

Low
General
Debate

First of a series of
pros and cons of
and explaining the
Act.

By EMMETT PETERSON
Tribune Rep.

PUBLIC HOUSING
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Alabama and Georgia
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LANTA, Feb. 18—(AP)—
Georgia lead six States
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Administration in Atlanta,
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and 31 Alabama towns
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and Mississippi, 5.
The program enables
adequate rental

Housing
To Clean

(PHOTO ON PAGE 1)

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The Housing Authority of the City of TAMPA, FLORIDA



COMMISSIONERS

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President, R. J. Gould Welding & Erecting Company

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EDNA FERNANDEZ
Secretary to Executive Director

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W. A. BARTHOLOMEW	- - - - -	Ponce De Leon Courts
CHARLES HACK	- - - - -	Riverview Terrace
IVAN J. COWEN	- - - - -	Lake Avenue Homes
H. F. HARRIS	- - - - -	College Hill Homes
C. B. JONES	- - - - -	Maritime Homes
J. B. KELLY	- - - - -	Camp De Soto Homes and Drew Field Homes

You Pay And Pay

Slums are Tampa's most expensive liability. They are Tampa's most expensive responsibility. No one escapes their high cost.

Slums count their toll not only in dollars and cents, but in human resources, our greatest asset.

Their squalor, their misery, their danger, their delinquency and disease that they project into every phase of total community life are so far reaching they cannot be accurately measured.

Their drain upon community finances is so great as to be astounding when anyone takes the trouble to figure them. And their costs are not going down. They are going up.

The effect is like that of dropping a rock into a pool. The splash in the middle causes ripples to spread to the outer edges. Slum influences radiate over the whole city, into every home.

You pay, and pay—for slums.

Everybody Pays

Your tax bill reflects this high cost. So does your insurance premium. If you own or operate a business, the cost shows up on your cash register.

Everybody pays taxes in one way or another, through hidden or indirect levies. But even if you get no tax statements, if you pay no property insurance, if you have no cash register, the bill for slums comes out of your pocket through the amounts you pay to others for all goods and services. Slums are the base of the pyramid of your rising cost of living.

Recent surveys of the Housing Authority of Tampa have analyzed some phases of this cost.

The findings are revealing. They are a challenge to every citizen.

Take the public cost of slums, for example—and you are a part of the public:

A study of the budget of the City of Tampa indicates that slums cost as much or more than the entire amount the City collects in taxes.

Unbelievable, you say?

Well, look at the figures for a minute.

The net taxation of the City of Tampa is less than \$3,000,000. The City appropriates \$490,000 for its Fire Department; \$645,000 for its Police Department; \$629,500 for Health and Sanitation; \$2,500,000 for Hospitals. These appropriations total \$4,264,500. A large part of them are spent on maintenance of slums.

Costs Could Be Cut

Without slums, the appropriations could be greatly reduced in amounts of money or in increased service and efficiency to the remainder of the community.

Since we have slums and they require much more than half our public services in fire, police and health protection in a desperate battle to prevent their delinquency and disease from spreading beyond their bounds, their cost is as great or greater than the total city tax bill.

That means your tax dollar goes, not for ser-

SIXTEEN FOR ONE is the price tag on slums. For every one dollar in taxes that they produce, they require sixteen dollars worth of tax services.

Tampa, Florida February 1 1951

M TYPICAL COSTS FOR THE UPKEEP OF SLUMS

To Mr. and Mrs. Tampa Taxpayer Dr.

Terms Direct and Indirect Taxation (Everybody Pays)

1	Fire Caused By Slum Hazards	\$100,000	00		
1	Campaign To Control Typhus In Slums	50,000	00		
1	Case of Tuberculosis	1,200	00		
1	Fire Alarm Call	440	00		
1	Case of Syphilis	50	00		
1	Police Arrest	19	50		





SLUMS LIKE THIS are costly community liabilities.

vices to your property, but for maintenance of slum areas. It means also that the City must dip into its revenues for water, for fines and forfeitures, for private hospital bills and other income to help you pay for slums.

