

ANNUAL REPORT

**OF THE
HOUSING AUTHORITY
CITY OF AUSTIN**



**FOR
1948**

CITY COUNCIL
TOM MILLER
MAYOR
TAYLOR GLASS
MAYOR PRO TEM
E. C. BARTHOLOMEW
WILL T. JOHNSON
MRS. EMMA LONG

Housing Authority
OF THE
City of Austin
302 CHALMERS AVENUE
AUSTIN 22, TEXAS

HOUSING AUTHORITY
HUBERT B. JONES, CHAIRMAN
A. J. WIRTZ,
VICE-CHAIRMAN
E. H. PERRY,
2ND VICE-CHAIRMAN
LOUISE HAYNIE,
3RD VICE-CHAIRMAN
W. G. CLARKSON,
FINANCE OFFICER
W. W. STEWART,
EXECUTIVE DIRECTOR

February 28, 1949

The Honorable Tom Miller
Mayor of the City of Austin
Austin, Texas

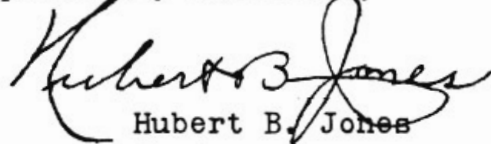
Dear Sir:

We are submitting herewith the Annual Report of the Austin Housing Authority for the fiscal year ending 1948.

We have witnessed many changes in our City during the past year; the rise in population and its effect on the housing situation, the increase in slum conditions and the rise in rents. We are thankful that we are able to accommodate a portion of families who would otherwise be housed in slum conditions.

Thank you and the officials of your administration for the splendid cooperation and interest shown by each of you during the past year.

Respectfully submitted,


Hubert B. Jones
Chairman

COMMISSIONERS

HUBERT B. JONES Chairman
Assistant Professor in Business Administration, The University of Texas

ALVIN J. WIRTZ First Vice-Chairman
Attorney (Powell, Wirtz, Rauhut and Gideon)

E. H. PERRY, SR. Second Vice-Chairman
Financier

MISS LOUISE HAYNIE Third Vice-Chairman
Insurance

W. G. CLARKSON Finance Officer
Financial Secy., Carpenters Local Union No. 1266

W. W. STEWART
Secy.-Executive Director

JONES & HERRING
Attorneys

STAFF
of the
HOUSING AUTHORITY
OF THE CITY OF AUSTIN, TEXAS

Executive Director.....W. W. STEWART

Accountant.....H. HERSHALL ALLEN

Management-Aide.....MISS POLLY HARVEY

Home Counsellor.....MRS. INEZ KONECNY
(Chalmers)

Home Counsellor.....MRS. MARIA TIJERINA
(Santa Rita)

Home Counsellor.....MRS. LILLIAN KERLEY
(Rosewood)

