

REPORT OF  
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SOUTH CAROLINA  
TO THE  
MAYOR OF THE CITY OF COLUMBIA, S. C.

The Housing Authority of the City of Columbia, S. C. was created by a resolution of the City Council of Columbia, S. C. in April, 1934. On April 10, 1934, the Mayor appointed five men to membership on the Housing Authority. These five men, W. S. Hendley, S. L. Latimer, Jr., G. H. Crawford, E. C. Coker and L. C. Smith, have served continuously since that date.

The Housing Authority of the City of Columbia, S. C. operates five housing projects, Gonzales Gardens, Allen-Benedict Court and University Terrace within the city, Andrew Jackson Homes, at Fort Jackson, and Wilbur Wright Homes at the Columbia Army Air Base.

These projects may be divided into two categories.

1. Owned Projects - Gonzales Gardens and Allen-Benedict Court are owned by Housing Authority and financed through the issuance of bonds.

Gonzales Gardens has 280 family dwelling units, 100 of which are assigned for occupancy by enlisted military personnel stationed at Columbia, and 44 of which are reserved for civilian employees of the War Department at Fort Jackson or the Air Base. Thus, 136 units are available for low-income civilian families.

Allen-Benedict Court has 244 family dwelling units for Negro occupancy, 10 of these units are assigned to enlisted military personnel stationed at Fort Jackson, and 234 are available for occupancy by low-income civilian families.

2. Leased Projects - Andrew Jackson Homes, University Terrace and Wilbur Wright Homes are owned by the Federal Government and leased to the Housing Authority for the purpose of operation.

Andrew Jackson Homes has 350 family dwelling units for occupancy by military personnel and civilian employees at Fort Jackson.

University Terrace has 48 family dwelling units for occupancy by white low-income civilian families and 74 family units for occupancy by Negro low-income civilian families.

Wilbur Wright Homes has 60 family dwelling units for occupancy by military personnel and civilian employees at the Columbia Army Air Base.

To summarize:

<u>Total Units</u>	<u>White</u>	<u>Negro</u>	<u>Low Income Civilians</u>	<u>Military Personnel or Civilian War Workers</u>
1056	738	318	492	564

Appended hereto are condensed and consolidated financial statements covering all of the projects under the management of this Authority. It is noteworthy that for the owned projects \$81,400 has been invested in War Bonds, with a face value of \$110,000. This money will be used to replace worn-out equipment, such as refrigerators, ranges, screens, etc., when such replacement becomes necessary. In addition to this reserve \$66,000 of Series "A" Bonds have been retired during the first four years of operation of these projects.



# CONSOLIDATED BALANCE SHEET - OWNED PROJECTS

## GONZALES GARDENS AND ALLEN-BENEDICT COURT

Dec. 31, 1944

Cash on Hand and in Bank	\$48,155.92
Accounts Receivable	373.09
Investments ( Series "F" War Bonds)	81,400.00
Trust Funds (Debt Service	28,593.90
Prepaid Expenses	3,333.52
Development Costs (Land Buildings & Equipment)	<u>1,994,953.27</u>
Total Assets	\$2,156,809.70
Accounts Payable (Including Accrued Accounts)	7,791.99
Unearned Income (Prepaid Rents)	993.63
<u>Bonds Outstanding</u>	
Series "A"	140,000.00
Series "B"	<u>1,792,000.00</u>
<u>Reserves</u>	
Repairs, Maintenance & Replacement	63,054.18
Vacancy & Collection Loss	26,497.59
Development Cost Liquidation	66,000.00
Debit Service	28,593.90
Income and Expense Clearance Account	<u>31,878.41</u>
Total Liabilities	\$2,156,809.70

# CONSOLIDATED OPERATING STATEMENT-OWNED PROJECTS

## GONZALES GARDENS and ALLEN-BENEDICT COURT

Jan. 1, 1944 - Dec. 31, 1944

Operating Income	110,338.73
<u>Operating Expense</u>	
Management Expense	12,470.33
Operating Services & Utilities	22,095.06
Repairs, Maintenance & Replacement	11,460.10
Public Services	512.32
Insurance	2,167.56
Reserved for Repairs Maintenance, Replacement	12,782.18
Reserved for Vacancy & Col. Loss	10,753.31
	<u>72,240.86</u>
Net Operating Income	38,097.87



CONSOLIDATED BALANCE SHEET-LEASED PROJECTS

UNIVERSITY TERRACE, ANDREW JACKSON HOMES  
and  
WILBUR WRIGHT HOMES

Dec. 31, 1944

Cash on Hand and in Banks	\$51,829.84
On Deposit with FPFA (Univ. Terrace)	31,971.11
Accounts Receivable	3,492.34
Prepaid Expenses	<u>5,037.36</u>
Total Assets	\$92,330.65

Accounts Payable (Including FPFA)	44,748.59
Accrued Accounts	1,730.28
Unearned Income (Prepaid Rents)	1,086.38
Tenants Security Deposits	1,054.60
Reserves(University Terrace)	
Repairs, Maintenance & Replacement	29,006.30
Vacancy & Collection Loss	7,667.21
Insurance	128.61
Contingency	2,700.00
Income & Expense Clearance Account	<u>4,208.68</u>
Total Liabilities	\$92,330.65

CONSOLIDATED OPERATING STATEMENT-LEASED PROJECTS

UNIVERSITY TERRACE, ANDREW JACKSON HOMES  
and  
WILBUR WRIGHT HOMES

Jan. 1, 1944 - Dec. 31, 1944

Operating Income	170,746.64
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Operating Expense

Management Expense	16,750.61	
Operating Services & Utilities	32,066.57	
Repairs, Maintenance & Replacement	30,760.22	
Public Services	4,311.14	
Insurance	1,003.52	
Reserved for Repairs, Maintenance & Replacement	3,842.06	
Reserved for Vacancy & Collection Loss	362.12	<u>89,096.24</u>

Net Operating Income	\$81,650.40
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