And that isn't all. It is just the beginning. Hillsborough County also appropriates nearly \$750,000 a year for welfare and juvenile delinquency, most of which arises from the cost of slums. The County's cost of crime bred by slums goes on top of this, and it is inestimable.

Then, there are private costs. Because of slums, your insurance rates are higher, the value of your property is lower. This is due to the fact that insurance rates and property values are based on average factors for the community. Since the factors are at the extremes in the slums—high for insurance and low for valuation—they pull down the average valuation and raise the average insurance rate. The cost of slums hits you in more ways than one.

And slums hurt business. They stifle productiveness of their inhabitants, and thereby reduce buying power. Once a tenant is caught in a slum, his public dependency increases.

Good Housing Assets

On the other hand, decent housing at a price low income groups can afford to pay, lift them into individual initiative, give them better health, make them more productive and an asset of good citizenship.

Yes, slums do pay taxes, too, just like any other property. But their wretchedness keeps these taxes low, far out of proportion to the income on the investment they return to owners.

For every dollar that slums pay, they receive sixteen dollars worth of tax services in return.

You pay the sixteen dollars. They pay the one dollar.

Slums are definitely Tampa's costliest liability, and you pay for them.

Slums are no bargain.

Cradles Of Crime

Look at the map on the opposite page. It shows you at a glance Tampa's breeding places of crime. Each black dot represents the origin last year of a case of juvenile delinquency.

Notice how the dots are clustered in slum areas. Since juvenile delinquency and adult crime are so interwoven as to be practically inseparable, their common denominator is slums.

This is an indisputable fact, and one that has been recognized legally and officially by the Florida Supreme Court. In a suit from Tampa, the court, in upholding the principle of public housing as a means of eradicating delinquency by eradicating slums, said:

"The man in the slums is too often a victim of the social and economic system that private enterprise has fostered. When he gets hungry and sees his dependents going without dire necessities because of the system in which he was entrapped, he easily becomes a fertile source to generate crime and political isms adverse to democracy.

"Hurrahs for justice and equality become empty symbols when those in one block are basking in luxury and those on the next block are cramped to destitution.

"To contend that democratic society cannot relieve against the evils of its own creation is to admit that it has become lost in anachronisms and can't respond to the demand made on it."

CRIME STARTS HERE at every point marked by a black dot which represent origin of Juvenile Court cases last year. Most of them are in slum areas.

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City Limits



A CRIME SPOT in Tampa Scrub

Meantime, however, slums continue to burden the community with crime costs.

Every case of juvenile delinquency that is investigated costs the public \$12, and there are about 1700 of them every year. Every case that develops into adult crime costs the City of Tampa \$19.50 merely to get it into Municipal Court, which handles more than 1800 cases a month.

Human Costs High

And that is only the financial cost. The cost in prison maintenance with all its ramifications of loss of productivity, broken homes, and loss of human resources is almost unimaginable.

Yet, this rapidly flowering crime cost is still nurtured by the roots of evil slums. A police official expressed it this way:

"There is no doubt in a police officer's mind, as he sees recurring cases and follows the nature of their crimes, that the large majority of criminal cases are graduated from a background of delinquency.

"Many kids from the slums have started criminal careers by breaking into an automobile at first, and maybe getting away with it; then trying again, with more confidence, and on.

"We have records of these types of offenses growing into juvenile rackets with as many as 50 or 60 cars looted by one organized gang. The larceny grows into breaking into houses and stores.

"With a large number of kids together and only the street for their activities, it is easy to understand why they reach outside their environment to grab whatever they can get.

"And remember, in robbery there is always potential murder."

Key To Control

Mrs. Kathleen Hooper, City Director of Crime Prevention, readily attributes environment as the key factor of crime control, through prevention.