Tenant Selection.....MRS. CARMELITA DAVIS

Cashier.....MRS. MARTHA GROHMANN

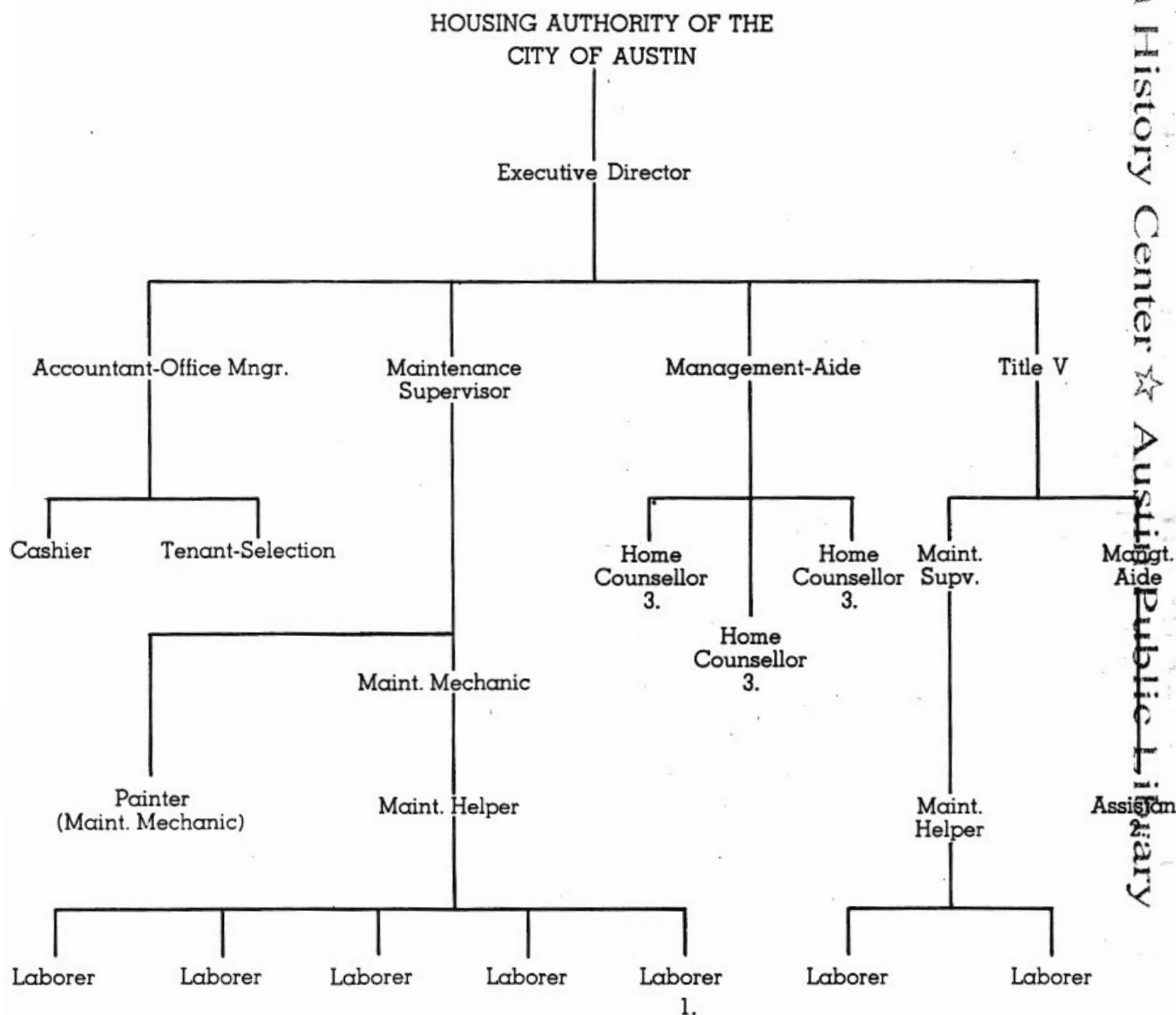
Maintenance Supervisor.....HUGH BURRIS

TITLE V

Management-Aide.....MRS. BETTY SPEIR

Maintenance Mechanic.....ARTHUR BURRIS

ORGANIZATIONAL CHART

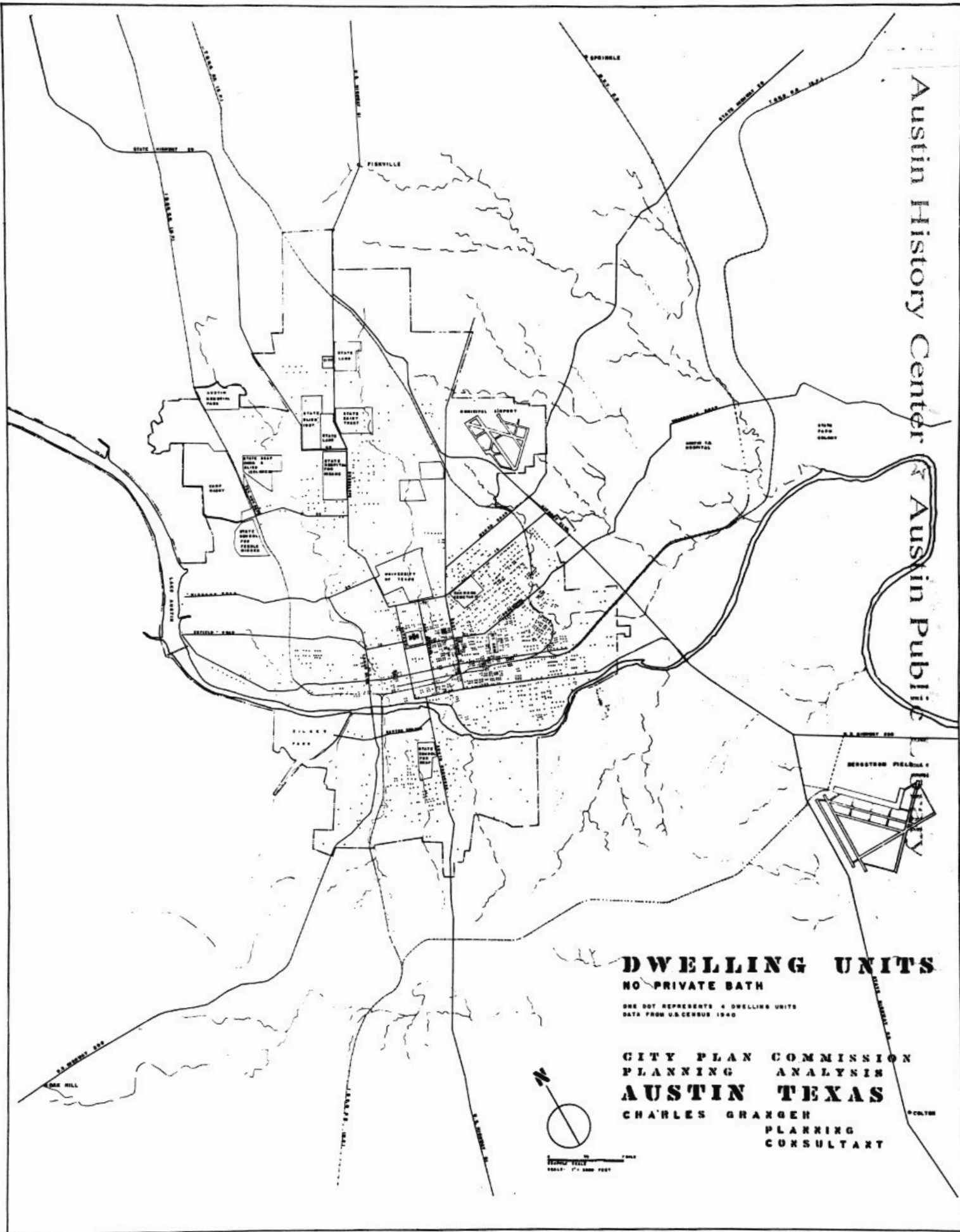


INTRODUCTION

The Housing Authority in presenting this report of operation for the past year has attempted to outline the objectives of public housing. The purpose of the program is to bring families out of slum conditions and provide decent shelter at a rent they can afford. One of the ultimate goals is to stimulate the desire for home ownership in each family who has been given this opportunity. In the following pages we have attempted to present some pictorial evidence of slum conditions that still exist in our City. We are also proud to present pictures showing progress made by some families who move from substandard areas into housing projects.

Austin is growing very rapidly. Most recent estimates point to a population of 150,000, or an increase of 73% over the 1940 census record when Austin's population was 87,930. According to the latest report of the City Planning Commission 33.3% of the houses in Austin are substandard, i.e., needing major repairs or having no private bath. On the succeeding page is a map of Austin showing the number of living units without private bath. While this map is dated eight years ago (1940), it is felt that this condition still exists.

Congress may soon pass legislation which will make it possible for municipalities to expand their slum clearance program. Anticipating the need for an expansion of the program in Austin, the local Authority made a preliminary application to the Public Housing Administration for 500 additional units. This application has been approved by the Regional Office of the Public Housing Administration.



TENANT SELECTION

During 1948 we received 483 applications for low-rent housing. These applications plus others kept active in our files give us a back log of 744 applications. The total number of applications are distributed among the developments as follows:

CHALMERS COURTS (Texas 1-1)	ROSEWOOD COURTS (Texas 1-2)	SANTA RITA COURTS (Texas 1-3)
