

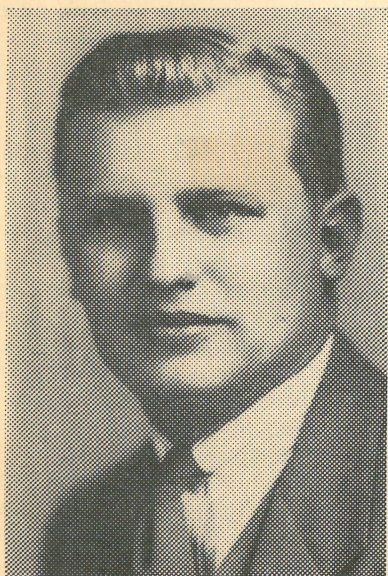
Volume I, Number 8

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July, 1940

Geddings Named Supervising Head

William R. Geddings, manager of University Terrace, has been appointed Supervising Manager, in charge of the administration of University Terrace and Columbia's two new housing projects, Gonzales Gardens and Allen-Benedict Court. Mr. Geddings began his new duties July 1.



William R. Geddings

Mr. Geddings has been manager of University Terrace, Columbia's existing housing project, for three years and prior to that was reporter for *The State* for four years. He was graduated from the University of South Carolina in 1933, receiving the degree of A. B. in journalism. He is a member of the Lions' club, Junior chamber of commerce, the Capital City club, the National Association of Housing Officials, Masons and holds a commission as lieutenant in the United States army reserve.

As soon as Gonzales Gardens has been completed, Mr. Geddings will move his offices from University Terrace to the administration building in Garden Plaza, Gonzales Gardens, which will have the central offices of the Housing Authority of Columbia.

Tenant Selection Gets Underway

Tenant selection for Gonzales Gardens got underway June 20 with the first application being received. By the last of June several hundred applications were on hand and it is anticipated that more and more applications will be received as the project nears completion.

A large number of the applications received are from eligible families living in bad housing conditions. The Housing Authority of Columbia is preparing a folder for tenant selection purpose, which will be distributed to families living in substandard housing conditions. It is also planned to hold several meetings on housing in these districts of town.

The appointment of Miss Mae Bridges, as tenant selection Supervisor for Gonzales Gardens has been announced. Miss Bridges has assumed her duties.

The buildings are so arranged that they front either Forest Drive, Lyon, Washington or McDuffie streets or on a court or street within the project. The Authority has named a new street, Garden Plaza, running north and south.

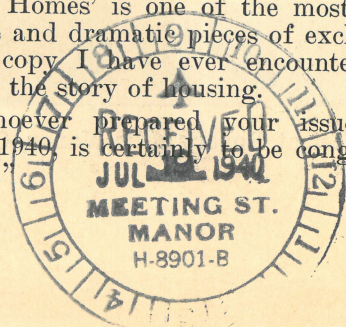
Housing Herald Given Praise

Housing Authority of Columbia recently received a letter from C. F. Palmer, Chairman of the Atlanta Housing Authority and President of the National Association of the Housing Officials.

Mr. Palmer's letter was as follows:

"These Buildings Were Demolished So That—480 Families Could Live In These Homes' is one of the most effective and dramatic pieces of exclamatory copy I have ever encountered, telling the story of housing.

"Whoever prepared your issue of June, 1940, is certainly to be congratulated."



Gonzales Gardens Rents Established

Rents for Gonzales Gardens, Columbia's new housing project for white families, located across from the Providence hospital, were recently announced. Applications for dwelling units at Gonzales Gardens are now being taken at University Terrace, 627 Bull street and several hundred have filed so far.

The rents announced by the Authority are as follows:

Three-room units, \$7.65, 11.10, 14.00.

Three and one-half room units, \$8.65, 11.10, 14.50.

Four and one-half room units, \$9.90, 12.85, 15.75.

Five and one-half room units, \$10.90, 13.85, 16.75.

