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Columbia College Students Visit Housing Projects



THE COLLEGE GROUP AT GONZALES GARDENS

Last Wednesday a group of Columbia College sociology students made a tour of inspection of Columbia's various housing developments at the invitation of the Columbia Housing Authority. The students were under supervision of Miss Jane McDonald of the Columbia College faculty.

These students have been making a study of housing and their inspection of the projects were made in order to get a first hand glimpse of a housing program in action.

The students were met at Columbia College by William R. Geddings, Manager of University Terrace and from that point by special bus began their trip. At the start of the tour, folders descriptive of Columbia's housing were distributed.

The first part of the tour was given to a visit to some of Columbia's bad housing. After this inspection, the group journeyed to the site of the new Negro project Allen-Benedict Court where demolition has just been completed and grading is in progress. There the students and faculty members met W. S. Hendley, Chairman of the Authority and Major A. R. Wellwood, Executive Director, who told them of the plans for Allen-Benedict

Court and described the buildings, employment given in construction and the purpose of the project.

From Allen-Benedict Court, the group then visited Gonzales Gardens, Columbia's \$1,000,000 project for 236 white families. Again, Mr. Hendley and Major Wellwood explained various features of this project. The students asked many questions concerning the details of the housing units being built and also as to what income group would be served. A moving picture was made of the students inspecting Allen-Benedict Court and Gonzales Gardens.

Leaving Gonzales Gardens, the students went to University Terrace, Columbia's existing \$760,000 project. After viewing the premises, the group adjourned to the social room where a 20 minute sound movie, *Housing In Our Time*, was shown after introductory remarks by Chairman Hendley of the Authority and Manager Geddings of University Terrace. After witnessing the picture the group was then taken back to Columbia College. In summary the tour included four different parts each illustrating a successive step in a housing program as follows: (1) Bad Housing, (2) Demolition of bad housing for new

homes, (3) Construction of a housing project, (4) The completed project in operation.

Sergeant B. F. Pruitt and Officer E. C. Wesson of the Traffic Division of the Columbia Police Department cooperated in the tour.

Tours for other groups, including students of the University of South Carolina, are being planned by the Columbia Housing Authority.

REGISTRATIONS RECEIVED

Prospective tenants for housing at both Gonzales Gardens and Allen-Benedict Court are filing registrations at either office of the Authority, namely, 627 Bull Street or 1426 Devine Street. Obviously rental schedules have not been determined, as yet, but it is known that the ultimate figures will enable low income groups to take advantage of better housing facilities. Tenant selection will be governed by laws creating the USHA.

Local Housing Project Encourages



University Terrace, Columbia's existing housing project was opened for occupancy in August, 1937, and replaced four acres of bad housing, which had for many years bottled up any building progress in an area of the city.

