PUBLIC HOUSING IN PHOENIX: 1940-1970
HISTORIC CONTEXT AND DOCUMENTATION

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Cover photographs:
Marcos de Niza AZ 1-1 front courtyard (top)
A.L.Krohn AZ 1-8B front courtyard (bottom)

Public Housing in Phoenix: 1940-1970

Historic Context and Documentation
City of Phoenix, Maricopa County, Arizona

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1.1 Housing Projects by Development Period 1

INTRODUCTION

This is the second of two reports prepared to address public housing projects in the City of Phoenix between 1940 and 1970. The first report addressed Frank Luke Addition (Ruter 2011). The current document includes a comprehensive historic context, evaluation and documentation of surviving historic-age Phoenix public housing projects, and photographic documentation of these projects as well as of developments that have been demolished, including Frank Luke Addition and projects that were the subject of earlier research.

The Frank Luke Addition Public Housing Project is located in east central Phoenix in an area bounded by 16th Street to the west, 18th Street to the east, McKinley Street to the north, and Villa Street to the south (Figures 1 and 2). The development was constructed in 1952. The City of Phoenix (City) is redeveloping the existing 12.2 acre Frank Luke Addition site and has demolished the existing housing, retaining one original building. The Frank Luke Addition is a historic property eligible for listing in the National Register of Historic Places (National Register) under Criteria A (event) and C (architecture and planning). Frank Luke Addition was significant for its association with postwar low-income public housing development as well as being a representative example of postwar public housing site planning and ranch style architecture. The City has received a grant from the U.S. Department of Housing and Urban Development (HUD) to partially fund the overall redevelopment of the original site. Therefore the project is an undertaking subject to Section 106 of the National Historic Preservation Act.

The City has entered into a Programmatic Agreement (PA) with the State Historic Preservation Office (SHPO) and Advisory Council on Historic Preservation that allows the City to use an alternative Section 106 compliance process for HUD funded undertakings (April 2007). The PA stipulates that the City "will develop and carry out a treatment plan to avoid, minimize or mitigate any adverse effects" on historic properties. The initial historic documentation report for Frank Luke Addition satisfied one aspect of the treatment plan developed for the Frank Luke Addition redevelopment project by the City (memorandum dated 8 February 2011 from City Historic Preservation Officer Barbara Stocklin to City Housing Director Kim Dorney). This second report, more comprehensively documenting the history of public housing in Phoenix, has been completed to satisfy the remainder of the treatment plan requirements.

The purpose of this second report is to provide a historic context for public housing in the United States and Phoenix specifically from 1940 to 1970. The context discusses public housing policy and design. The report also discusses property types, establishes registration requirements, and evaluates the National Register eligibility of the surviving public housing projects. The report also includes documentation of the public housing projects in Phoenix during the mentioned period.

Between 1940 and 1970, the City of Phoenix Housing Authority (PHA), constructed eleven housing developments in five phases that in total contained 1,488 housing units (Table 1, Figure 2).

Table 1 - Housing Projects by Development Period

No.	Development No.	Development Name	Development Date
1	AZ 1-1	Marcos de Niza	1941
2	AZ 1-2	Frank Luke	1941
3	AZ 1-3	Matthew Henson	1941
4	AZ 1-4	Matthew Henson Addition	1952
5	AZ 1-5	Marcos de Niza Addition	1952
6	AZ 1-6	Frank Luke Addition	1952
7	AZ 1-7A	Sidney P. Osborn	1960
8	AZ 1-7B	Sidney P. Osborn	1960
9	AZ 1-8A1	A.L. Krohn	1962
10	AZ 1-8A2	A.L. Krohn	1962
11	AZ 1-8B	A.L. Krohn	1964