Typical of this viewpoint is a recent problem of delinquent 13 and 14-year-old girls who base their operations along Central Avenue from the Scrub. Correction is eluded in this slum area by the maze of crowded shacks that provide no facilities for normal youthful outlets.

Matching the Scrub's degradation is a white neighborhood in Southeast Tampa where unbelievably wretched living conditions spawned 12 cases of juvenile delinquency in three months.

The case files of Miss Ida Roch, Chief County Probation Officer, show there were some 285 cases before the Juvenile Judge last year, and 202 of those were from sub-standard addresses. The majority of others were there, not for juvenile offenses, but for parental frictions.

During the same period, about 2800 children were arrested, mostly in slum areas, and given correctional interviews. The tragedy of these arrests is not that they had to be made as a preventive measure, but that 2469 of the 2800 were forced to return to their original criminal environment.

Cause Of Delinquency

They hardly had a chance. Sociologists agree that children who have been reared from early childhood in an area of delinquency and who are physically capable of delinquency are almost inevitably and regularly delinquent.

Thus, when a child is sent back from Juvenile Court to the neighborhood that first sent him to court, he is virtually returned to a doom of crime.

Some, of course, are placed in the County's white and colored juvenile homes that cost around \$25,000 a year to operate, and although their care is excellent, juvenile homes are not the answer to the problem of delinquency.

The solution lies back at the beginning in environmental causes—in the slums.

DOOMED TO PROGRESS are these slum dwellings which have been razed to make way for decent low-cost public housing. ➡



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For Slum Clearance

Slum property in Tampa all too frequently is a gilt-edged investment, particularly in the colored areas.

With living space at a premium for low-income families, the owners of dilapidated buildings can crowd tenant upon tenant in subdivided quarters and collect comparatively high weekly rates with few overhead costs and only minor taxes. The investment risks are few and the profits (for a few) are great, but the community pays in disease, delinquency and crime.

Problem Recognized

Fortunately, Mayor Hixon and his advisory committee on housing and slum clearance recognize the seriousness of Tampa's problem and have commendably decided to do something about it. Of utmost significance is the announcement that "The Scrub", the city's No. 1 eyesore and long a blight on the community's health and morals, will be razed and rebuilt as a commercial section.

This far-reaching redevelopment program will move ahead under a \$699,000 government grant. With this money, plus either city funds or services, the Tampa Housing Authority will be able to acquire the blighted areas through purchase or condemnation, clear the rows of crime and disease-breeding shanties and make the land available by sale or lease for private redevelopment.

Simple Good Sense

The most striking character of this program is its simple good sense. Under local direction, some most distasteful conditions will be remedied and more room close to the heart of Tampa will be made available to private enterprise. In the main, it is a most impressive plan to clean up our blighted areas and prepare the way for sound community progress and advancement.

We congratulate Mr. Hixon and members of his committee on their humanitarian interest and foresight.

(An Editorial From The Tampa Morning Tribune)

CIVIC BLIGHT in Tampa's Scrub that will be eradicated under Title I of the 1949 Housing Act. ➡





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Your Bill For Fire

Fire protection is a costly item on your budget, but worth every cent of it. Even if you never had a fire at your home or business, you pay for it. Everybody does.

The purpose of fire protection is not to put out fires, anyway. It is to prevent fires, and keep them from spreading. That accounts for the high cost.

Every time you see fire apparatus, sirening and speeding through the streets, the run is costing you and other members of the Tampa public \$440.

Expensive Fires

And more than 1100 such runs are made every year. They cost the City of Tampa \$490,000.

It sounds like a big amount, and it is, but it is not as much as half a dozen fires would cost.

Take, for instance, just one blaze last year that originated from a kerosene heater in a slum dwelling. Before it was extinguished, five buildings, including a lumber yard and a grocery, were destroyed. Damage in less than two hours was \$100,000.

Nearly half, or 45 per cent to be exact, of all the runs the Fire Department makes, at \$440 each, are to slum dwellings, at an annual cost to you of about \$230,500.