Non-Veteran 170	Non-Veteran 180	Non-Veteran 51
Veteran 135	Veteran 147	Veteran 43
Servicemen 9	Servicemen 8	Servicemen 1
Total 314	Total 335	Total 95
% Veteran 43	% Veteran 43	% Veteran 45

Tenants are selected in a uniform manner with priorities being given to the applicant whose income is the lowest but taking into consideration their present housing facilities. They must be living in a substandard house. This condition is determined by a home visit. The person making such a check uses a score sheet noting every condition. This becomes a part of the tenant file when they move into the project.

By direction from the Public Housing Administration in June, 1946, the following exceptions are made: to-wit; veterans of World War II who shall make an application prior to 1950 are given preference over non-veterans provided they are in the same income brackets. The substandard living condition is also waived and the home visit eliminated.

Occupancy regulations determine the size unit into which a family is moved. Sufficient room is provided by taking into consideration the age and sex of children so an over-crowded condition will not exist. Further restrictions govern the number of families whose income is derived from the same source. We only accept

ten percent of our capacity in any one category. During the year 1948, we moved into the projects ninety-four new tenants with an average income of \$1,306.00 per year.

The following figures give the number of families that live in each development, the average rent paid and the average yearly income of these tenants:

	No. Families	Average Rent	Average Income
Chalmers	159	\$24.00	\$1500.00
Santa Rita	39	24.00	1486.00
Rosewood	130	20.00	1257.00

Rents are based on income and family composition. Income is considered the total wages received by all members of the family who live in the unit and are verified by a written statement from their source. This rent is fixed by the U. S. Housing Act passed in 1937: to-wit; a tenant shall not pay less than one-fifth of his income if his family includes two or less minors, nor less than one-sixth of his income if his family includes three or more minors. Rents are graded and a complete schedule is presented on the following page.