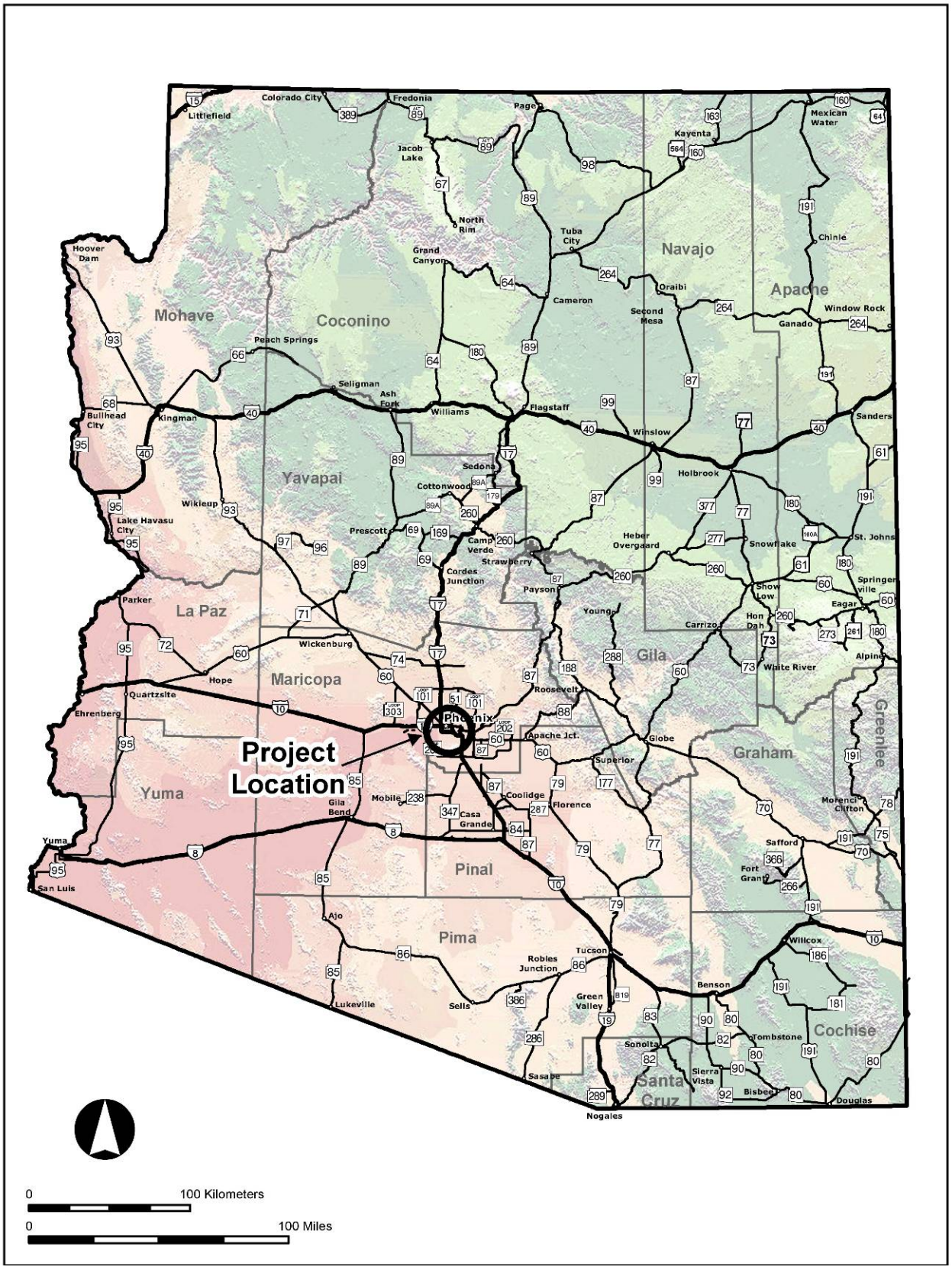

Figure 1. General project location