The above rents include electricity and gas, an electric refrigerator, a gas stove, water, and utility kitchen cabinet, shades and an oil space heater. While electricity and gas for lighting, cooking and refrigeration will be furnished in the rent, the tenant will have to purchase fuel oil for the oil space heater. However, this will amount to only a few dollars a year. Every unit will have yard space.

The Authority expects to open about 80 of the units within six weeks, the remaining units to be opened as soon as completed by the contractor. Under the law, a tenant cannot make beyond a maximum income, which ranges from \$360 to \$1,000 annually according to rent paid, the only minimum set is that the tenant be able to pay the rent. Most tenants will make about four times the rent.

Gonzales Gardens will be featured by ample recreational facilities for both adults and children. There will be a large playground, fully equipped, as well as wading pools and sitting areas. The administration building will house the authority offices, a maintenance workshop, warehouse space and a large social room. Adjacent to the social room will be a community kitchen for use by groups of tenants when such a group might desire to hold a supper meeting.

The Housing Authority of the City of Columbia, S. C.

W. S. Hendley, Chairman; S. L. Latimer, Jr., Vice Chairman; E. C. Coker, G. H. Crawford, L. C. Smith.
J. A. Chase, Jr., Secretary-Treasurer.

W. R. Geddings, Supervising Manager.

A. R. Wellwood, Executive Director.
T. T. Moore, Ass't. Executive Director.

Authority Offices

1426 Divine Street Telephone 21198
627 Bull Street Telephone 5730

University Terrace Receives Mention

"Two ideas which have been found successful by the Management of the University Terrace Housing Project in Columbia, South Carolina, are first, the purchase of wax in 30-gallon drums at a cost of \$1.30 per gallon and its resale to the tenants in pints and quarts at \$2.00 per gallon. This profit of 70c takes care of handling. The management feels that in this way they are not only assured that the tenants are using a wax which is not harmful to the asphalt tile floors but that the tenant is afforded a considerable saving in cost of wax.

"The second idea which the management has found successful is use of a key-making machine, which they purchased for \$40. Duplicate apartment keys are made for tenants at a cost of 15c and duplicate mail box keys for 10c, which is both a convenience and a saving to tenants.

Housing Management Bulletin
June 18, 1940.

Charleston Chairman Tells Of Housing

By Dr. Josiah Smith, Chairman,
Charleston Housing Authority

"The local Housing Authority, in the construction of Project SC 1-3 known as Anson Borough Homes, has made a special effort to accommodate as many as possible of the families who were living in the locality and were forced to seek other living quarters when the property was acquired for demolition. A part of the site of Anson Borough Homes did not contain dwellings, and by erecting the first units on that portion of the site, it became possible, by staggering construction, to move tenants from buildings about to be demolished into new buildings in the project.

"In the meantime, the site for Wragg Borough Homes was acquired and it was necessary to turn over the dwellings to the wrecking contractor. The Authority, conscious of its civic responsibilities, thereupon launched a program whereby the Wragg Borough section has been demolished in progressive stages, the occupants of the existing dwellings in most cases being moved into Anson Borough Homes as the buildings in the latter project has been completed by the contractor. As a result, these slum-dwellers have been provided with living quarters much better than the sub-standard insanitary buildings in which they had been living.

"It may interest you to know that 111 families formerly living in buildings in the Wragg Borough section have been relocated in Anson Borough. It may be of further interest to know that these families definitely are deserving of attention because our records show that their average earning is \$436 per year, and by providing decent living conditions for them, they have

Tenant Grateful For Apartment

The management of University Terrace recently received a letter which the Housing Authority appreciates. The letter was written by a resident of University Terrace reporting a raise in salary which made her no longer eligible to live in the project.