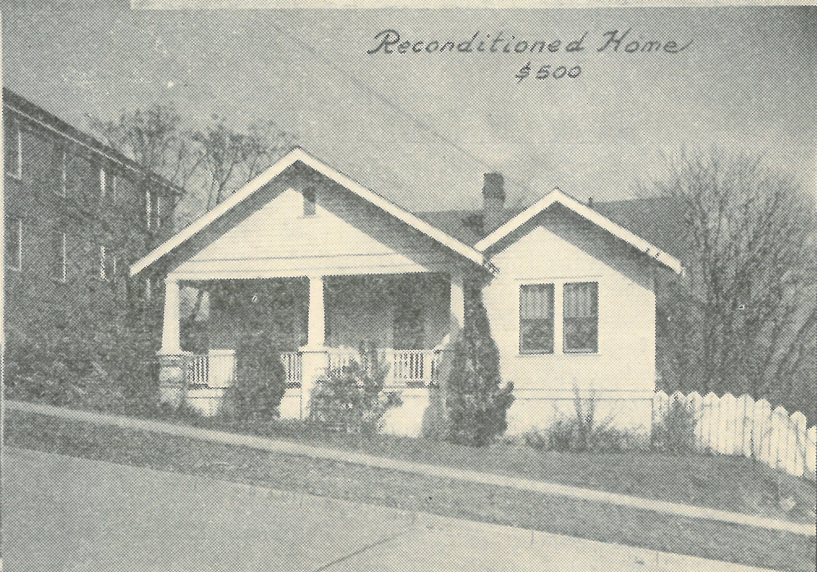
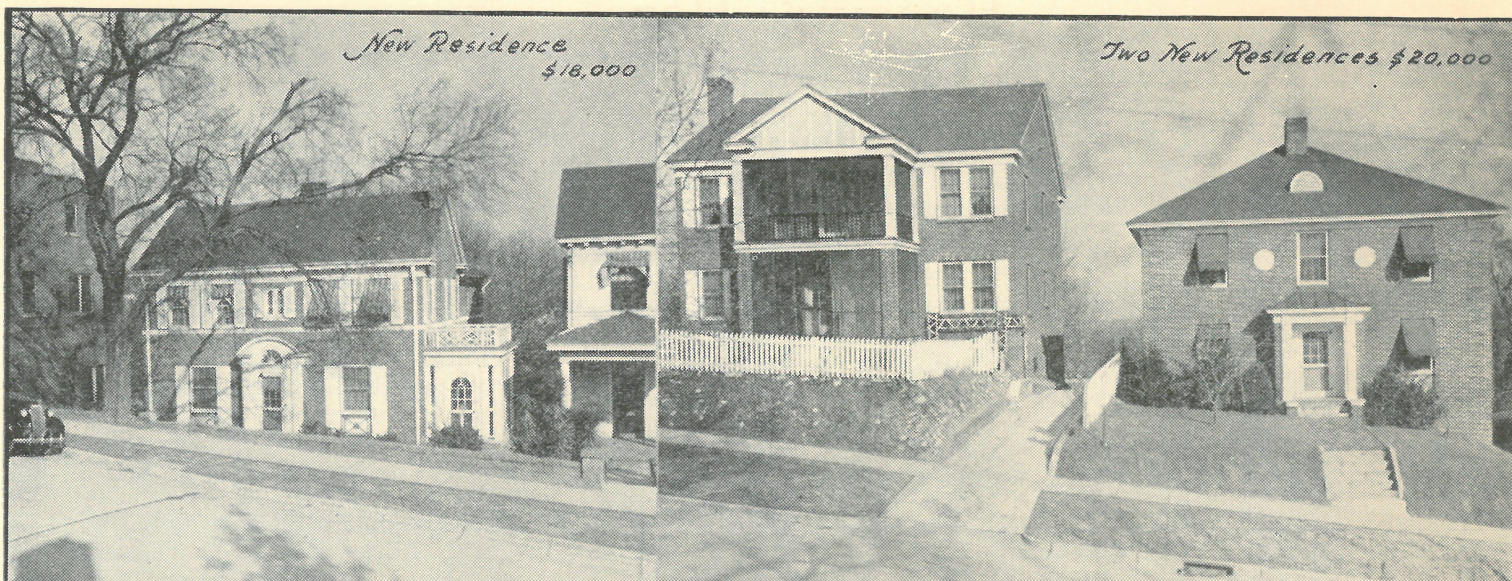
University Terrace was built at a

cost of \$760,000 and almost upon its completion, improvements began in the surrounding area. Streets were paved and others are scheduled to be paved. Almost \$1,500,000 worth of public improvements have been made in the three blocks surrounding University

Terrace since the completion of the project in 1937. Private owners have spent approximately \$200,000 within three blocks of the project, not only new homes being built but many houses have been renovated.

University Terrace, in a measure, has

New Building In Surrounding Area



been responsible for these numerous improvements by cleaning out an objectional area which reposed like a cancer in the heart of this area. The bad housing cleaned out by this project was a breeding place of crime and disease. Pictures on page two are

some of the public improvements which have been made around University Terrace. On page three are a few of the improvements by private property owners. What is true of University Terrace is likewise true wherever a housing project cleans out a bad hous-

ing area. The value of adjacent property immediately rises, directly benefiting the owners of this property. In addition the city is saved the considerable expense occasioned by bad health and need for police and fire protection.

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.

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

W. R. Geddings, Housing Manager and
Director of Informational Service.

Authority Offices

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Employment, Wages Heavy For Projects

Jobs for 1,350 persons will be provided by the construction of Columbia's two new projects, Gonzales Gardens and Allen-Benedict Court. It is estimated that a total of \$487,000 will be paid in direct wages at the sites. Most of this money will in turn be spent by the workers among Columbia merchants and landlords for food, clothing and shelter.