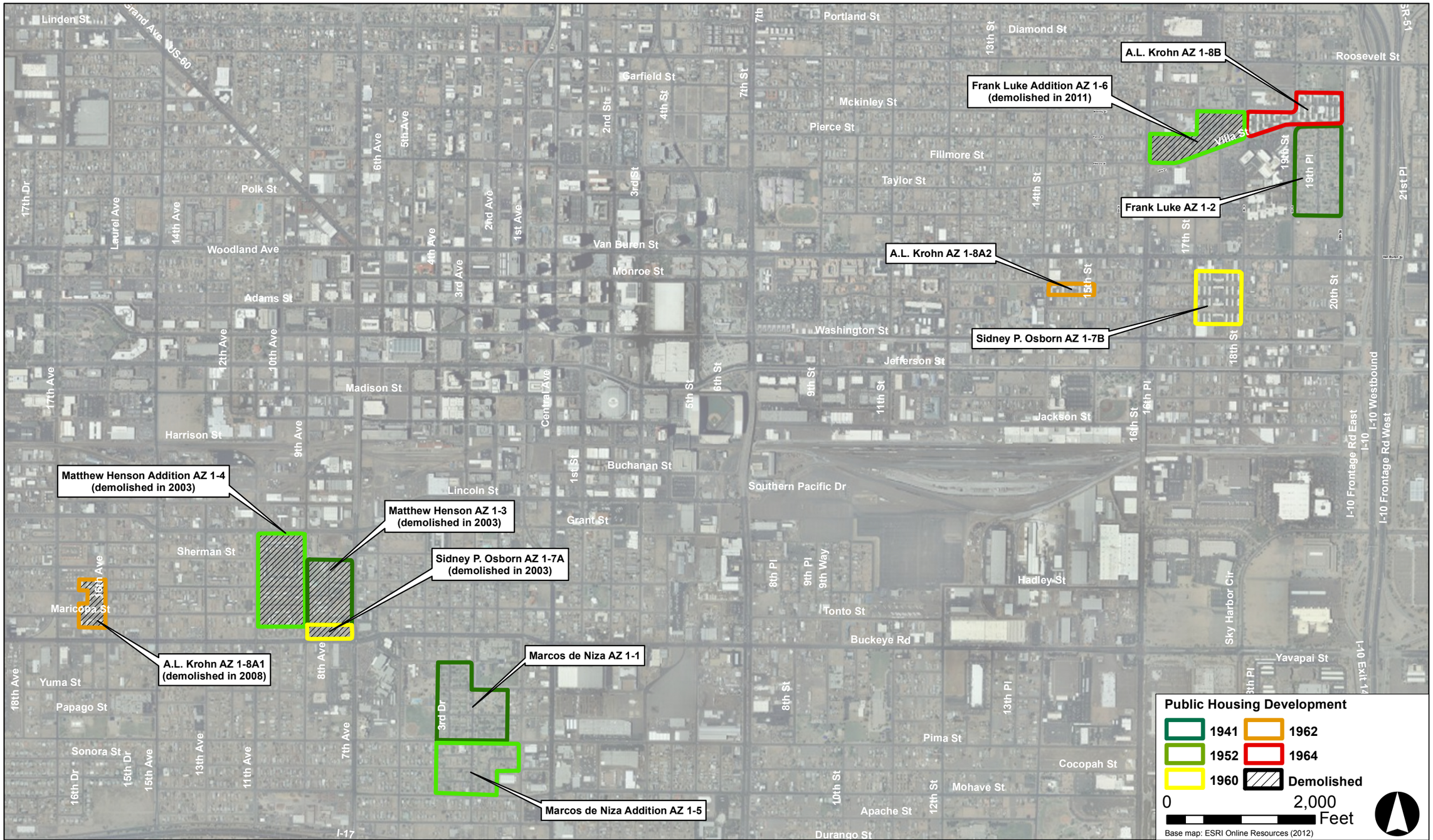

Figure 2. Public housing developments-1941-1964