RENT SCHEDULE

Grade	Contract	NET FAMILY INCOME LIMITS	
	Rent	0-2 Minors	3 or MORE Minors
A	\$10.00	\$ 600. or less	\$ 720. or less
B	12.00	601. - 720.	721. - 864.
C	14.00	721. - 840.	865. -1008.
D	16.00	841. - 960.	1009. -1152.
E	18.00	961. -1080.	1153. -1296.
F	20.00	1081. -1200.	1297. -1440.
G	22.00	1201. -1320.	1441. -1584.
H	24.00	1321. -1440.	1585. -1728.
I	26.00	1441. -1560.	1729. -1872.
J	28.00	1561. -1680.	1873. -2016.

CONTINUED OCCUPANCY

K	\$30.00	1681. -1800.	2017. -2160.
L	32.00	1801. -1920.	2161. -2304.
M	34.00	1921. -2040.	2305. -2448.
N	35.00	2041. -2100.	2449. -2520.

Grades "A" through "J" shall be used for admission and grades "K" through "N" shall be used for continued occupancy only.

Families whose incomes exceed the income limits established in grade "N" for each respective size family are notified of their ineligibility for continued occupancy and are required to move. Six months notice is given at the time the lease is cancelled. During 1948,

twenty-seven families moved from the project for this cause.

Families which have been brought into these projects from slum conditions and have so increased their earning power and living standards as to make them ineligible for continued occupancy are in many cases buying or building homes in the new residential developments in Austin. We have yet to see a family return to the slums from the housing projects.

REHABILITATION PROGRAM

Giving families a home with adequate space, modern cooking, heating and lighting facilities, which in many cases is a new experience to our residents, is not the whole answer to the problem. If we are to assist these families in adjusting to their new environment and become better citizens, we must have a program which will help them raise their standards of living.

Management (Executive Director and Staff) has endeavored to establish a good relationship with the residents by trying to understand the problems of the individual family and to help them adjust to their new living conditions and environment. Each family when introduced to their new home is told the purpose of the housing program and the opportunities available to them as residents. Visits are made later to determine how the family is adjusting to their new environment and to see what management can do to assist the families in improving their own conditions.

Every effort is made to maintain a sound program of community activities which will improve the health, education, and welfare of the residents. Management consults residents, various social agencies, and leaders in the community in planning the program that will best serve the needs of the people.

In each project the community halls are the center of the programs available to the residents of the projects and surrounding community. During the day the halls are used for classes in cooking, sewing, home management, and discussion groups on problems of family relationship. After school hours, group activities, both recreational and cultural, are provided for school children. In the evening the halls are scheduled far in advance for club meetings, family nights and community meetings. The residents are trained to take the lead in promoting and planning these activities.

☆ Austin Public Library



Through the cooperation of the Austin Public Schools a home counsellor has been placed in each of the projects to work with the residents and the surrounding community. The program is wide in its scope and flexible to assist the family in personal problems as well as group instruction in cooking, sewing, family relationship and home management. Housewives are trained to buy economically and how to preserve foods. This program is essential as many of the residents have never received fundamental educational training.



Realizing that wholesome recreational activities are essential in having a well-rounded community program, the City Recreation Department, various agencies, social organizations and residents have combined their efforts to conduct a program to include all age groups. Activities include all types of sports, handicraft clubs, hobby groups, music, youth groups and scout troops. Family nights have been stressed in an endeavor to strengthen the ties of the family by organized social activities.

Carnivals and various fund-raising campaigns have been conducted by the residents to finance recreational and community activities. Residents have taken an interest in sponsoring teams to enter the City League in baseball, basketball and football. Success in these activities is shown by the Chalmers Football Team's winning the championship in the City League.



The three projects sponsored activities to raise sufficient funds to purchase Christmas gifts for the children in and around the projects. The Chalmers and Rosewood Projects each entertained approximately 250 children and presented them with gifts. The outstanding community activity of the year was the Christmas party sponsored by the Santa Rita project at which time 750 children were presented gifts. This was reported as the largest charitable function for Latin-American children that had ever been held in Austin. All of the projects presented needy families with Christmas gifts and fruit.



The family, if it is to take its proper place in society must realize that it has a responsibility to the community; none can live peaceably independently. Through these activities they enrich their own lives by sponsoring and participating in activities to make life more pleasant for other members of the community.

Various religious organizations such as the Religious Workers Association of The University of Texas sponsor Sunday services and Sunday schools. The Authority, as a matter of policy, does not sponsor religious activities nor permit denominational groups to conduct religious activities in the community buildings.



Well Child Conferences are conducted in each of the projects by the Austin-Travis County Department of Public Health. These health services are available to families of low-income and provide health supervision, immunizations and educational benefits for the parents of infants and pre-school children. Management encourages all residents to take advantage of this opportunity and the attendance is constantly increasing. During 1948, there were 33,897 children brought to these clinics. As a result there has been a very low rate of illness in all of the projects and no epidemics of contagious diseases. It is a pleasure to commend the City Health Department and those responsible for this splendid service rendered our community.