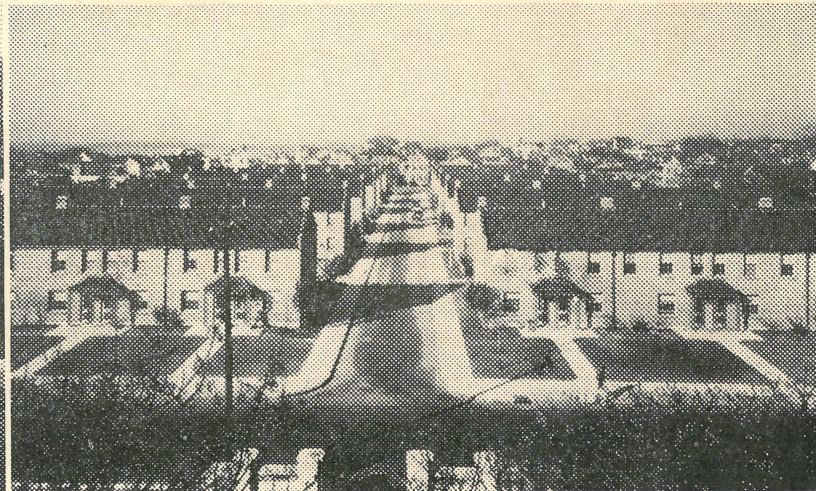
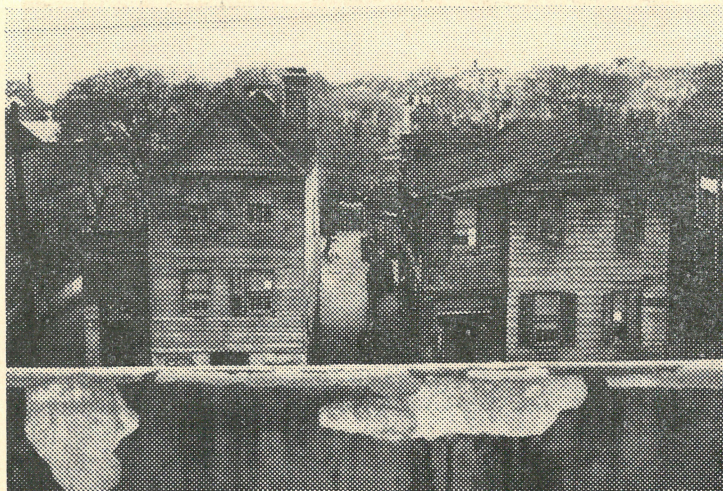
The letter is as follows:

"Due to a raise in salary which came to me yesterday, I am no longer eligible for residence in University Terrace. While I am glad to have a raise, I am sorry, indeed, to leave University Terrace.

"My stay here has been most pleasant, and without the aid which came to me in the low cost project here, I could not have had a home for my boys the past three years. I want the members of the Columbia Housing Authority to know that I appreciate the privilege of living here for three years."

been benefited and the health and general welfare of the community have advanced.