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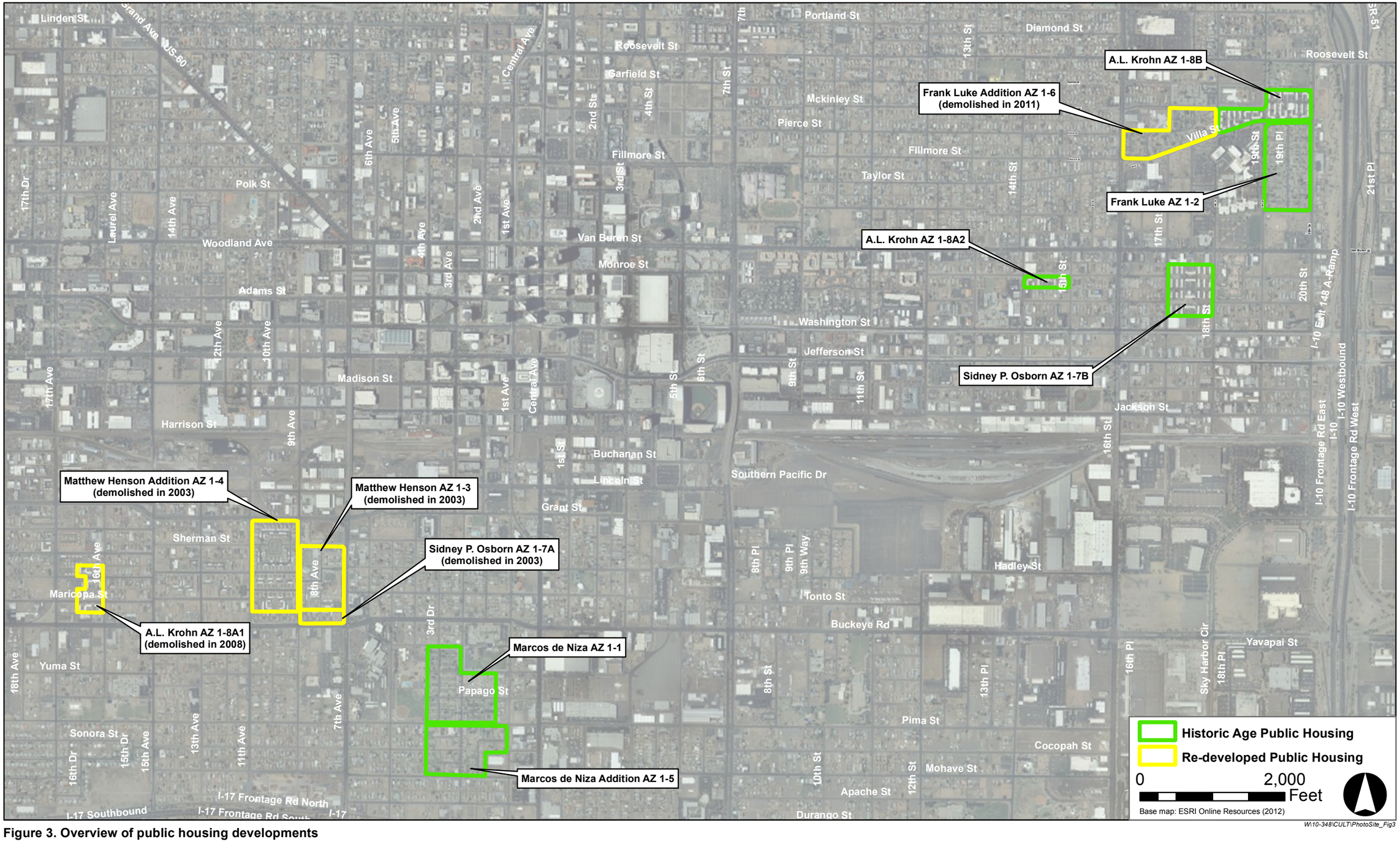