HOUSING REHABILITATES

You have seen in the previous sections the program the Housing Authority is carrying out to improve our slum sections of Austin. It is hard however to visualize how the individual family is affected. For this reason we are giving you the true story of a typical family which will be known as the Doe family. This family is an example of what is being done to help these people "help themselves," which is the basis of our democracy.

Mr. and Mrs. Doe were moved into the project in May, 1940. They were selected as residents since their income was lower than the other applicants and due to the fact that they were living in a one-room apartment (18'x20') with no running water in the room and the bath was shared by three families. The Doe family was paying fourteen dollars a month for these accommodations.

The family was composed of the mother, father and two girls, age four and two. They were proud to move into their new home consisting of a living room, dinette, two well-ventilated bedrooms and the new modern conveniences they had never had before. Mr. Doe was employed as a cook in a local restaurant and as his income was only \$624.00 per year his rent was \$13.45, including all utilities.

Mrs. Doe was given the opportunity of learning to sew, plan nourishing meals and to budget the family income. In the summer the women gathered in the community building to can fresh vegetables. She was soon taking part in community activities, helping to plan recreational and community programs. She had not only learned how to manage her household in a better way, she had become aware of the fact that she was an important member of the community.

The children were given recreational and cultural training. Musical instruction, craft classes and planned recreational programs were held after school hours. The children who had previously played in alleys or in the street were now playing with other children in the project in provided play areas.

A noticeable change suddenly occurred, when the family began to take more pride in the way they dressed. They were proud of their home and by close planning new furniture was gradually added. The family had now taken their place as good citizens, proud of their accomplishments.

In a few months Mr. Doe received a new job with an increase in salary to \$1050.00 a year, and in May, 1948 he had been promoted to manager of a local store with a salary of \$2,520.00 a year. They were told at this time that they were no longer eligible to live in the low-income project and would be given a six months period to find a new home.

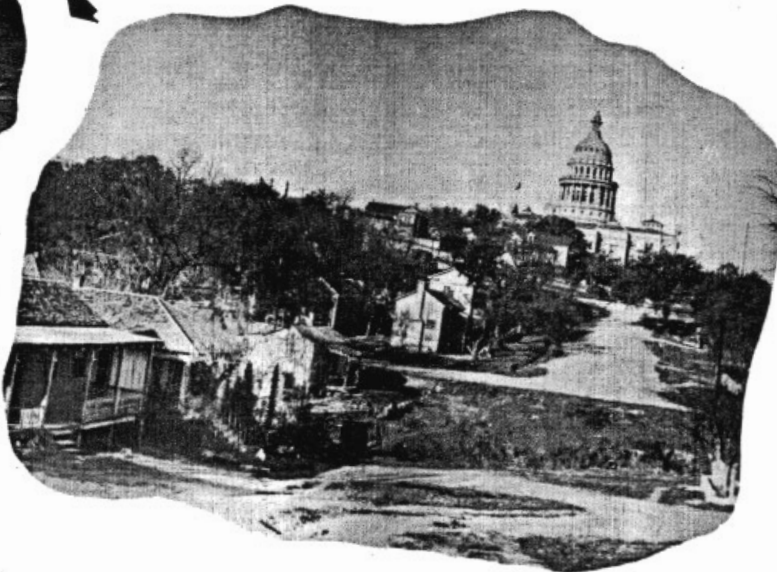
The family moved in August, 1948 into a new modern home of their own in a new residential development in Austin. Shortly after they moved, we received a letter in which they expressed their appreciation for the opportunities afforded their family by low-income housing, how housing had been a means in helping them to find their place as tax-paying progressive citizens.

This family is typical of many of the residents in our projects; families which had not been afforded the opportunity of having a decent home with rent they could afford to pay. The purpose of housing is to give less fortunate families an opportunity to improve their own conditions and consequently improve the conditions of Austin.