Slums Big Hazard

Although slum neighborhoods comprise only a small part of the land area of the City, they are responsible for nearly half your cost of fire protection. They are like kindling tucked under the foundations of the community, an inviting pyromaniac's paradise.

Slum homes are of dry, unpainted wood. They are close together. They are cluttered inside and outside with inflammable rubbish.

Without modern conveniences, slum tenants must use open fires for cooking and washing. They continually imperil themselves and the community.

You pay for this danger.

◀ **\$100,000 FIRE** was caused by the ever-present fire hazards of slums that do much to increase your tax costs.

Disease - Death - Taxes

Slums that harbor fire hazards and create crime also disseminate disease throughout the community. They constitute Tampa's No. 1 health problem, and an expensive one.

The incidence of tuberculosis in bad housing areas has been shown to be from 500 to 800 per cent higher than in good housing areas. Scarlet fever and diphtheria are 221 and 275 per cent higher. The incidence of venereal disease is 13 times greater than in good housing areas. Within slum areas there are four deaths to every one elsewhere in the city.

These facts, simply stated, may not be impressive. But bear in mind that diseases in slums can spread outside of slums, and you are paying the bill for them.

A single simple case of gonorrhea in the slums costs taxpayers outside the slums from \$5 to \$8.

A case of syphilis costs \$50.

A case of tuberculosis costs \$1200 and upward for a minimum of eight months of hospitalization at \$5 a day.

Origin In Slums

Since most cases of these diseases, as well as typhus, high infant mortality, scabies and other skin ailments, originate in slums, they are known as environmental diseases.

For a closer study of them, 4000 blood tests were taken of Negroes of Tampa last year. In slum areas, these showed 20 per cent of those tested had positive cases of syphilis, as compared with less than 7 per cent in neighborhoods of decent housing.

As a typical environmental disease, gonorrhea also was examined. Gonorrhea cases for last year were traced to their origin, and spot marked on a map of the City of Tampa (see Page 12). A great percentage of them came from Tampa's worst slum area, The Scrub. There were 1116 cases within the City, and 960 of these came from sub-standard dwelling addresses, so many, in fact, that there wasn't room on the map for all of them. So one dot was placed on the map to represent two cases.

Costs of other environmental diseases are more subtle and insidious to trace. One of these is typhus which goes directly back to inadequate living conditions. A special health campaign was necessary in Tampa to control its spread. A high and alarming incidence of



HEALTH BATTLE in slums is costly. One campaign alone against typhus-transmitting rats cost \$50,000.

80 cases of typhus in slum areas in one year, proves that slums are still a most dangerous health menace.

Danger Still Here

Although typhus cases have been reduced by attacking the slum rats that are hosts to typhus-transmitting fleas, the rat hovels are still here. Control of this single disease after one single outbreak alone cost the City of Tampa more than \$50,000 for poisons and fumigation. Another outbreak may come at any time.

This cost was for prevention alone. In addition to preventive health measures and clinical treatments, we have a big hospital bill that also can be charged to slums.

Because of the low income bracket of the people affected by the ills of inadequate housing, their hospitalization is a public responsibility.

For each day that one environmental disease is treated at the Tampa Municipal Hospital, it costs the public \$14.44. Tuberculosis cases often must be held at this rate for long periods before they can get the cheaper attention in a state hospital at \$5 a day.

Hospital Costs

Each "service patient" in the Tampa Negro Hospital with an environmental disease costs the City \$4 a day, plus the price of medications, plus the price of treatment.

One third of the patients in the Hillsborough County Home and Hospital come from slums within the City, all the products of inadequate living conditions. An average of 86 of these slum victims are maintained there at \$4 per day per patient, a daily outlay of \$344.

Project these daily expenses to months and years, and the total is monumental. It can be charged nearly in full to taxes, and you pay it in taxes, directly or indirectly.