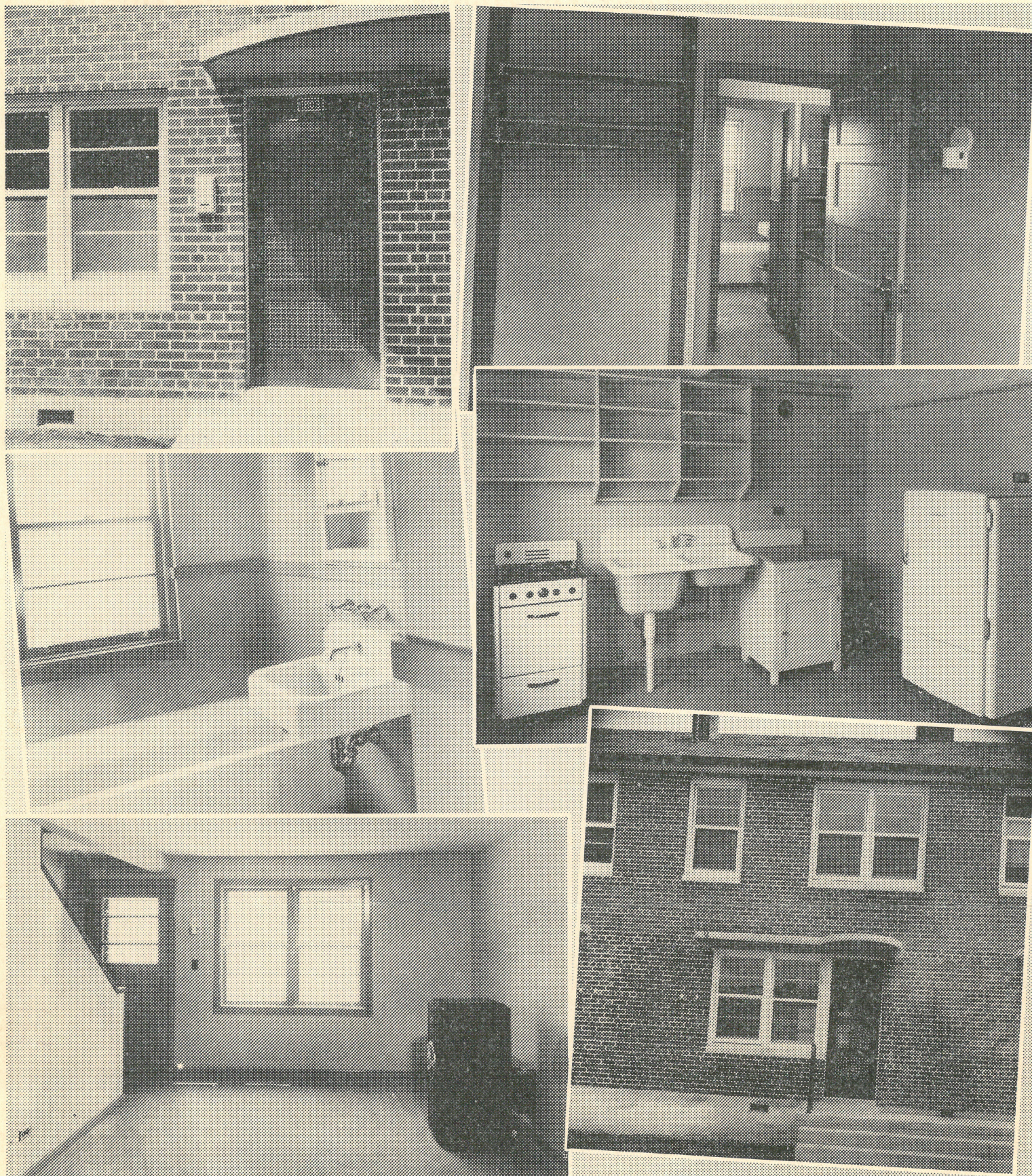
"The program of the Housing Authority of the City of Charleston has attracted so much favorable comment in slum clearance and low-rent housing channels that many housing authorities constantly are seeking information from the local group, often making personal visits to Charleston to inspect the operation of the local projects. Recently, the mayor-elect of a large city made a personal call upon the local authority to obtain data relative to the policies and operation of the local program. So impressed was he by the attention which the Charleston Housing Authority has given its slum-dwellers that he expressed his intention to adopt the Charleston plan in its entirety."



Before and after at Robert Mills Manor, Charleston, S. C.