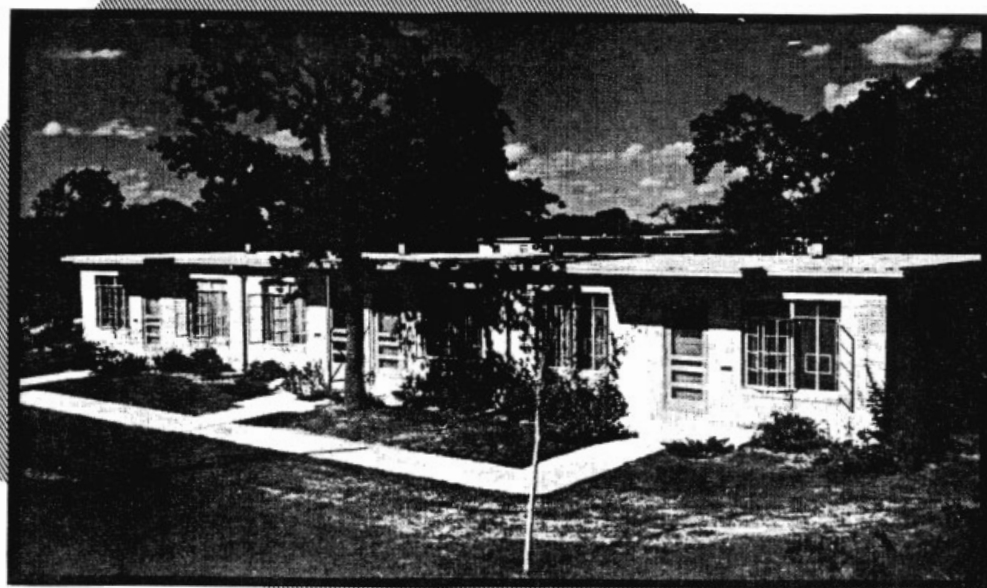
AUSTIN'S BLIGHTED AREAS



FROM
THIS

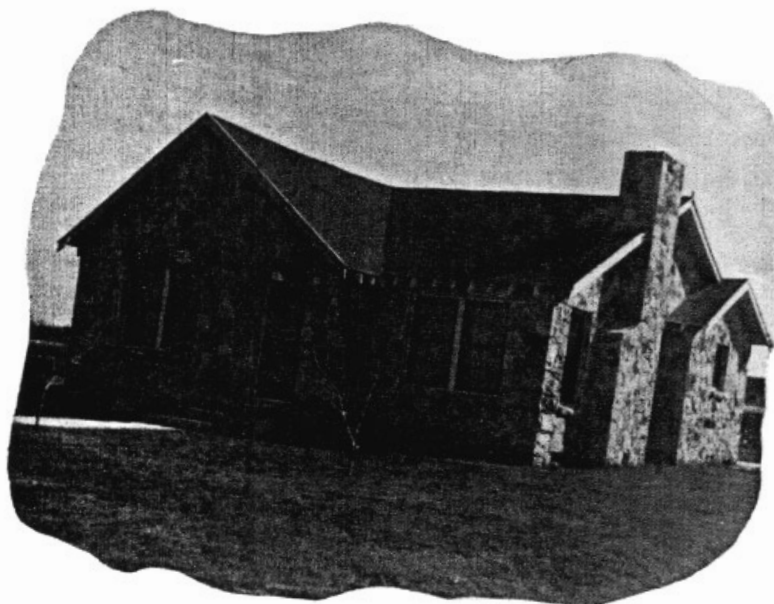
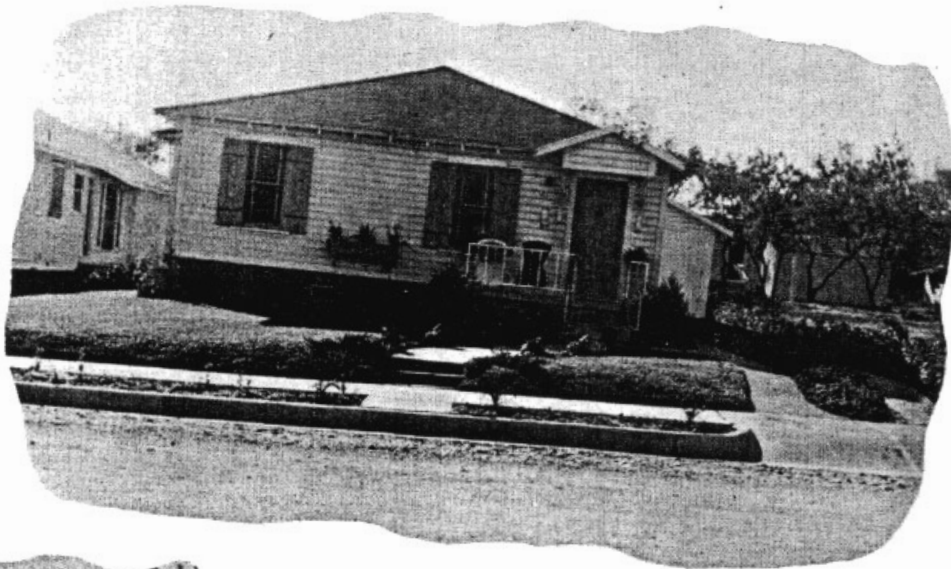
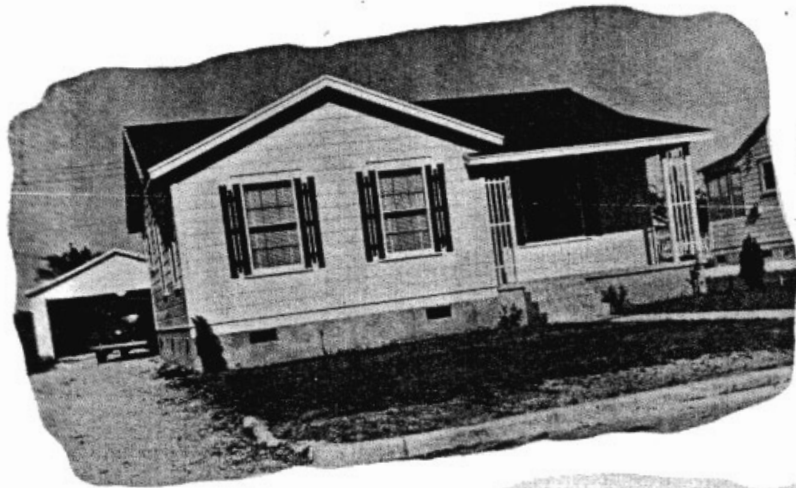