In addition to the jobs on the two sites, it is estimated that 510 men will receive jobs off the site in making materials to be used in the construction and that a total of \$768,000 will be spent for these materials.

Most of the sub-contractors are Columbians and therefore Columbia will benefit directly in this way.

Columbia will derive further benefits from Allen-Benedict Court and Gonzales Gardens. A total of 174 "shot-gun" houses were demolished on the two sites. This area, through its former bad housing, constituted a fire and health hazard. With the construction of the new projects this danger will be averted. Experience has also shown that adjacent property will rise in value.

The City of Columbia will receive \$1,000 annually from the Columbia Housing Authority as a service charge for police and fire protection and garbage disposal. This more than equals the amount received by the city in taxes from this area prior to purchase by the Columbia Housing Authority.

Most important factor of all will be that 480 families of low income will be furnished with decent homes and will be given a great incentive to become better citizens.

Monsees Visits Housing Here

Carl Henry Monsees, chief of field service for the National Association of Housing Officials, was the recent guest of the Columbia Housing Authority. During his visit to Columbia, Mr. Monsees inspected the construction work at the sites of Gonzales Gardens and Allen-Benedict Court.

Mr. Monsees also visited University Terrace, Columbia's existing project and was highly complimentary of this project.

Mr. Monsees showed movie films of various housing projects in the United States to the Columbians.

The purpose of Mr. Monsees' visit was to consult with the local authority on administration matters pertaining to housing and also to see Columbia's accomplishments in the field of housing.

As chief of field service for the National Association of Housing Officials, Mr. Monsees has recently conducted a number of regional conferences attended by housing officials from all sections of the United States. He paid tribute to the Southeastern states for their efforts to secure better housing.

Mr. Monsees left Columbia for Augusta, where he will confer with the housing officials in that city.

Local Officials Attend Meeting

The Columbia Housing Authority sent as its representatives to the National Association of Housing Officials conference in Washington February 13-14 William R. Geddings, Manager of University Terrace and Major Arthur R. Wellwood, Executive Director for the Authority. The conference was designed to secure expressions of opinion from local housing authorities throughout the United States on problems of construction and management of housing projects that have arisen. There was much constructive discussion of these matters. High USHA officials were invited to attend the various meetings and joined freely in discussion.

Administrator Nathan Straus of the United States Housing Authority welcomed the local authority representatives to Washington and declared that he would be glad to receive suggestions as to the housing program. Among

Progress Report

GONZALES GARDENS, PROJECT SC-2-1

With the weather fairly good, the month of February has seen rapid progress on this job.

Brick work is in progress on 12 of the 25 buildings to be constructed. The pouring of the second floor slabs on three of these 12 buildings was started on February 28. The first floor slab has been poured and door frames are in place on four other buildings, including the Administration Building. Forms for first floor slab are in place on two buildings. This leaves only seven buildings upon which no definite progress has been made during the month.

Water and gas distribution systems have been completed and the Contractor has fabricated and stored approximately 600 roof trusses, which is a sufficient number for approximately six buildings.

As the door frames are set in place and brick work started on the buildings, the entire project begins to take shape and a casual observer can now begin to visualize what the completed project will be like.

ALLEN-BENEDICT COURT, PROJECT SC-2-2

A proceed order on this project was issued effective February 5. The Contractor had already started work but had not gotten his program into full swing. Demolition has been practically completed. The 36 inch storm sewers transversing the site have been completed and work is going forward rapidly on sanitary and rain water sewers, as well as tile drains for the lower part of the project.

Footings have been poured on four buildings and forms for first floor slab are in place on three of these. The Contractor expects to pour the first slab on Wednesday.

Driving and pouring concrete piles for certain of the buildings has been the most difficult and troublesome part of the job so far. However this work now seems to be progressing satisfactorily although rather slowly; and it is not expected to cause any delay in the progress of the project.

other USHA officials at the conference were Leon Keyserling, Deputy Administrator and Jacob Crane, Assistant Administrator. Subjects discussed included subsidies, project reserves, rates of interest for financing, economic household equipment and personnel.

Major Wellwood and Mr. Geddings, while in Washington filled a number of appointments with various USHA officials to discuss matters pertaining to the local program.