Figure 3. Overview of public housing developments

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The Matthew Henson (AZ 1-3), Henson Addition (AZ 1-4), and Sidney P. Osborn (AZ 1-7A) were previously documented by Logan Simpson Design, prior to their demolition, in the report *Matthew Henson Housing Project Historic Property Documentation* (Breen and others 2003). Likewise, as noted above, the Frank Luke Addition (AZ 1-6) was subject to historic documentation in the first task of this project *Frank Luke Jr. Addition Housing Project Historic Property Documentation* (Ruter 2011). One housing project, A.L. Krohn (AZ 1-8A1), was redeveloped without formal documentation (Figure 3). The surviving housing projects documented fully in this report are: Marcos de Niza (AZ 1-1), Marcos de Niza Addition (AZ 1-5), Frank Luke (AZ 1-2), Sidney P. Osborn (AZ 1-7B), A.L. Krohn (AZ 1-8A2), and A.L. Krohn (AZ 1-8B). The scope of work calls for photographic documentation and physical descriptions supported by graphics.

METHODOLOGY

This report contains a context regarding the development of public housing in the United States, and Phoenix specifically, during the period 1940 to 1970. The context for these developments comprises the first two sections of the report. National Register registration requirements are outlined in the third section. The fourth section includes physical descriptions of the surviving historic-age public housing projects and provides recommendations of National Register eligibility. The report also includes appendices with documentation regarding the surviving and demolished public housing projects built during the mentioned period.

A variety of historic documents were used to analyze and document the subject developments. Primary sources include, but are not limited to, site plans and other technical drawings, historic aerials, ground level photographs, newspaper articles, government documents, and administrative records. Secondary sources include books, theses, dissertations, and unpublished papers about the history of public housing, broadly and in Phoenix, as well as postwar residential architecture.

Initial investigations were conducted at the City Historic Preservation Office (CHPO), which provided the previous survey of the Matthew Henson Public Housing development as well as sources on the development of Phoenix and its architecture, thematic contexts for historic properties, and historic aerials.

The City Housing Department provided site plans for the housing projects and historic photographs. The City Clerk's Office provided meeting minutes and resolutions of the City Council that, at times, covered issues of public housing.

Research also was conducted in the government documents section of Hayden Library at Arizona State University (ASU), the Arizona Room of the Burton Barr Phoenix Public Library, and the State Library and Archives. Both Hayden Library and the Arizona Room held incomplete collections of annual reports from the PHA, with Hayden Library also holding the 1950 Phoenix Housing Authority Report to the Mayor and City Council. The Arizona Room also has a collection of "Phoenix Reports," which consists of monthly newsletters from the city manager. Newspaper collections from Burton Barr Phoenix Public Library also were accessed. The State Library and Archives holds photographs of some of the public housing developments in Phoenix.

Secondary source materials were obtained principally from the ASU libraries. Various books, theses, and dissertations from Hayden Library on the history of Phoenix and public housing were used. Bradford Luckingham's *Phoenix, the History of a Southwestern Metropolis* (1989) and *Minorities in Phoenix* (1994) proved useful. The thesis and dissertation prepared by Bruce Zachary on public housing in Phoenix was fundamental to the research. These documents are titled: *The Effects of the Federal Public Housing Movement upon Phoenix, Arizona 1937-1949* (1997) and *A Nascent Federalism: Federal Urban Relations, Public Housing, Phoenix, Arizona and San Diego, California 1933-1949* (2001). Michael Konig's dissertation *Toward Metropolitan Status: Charter Government and the Rise of Phoenix, Arizona 1945-1960* (1983) provides a chapter on postwar public housing in Phoenix, which supplements the work done by Zachary. Books and journal articles addressing public housing and architecture also were consulted.

The Arizona Historical Society Central Division was consulted; however, they do not possess records or photographs related to the 1950s public housing developments in Phoenix. Their collection is limited to three photographs of the 1941 Matthew Henson Housing project.