TO THIS



THE HOUSING GOAL

*These Homes were Purchased in 1948
by Low-income Housing Residents*



Now Tax-Paying Citizens of Austin

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TEXAS

General Balance Sheet

As of December 31, 1948

Tex. 1-1, 1-2, and 1-3

Austin, Texas

ASSETS

CASH

Administration Fund	\$	30,364.26	
Special Deposits		23,800.00	
Petty Cash		150.00	\$ 54,314.26

ACCOUNTS RECEIVABLE

Due from Tenants	\$	244.57	
Proceeds due from Bond sale (Reserve Funds)		9,443.00	\$ 9,687.57

FISCAL AGENTS FUNDS

Rental Debt Service	\$	139.50	
Series "B" Bond Fund		23.83	
Series "A" Reserve Fund		16.50	
General Bond Reserve		1,427.39	\$ 1,607.22

INVESTMENTS

Reserves	\$	36,634.00	
Fiscal Agents Funds		11,875.60	\$ 48,509.60

DEFERRED CHARGES

Prepaid Insurance	\$	1,066.19	\$ 1,066.19
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DEVELOPMENT COST

.....	\$	1,265,000.00	
Less: Res. for Development Cost Liquidation		85,000.00	\$1,180,000.00

\$1,295,184.84

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TEXAS

General Balance Sheet

As of December 31, 1948

Tex. 1-1, 1-2, and 1-3

Austin, Texas

LIABILITIES

ACCOUNTS PAYABLE

Administration.....	\$	4.22		
Veterans Housing Project Deposit.....		500.00		
Payment in Lieu of Taxes—Contracted.....		477.39	\$	981.61

DEFERRED AND UNAPPLIED CREDITS

Tenants Security Deposits.....	\$	4,549.09		
Good Faith Deposit—Shields & Co.....		23,800.00		
Tenants Prepaid Rent.....		251.50		
Prepaid PHA Annual Contribution.....		28,638.82	\$	57,239.41

FIXED LIABILITIES

Series "A" Bonds Authorized.....	\$	151,000.00		
Less "A" Bonds Matured.....		81,000.00	\$	70,000.00
Series "B" Bonds Authorized.....	\$	1,114,000.00		
Less "B" Bonds Retired.....		4,000.00	\$	1,110,000.00
				\$1,180,000.00

RESERVES

Repairs, Maintenance and Replacements.....	\$	15,902.52		
Vacancy and Collection Loss.....		21,090.33		
Debt Service.....		13,357.78		
Working Capital.....		6,368.62		
Annual Contribution Allowance.....		244.57	\$	56,963.82

\$1,295,184.84

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TEXAS
CHALMERS, ROSEWOOD AND SANTA RITA COURTS

Consolidated Operating Statement

FISCAL YEAR
January 1, 1948 — December 31, 1948

INCOME

Dwelling Rent Income	\$ 88,958.37
Interest on Investments	1,521.60
Total Operating Income	\$ 90,479.97

EXPENSES

Management Expense	\$13,697.43
Operating Services	1,996.08
Utilities.....	21,230.44
Repairs, Maintenance and Replacement.....	22,321.71
Community Services	1,862.96
Expired Insurance	1,342.44
Contributions to Pension Plan	976.84
Cost of Sales and Services.....	1,326.58
Collection Losses	168.69
Payments in Lieu of Taxes.....	477.39
Annual Contribution Allowance.....	79.86
Debt Service	47,721.06
Provision for Repairs, Maint. and Replacements	(7,100.71)
Total Operating Expense.....	\$106,100.77