HEALTH MENACE of slums is typified by map showing origin of city-treated gonorrhea cases last year. Each dot means two cases from that particular spot. This environmental disease was so prevalent in some areas that there wasn't room on the map to illustrate them singly. ➡



Here Are The Figures

Many who are not acquainted with the facts say there are few or no slums in Tampa. Thus, they try to brush away lightly the source and cause of the community's highest public cost and greatest waste. Figures do not bear them out.

A housing survey in 1940 revealed that 10,713 dwellings in Tampa were sub-standard. Of these, 5,726 were homes of white families; 4,987 were homes of Negroes. The Tampa Morning Tribune estimated in 1947 that there were nearly 15,000 sub-standard homes here then because community blight had taken an increasing toll during the war years.

Certainly, there has been no decrease since then. The spread of slums is constant, like creeping paralysis. The disease of city blight starts in one dwelling, soon spreads throughout the block, then throughout the neighborhood as more and more territory is engulfed into slum areas.

Slums Examined

Recently, the worst of these slum areas were placed under a scientific microscope in which a block by block field investigation was made by the staff of George W. Simons, Jr., widely known authority on city planning and zoning, to determine prevailing conditions.

The areas selected for 100 per cent interviews in the Simons survey are known locally as "The Scrub," "Dobyville," "Robles Park," and "Buffalo." Scientific samplings also were made of housing conditions in other sections which were shown to be more than 50 per cent sub-standard in the 1940 survey.

"The Scrub," the worst slum area in Tampa, is east of the downtown business district,

in sight of Hillsborough County's new \$2,500,000 Courthouse. It is bounded by Cass Street, Central Avenue, Maryland Avenue and Henderson Avenue. "Dobyville" is in Hyde Park, one of the city's best known residential sections, and is bounded by Willow Avenue, Horatio Street, Rome Avenue and Gray Street. "Robles Park" is north of the central business district in Tampa Heights, another residential area, and is bounded by Central Avenue, Virginia Avenue, Florida Avenue and Emily Street. "Buffalo" is in Northeast Tampa, near the College Hill Homes Housing Project.

The 100 per cent surveys in these areas show 1,856 dwelling units divided between the areas as follows: "Scrub," 1,034; "Dobyville," 425; "Buffalo," 285; and "Robles Park," 112.

Of these 1,856 dwelling units, 1,050 or 57 per cent were dilapidated, and 1,765, or 95 per cent, were substandard, according to the Public Housing Administration standards.

The survey, the first in 10 years, covered 9,318 dwellings, and of these, 5,768, or more than 50 per cent, were found to be sub-standard.

Rents Are High

Gross rents ran from \$9 to more than \$35 a month; 907 from \$9 to \$24; 303 from \$25 to \$34; and 79 paid \$35 a month and more.

Of the 1,856 units, 1,553 had only cold running water; 190 had no running water; and only 113 had hot and cold running water.

Scientific samplings were taken of 1,160 homes of white occupants, and of these 213 were dilapidated; 310 had no exclusive use of bath facilities.

These are the figures, scientifically compiled, on Tampa slums. They flatly contradict statements that slums are no evil in Tampa.

DILAPIDATED, UNSANITARY dwellings become statistics in new scientific survey.





PUBLIC HOUSING eliminates this condition.

The Housing Solution

Fortunately, there is a solution to the high cost, the danger, delinquency and disease of slums. It is low-rent public housing.

Low-rent public housing is solely for low-income families. The program enables local communities to provide decent, safe, and sanitary housing for families, who, because of their low income, must live in slums or other substandard housing. Rents for low-rent public housing built, owned, and operated by local housing authorities are adjusted to family income and the number of dependent children. Deficits in repayment of construction loans due to low rents are met by annual contributions provided by the Federal Government.

More than 191,000 dwelling units have been built to house low-income families in Continental United States, Puerto Rico, Hawaii, and the Virgin Islands. The great majority of these were built under the United States Housing Act of 1937. Many have been occupied from eight to ten years, some longer.