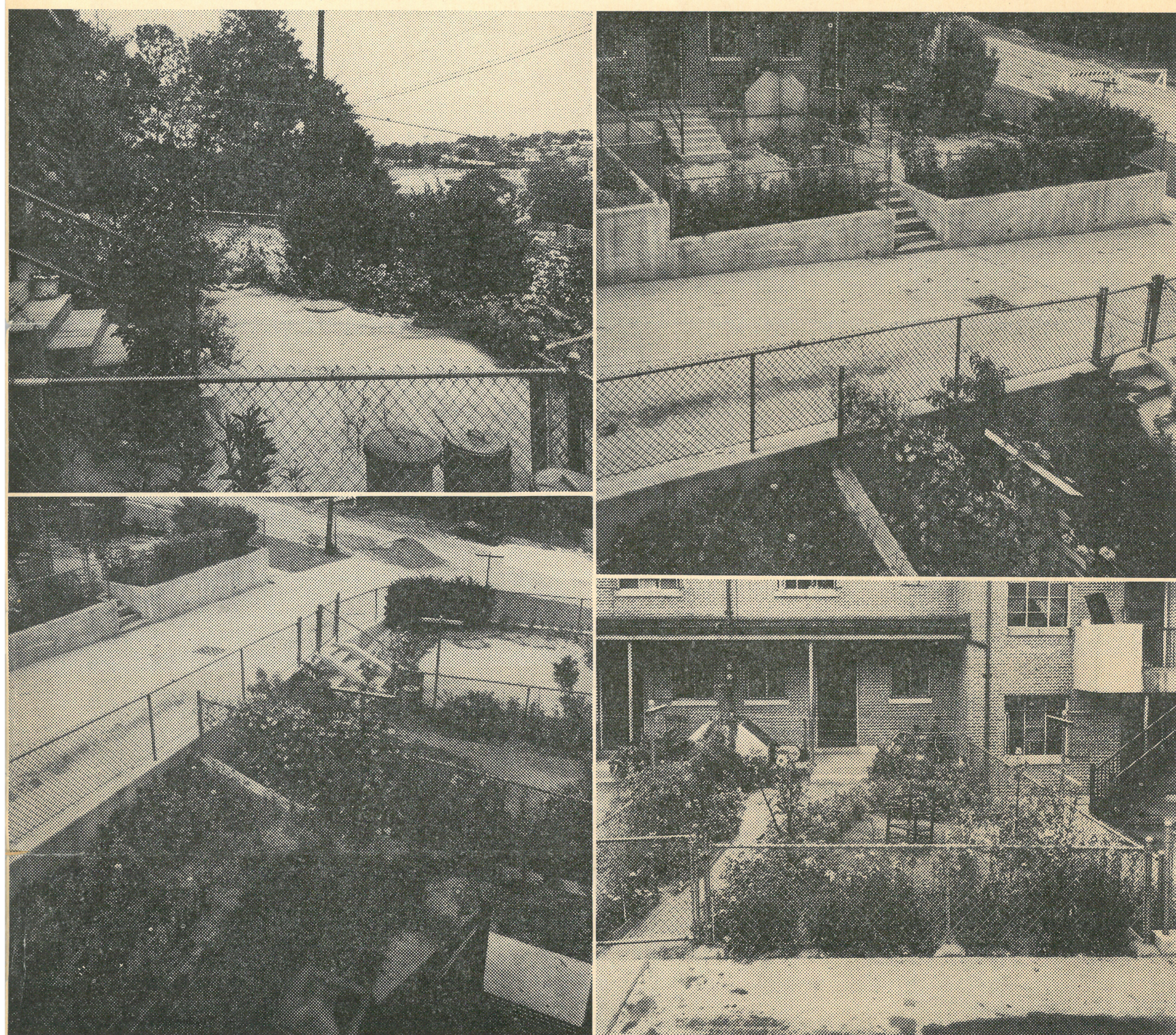
Courtesy "Public Housing"

A New Home—A New Hope—A New Life



Typical scenes at Gonzales Gardens, where 236 families will live in decent and sanitary surroundings, rejoicing in being American citizens; where their children will have ample recreational facilities and good playmates; where democratic ideals will prevail and responsibilities of citizenship encouraged. The photograph at top left shows the entrance to one of the units; top right, an interior view; middle, left, the bathroom; middle, right, the kitchen, with the utilities furnished in the rent; bottom, left, a living room; bottom, right, the rear entrance.

Tenants Take Pride In Their Homes As Well Kept Backyards Show



Residents of University Terrace, Columbia's existing project, are proud of their homes as the scenes of tenant-maintained backyards shown above will witness. The interiors are kept neat and clean as well. The yard shown at the top right is that of a former site resident and flowers and vegetables grown here include tomatoes, okra, butter beans, zenias, petunias, daisies, roses and dahlias. The tenants' association encourages residents to take care of their homes and has donated rose bushes as prizes at various tenant meetings. There is keen rivalry among families for the honor of having the "prettiest" yard in the project.