NET OPERATING DEFICIT..... \$15,620.80

NON-OPERATING EXPENSES

Operating Improvements.....	\$ 3,176.88
Prior Year Adjustment	1.00

NET DEFICIT—(Required Contribution from P.H.A for
Fiscal Year Ending December 31, 1948)..... \$ 18,798.68

VETERANS HOUSING

During 1948, 548 applications were received for units in this project, making a total of 3,610 applications received since its initiation. Of this amount, 350 have been disposed, five hundred are still active, and of a large percentage of the remainder, the status is unknown. The average income level today on applications for this project is between \$175.00 and \$250.00 per month, too much for low-rent housing and not enough to pay eighty-five dollars to one hundred dollars per month for shelter. Whenever an applicant is eligible for low-rent housing he is referred to that project and is taken care of in whichever project a vacancy first occurs.

Tenant Selection

Tenants are selected on a priority basis, giving priority to the family with the greatest need of adequate housing. This system was formulated in a meeting of the local staff and the Chairman of the Veterans Committee who acted as an advisor. Below is the system adopted at this meeting:

Priority—

- I. Eviction. Those people who have been given notice to move. This notice must be presented in writing to be kept on file with the application.

- II. No Housing in Locality. Includes families living in hotels, tourist courts and in surrounding towns. Includes families who are separated due to inadequate housing.
- III. Housing not Designed for Family Use. Families living in one room with no cooking facilities.
- IV. Crowded Living Conditions.
- V. Substandard.

Rent

Living room, Bedroom combination	\$28.00 per month
One Bedroom	33.00 per month
Two Bedrooms.....	36.00 per month
Three Bedrooms	38.00 per month

Utilities (gas, water, electricity) are included in the rent, equipment includes an ice box, cook stove, hot water heater and space heater.

There is a hardship clause in the Management plan which adjusts rent downward for families whose income is lower than \$152.00 a month. Rent may be adjusted as low as twenty-two dollars a month for an income of ninety dollars.

Veterans Housing Projects

BUTLER AND HARGRAVE PROJECTS

TEX V-41739

OPERATED BY HOUSING AUTHORITY OF THE CITY OF AUSTIN

General Balance Sheet

June 30, 1948

ASSETS

Administration Fund	\$59,225.26	
Revolving Fund	500.00	
Petty Cash Fund	100.00	\$59,825.26
		<hr/>
Tenants Accounts Receivable		45.14
Prepaid Insurance		175.56
		<hr/>
TOTAL ASSETS		\$60,045.96

LIABILITIES

Accrued Payment in Lieu of Taxes	\$6,436.10	
Accrued Land Rental	3,270.00	\$ 9,706.10
		<hr/>
Tenants Security Deposits		2,110.00
Tenants—Prepaid Rents		246.90
Reserve for Repairs, Maintenance and Replacement		7,821.03
Annual Settlement due Public Housing Administration		\$40,161.93
		<hr/>
TOTAL LIABILITIES		\$60,045.96

Veterans Housing Projects

BUTLER AND HARGRAVE PROJECTS

TEX V-41739

OPERATED BY HOUSING AUTHORITY OF THE CITY OF AUSTIN

Operating Statement

FISCAL YEAR, JULY 1, 1947
THROUGH JUNE 30, 1948

INCOME

Dwelling Rent..... \$88,352.70

EXPENSES

Management Expense\$ 7,006.50
Operating Services 685.02
Utilities..... 16,208.17
Repairs, Maintenance and Replacements..... 10,153.79
Expired Insurance..... 320.63
Land Rental (City of Austin)..... 3,270.00
Contributions to Pension Plan..... 197.76
Cost of Sales and Services to Tenants..... 253.14
Collection Losses 53.45
Payments in Lieu of Taxes..... 6,436.10
(City, County and State)

TOTAL EXPENSES \$44,584.56

43,768.14

Provision for R. M. & R. Reserve..... 3,606.21

NET INCOME

(Annual Settlement to Public Housing Administration)..... \$40,161.93

IN APPRECIATION

We would like to take this opportunity to express our sincere appreciation to the various agencies and individuals who have so generously cooperated with us in planning and carrying out a program to improve the living conditions and general welfare of our residents.

Public Housing Administration, Region V

City Council of Austin

Honorable Mayor Tom Miller

City Manager, Guiton Morgan

Austin Public Schools

Hogg Foundation

City Recreation Department

Austin-Travis County Department of
Health and Welfare

City Police and Fire Departments

Religious Workers Association of the
University of Texas

County and State Officials

Well Child Conference Board

University Y. M. C. A.

Y. W. C. A.

Girl Scouts of America

Boy Scouts of America

American Statesman

Council of Church Women

American Red Cross

Child and Family Service

City Library

Community Chest

Travis County Tuberculosis Association

State Department of Health

City Planning Commission

Alva Club, University of Texas

Laredo Club, University of Texas

Tillotson College