The Housing Act of 1949 provides for development of 810,000 additional low-rent housing units during a six-year period. The units built and occupied under the original low-rent program and those provided for in the new program, will net well over a million units for low-income families.

Children Benefit

There is little doubt that children and youth who are transferred from slum dwellings and slum environments to adequate dwellings and good neighborhoods will greatly profit by the move. This is a recognized conclusion.

Thus the public housing program provides more than decent shelter and good neighborhoods. It provides rents that families can afford to pay, and new opportunities for health and happiness to children who otherwise would not have them.

Rents are adjusted to family income, not to the size of the dwelling, in order to supply adequate accommodations for large families at rents low enough to permit a substantial amount of their incomes for other necessary family expenditures.

This arrangement is particularly beneficial to families with large numbers of children, since it provides for houses large enough to decently accommodate all members of the family at low rents. For each minor dependent of the family the new Act permits \$100 exemption per year from net annual family income upon admission to low-rent housing, and total income after such exemption shall not exceed five times the annual rental including the cost of utilities. Each local authority establishes its top income limits subject to approval by the Public Housing Administration. The median annual income for families admitted to public low-rent housing is \$1522.

Specific Policies

In addition to adequate housing and neighborhoods, the Public Housing Administration has established specific policies and standards that relate to children and youth.

For one thing, sites for public housing projects must have adequate transportation facilities and convenient access to public schools.

One or more play areas especially planned for pre-school age children is provided on all projects. Recreational areas for school age children must be conveniently near the project or within the project.

Community buildings are constructed on the project site when these facilities are not a duplication of existing facilities, conveniently located, available and adequate for project family needs. These usually accommodate health, educational, recreational, welfare, and social activities, including space for teen-age organization meetings and other functions essential to a well ordered and happy neighborhood.

These requirements assure that low-rent housing projects are more than mere comfortable shelter. They make low-rent housing a medium for better living and better citizenship.



A Proven Fact

Low-rent public housing is nothing new. Despite its few critics, it has been operating successfully in Tampa for eleven years, and its need is increasing.

The Housing Authority of the City of Tampa was established October 26, 1937 by resolution of the Board of Representatives of the City of Tampa, pursuant to provisions of Chapter 17981, Laws of Florida, 1937.

The Authority is a public body, corporate and politic. It is not a department of the City, but is a political subdivision of the State of Florida. Its five Commissioners, who serve without compensation, are appointed by the Mayor of the City for a term of four years.

Commission Functions

The principal functions of the Commissioners are to establish policies, review budget estimates and financial statements, evaluate administration, approve and award contracts, and appoint the Executive Director who is the principal administrative officer.

The first project constructed by the Authority was North Boulevard Homes consisting of 534 dwelling units. It was first occupied July 1, 1940. Since then eight other projects have been constructed by the Authority to provide decent living accommodations for

more than 2,500 families at a rental that does not deny them other necessities of life. In order of their completion, these projects are:

Project, Number, Address	No. of Bldgs.	No. of Dw. Units	No. of Rooms	Date of Occupancy
North Boulevard Homes				
(Fla.-3-R) 1129 Main St.---	55	534	2,314	July 1, 1940
Riverview Terrace				
(Fla.-3-3) 202 E. Broad St._	33	328	1,422	Jan. 1, 1941
Ponce DeLeon Courts				
(Fla.-3-2) 1709 26th Ave._	39	320	1,412	Feb. 15, 1941
Maritime Homes				
(Fla.-8253) Hooker's Point_	133	600	2,636	May 1, 1943
Lake Avenue Homes				
(Fla.-3-4-1) Lake Ave. and 20th St. -----	32	280	1,144	Jan. 1, 1945
College Hill Homes				
Fla.3-4-2) 2400 Lake Ave._	24	220	928	Feb. 15, 1945
Spruce Street Homes				
Fla. V-8313) Spruce St.-----	6	23		85 Aug. 16, 1946
Camp De Soto Homes				
(Fla.-V-8320) Columbus Circle) -----	16	96	336	Oct. 21, 1946
Drew Field Homes				
(Fla.-V-8329 Drew Field _	16	114	445	Feb. 11, 1947

While Maritime, Spruce Street, Camp De Soto and Drew Field Homes were constructed for temporary use during the wartime housing emergency, due to the shortage of housing in Tampa, it has been necessary to continue them in operation.



HOUSING AUTHORITY was created to eliminate health and safety menaces of which these Scrub dwellings are typical.

OUTDOOR PRIVIES will go with slums, together with other unsanitary facilities of sub-standard dwellings.

What's Being Done

The Tampa Housing Authority, keenly aware of the high cost of slums and their toll of human resources, is doing everything possible to eliminate slums and to provide decent, low-rent housing for a maximum number of those who need it.

The Authority has planned and undertaken the construction of 1500 new low-rent housing units during the first two years of the development program set forth in the 1949 Housing Act. Of this number, 564 units are actually under construction as of Feb. 1, 1951. The remainder, or 936, are in the blueprint stage. Their construction should be started at an early date.

Officials of the Authority are of the opinion that these additional 1500 dwelling units will make it possible to eventually close and demolish 800 temporary units in Maritime, Spruce Street, Camp De Soto and Drew Field Homes, and be useful in meeting any new demand for war housing during an anticipated national emergency.

Except in cases of extreme emergency, it is the opinion of the Authority that no more temporary units should be built. Permanent housing can be provided at almost the same cost as temporary housing, and generally can be constructed in the same time. Permanent housing does not carry the maintenance problems and cost of temporary housing.

Should it become necessary, the new permanent low-rent housing projects could be converted to war purposes during an emergency and reconverted to low-rent use afterward.

Slum Clearance Plan

In addition to its low-rent housing program, the Authority also is acting as the local public agency for the City of Tampa in the elimination of slums under Title I of the Housing Act of 1949.

Under this Title, slum areas that are not suitable for low-rent housing can be acquired by the Authority, the sites cleared of slums, and then sold or leased to private enterprise for redevelopment, according to a predetermined plan or program.

All work in connection with the redevelopment of slum areas under this Title will be done by private enterprise.

Through this plan, slum areas will be acquired by the Authority, acting for the City, with loans made by the Federal Government. Slums will be cleared and their sites offered for sale to private enterprise for commercial, industrial, residential or other purposes, set forth in advance, to make well integrated, more valuable neighborhoods and civic assets.

Redevelopment And Finance

Loans for the acquisition of slum areas will be repaid from the resale of the sites. Any difference in the resale price below the cost of acquisition will be borne, two-thirds by the Federal Government and one-third by the City. The City may pay its share either in cash or by clearance of the slum buildings, the construction of parks or other improvements that would increase the value of the sites in their reuse.

The Housing Authority will see that the program of redevelopment adopted by the City is carried out within a reasonable length of time after it sells or leases the former slum areas for redevelopment.

This program is now under way, with The Scrub, Tampa's worst slum area, marked as the first to be cleared under its provisions. Eradication of other slum areas is to follow.

The Tampa Housing Authority pledges the assurance that its job in these civic developments will be faithfully performed.

NEW, BETTER public housing is started here.



HAPPY HOMES, happy children
are products of Tampa's public
housing program. ➡

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CONSTRUCTION IS PROMISE of more low-cost public housing to eliminate costly slums.

Housing In The

NEW YORK, June 22.—(AP)—The shortage throughout the housing market is far more critical than it was a year ago. The price of new homes is beginning to exceed demand. Builders are beginning to reflect this activity.

Scarcity Of

NEW YORK, June 22.—(AP)—The housing shortage throughout the States is far more critical than it was a year ago, according to a new survey by the Federal Housing Administration.

The survey, which is available in a volume that is being distributed to members of the National Association of Home Builders, shows that price reductions in many areas are in the offering because supply is beginning to exceed demand. But this has not yet been reflected in activity.

The slowdown in construction for the year ended last March was at least 15,000 buildings, tradesmen estimate. In New York City, the Federal

Housing In The News

Tampa Police Alarmed Over Rise in Juvenile Delinquency

By **JIM HARDEE**
Staff Writer

hacked the man to death with an axe. The motive was \$4 the man had in his pocket. For that, one got a life sentence.

REAL ESTATE

Low Income Housing Generally Accepted; Debate Is Over Method

First of a series of stories giving
the pros and cons of public hous-
ing and explaining the 1949 House
Act.

By EMMETT PETER
Tribune Be2'

**BLIC HOUSING
INS IN SOUTH**

Alabama and Georgia
ad in Applications

LANTA, Feb. 18—(P)—Alaba
Georgia lead six Southeast
s in applications for low
c housing— 2 1 0 19

B. Satterfield, field manager of the regional office of the Public Administration in Atlanta, Georgia cities have submitted 25 and 31 Alabama towns have

The score for the other states: 12; Tennessee, 9; South and Mississippi, 5.

Housing

Housing Bill Provides Way To Clean Up Slum Area Here

(PHOTO ON PAGE 2)

President Truman's National Housing Bill, passed by the Senate and approved by a House committee, will provide a program for the clearance and re-development of the slum area almost in the heart of downtown Tampa, it was sealed yesterday.

One of the bill as it now
ds, ~~subject to amendment~~, sets
a program of community de-
ment which, it was said, easily
be applied to the Scrub, long
object of slum clearance plans

is section authorizes a Housing
the Finance

Planning Said Key Word In City's Dream Of Slum Riddance, Urban Redevelopment

Tampa's dream of clearing the "scrub" and other city slum areas under the new slum clearance and urban redevelopment program of the 1949 Housing Act hinges on planning.

That key word was emphasized this week by Nathaniel S. Keith, director of that activity with the Federal Home Finance Agency. "It is a well integrated planning process," he said.

**TAMPA SLUM
SURVEY SET**

Will Be Used in Housing Job Plans

ing Job Plans
Mayor Announces City Will
Clear Tampa Scrub Section
For Commercial Buildings
MAY 28 1950

COMMERCIAL
MAY 28 1950

Planning
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Property Owners Here Charge 94 Buildings 'Unfit For Habitation'

Herbert D. Wentworth, a member of the Tampa Property Owners Association, reported yesterday that 94 buildings in the city were unfit for habitation.

Wentworth described the buildings as "trash can colonies" and said they were "a disgrace to the city."

Herbert D. Wentworth, a member of the Tampa Property Owners Association reported yesterday that the "unfit for human habitation" section of the city code was not being enforced.

Wentworth described "piles of trash, dilapidated buildings and unsanitary conditions" within view of the Union Station.

Ground To Be Broken Today On \$1,600,000 Housing Job

By EMMETT PETER, JR.
Tribune Staff Writer

Ground will be broken this morning on one of the largest single housing developments in the history

Other officers of the corporation are Virgil Dee Smith, a member of the Paul Smith Construction Co vice president; Henry E. Smoak and developer, secretary and H. Smith, Jr

BIDS OPENED ON HOMES PROJECT

100 Units To Be Added to College Hill

The Tampa construction firm of Settacasi, Chillura and Company was low bidder yesterday on the construction of a 100-unit addition to the College Hill Homes for Negroes.

Bids, opened on the low rent housing project by the housing authority of the city of Tampa, ranged from the low of \$809,800 to \$1,045,790.

Thomas A. Dyer, director of the authority said that Tampa is the first

Housing Contract Let

The apartments here.

come groups, will be built of concrete block, with concrete floors and aluminum casement windows.

families, some of them will have more than one bath, an innovation in public housing construction here. The houses are solar-