CONTEXT SUMMARY

This context considers the evolution of public housing organized into three eras or periods of significance: Depression era (1933-1939), World War ll era (1940-1945), and postwar era (1946-1970) (see following chapter with full context development). The dates associated with the different eras of public housing are approximate. This is due, for instance, to the fact that housing projects might have been built years after they were authorized by a housing act. Also, public housing architecture, while responding to housing regulations, was influenced by architectural trends outside the public housing realm. In addition, changes in housing legislation were not necessarily reflected in the architecture of housing complexes. In Phoenix, for instance, nine projects were built under the Phoenix Housing Authority between 1941 and 1964. The first three were built in 1941, during World War ll, under the 1939 housing act. Thus, although they were built during the war, they are a product of Depression era housing policies and do not constitute war-associated developments. The remaining six projects (the first three built in 1952 and the second three built between 1960 and 1964) were developed under the 1949 housing act and can be considered postwar projects. The three developed in 1952, however, share more physical characteristics with those built in 1941, coming out of Depression era legislation, than with those built in the 1960s.

Public Housing Policy

The history of public housing development in Phoenix is tied to federal legislative efforts to provide funding for low-income housing, but also was affected by local politics. Phoenix passed the Arizona Municipal Housing Law in 1939, on the heels of the federal government's original Housing Act of 1937. The PHA was able to complete just three developments prior to the United States entering World War II. The Matthew Henson, Marcos de Niza, and Frank Luke housing projects were constructed in 1941 and were segregated racially, being occupied by African Americans, Mexican Americans, and European Americans, respectively. During the war, the federal government rationed building materials and shifted focus to housing military and industrial war workers. The PHA grappled with emergency war time housing and soon after the war struggled with how to deal with providing housing for the large influx of returning veterans to the Phoenix area. The PHA also faced increasing pressure from conservative voices who felt that the government should not have a role in the residential housing market. At the federal level, the Truman Administration rallied support for the Housing Act of 1949, which was designed to provide additional avenues for the development of public housing. PHA leaders were able to approve three additional low-income housing projects based on this act and constructed the Matthew Henson Addition, Marcos de Niza Addition, and Frank Luke Addition in 1952 for a combined cost of roughly $4.2 million dollars.

At the national level, under the Eisenhower administration, the 1950s saw a shift in federal low-income housing policy away from government developed housing to urban renewal, which shifted redevelopment of slum areas to the private sector. At the local level Phoenicians responded negatively to the idea of urban renewal seeing government backed property condemnation and the requirements of housing codes and inspections as intrusions upon the rights of individual property owners. The City rejected federal funds for urban renewal as well as the City housing code in 1961, which had the effect of also hampering low-income housing development. The PHA was able to retain the existing federal commitments for additional housing units but received no further commitments throughout the 1960s.

In 1949 the PHA had received a commitment from the Federal Housing Authority for 1000 units of housing, of which the Marcos de Niza Addition, Frank Luke Addition, and Matthew Henson Addition, constructed in 1952, represented 484 units. The remaining 516 units were developed in three phases and

included Sidney P. Osborn, constructed in 1960, A.L. Krohn developed in 1962, and a final development of A.L. Krohn completed in 1964.

With the 1960s public housing developments, the PHA began to focus on the issues of elderly housing and racial integration, although with varying levels of success. As early as 1953 the Housing Authority dedicated some of the units of the war time Duppa village to elderly housing, and in 1961 revised the minimum qualifying age from 65 to 62. Phoenix conducted a study for the needs of low-income elderly residents in 1962 and while it could justify an additional 400 dwelling units, the City's rejection of a housing code stymied this development. In 1963, however, the PHA was able to report that it had settled 423 elderly persons in existing housing developments.

Attempts at meeting the needs of the low-income elderly were in many cases more successful than those of the Housing Authority's attempts at racial integration and racial equality amongst its housing developments. While as early as 1952 the Authority stated that it did not have a policy of racial segregation, a form of *de facto* segregation continued to occur throughout the 1960s as the Authority took a hands off approach to integration. In 1967 frustrated young African Americans rioted at the Sidney P. Osborn project south of Van Buren Street, and curfews were put into place at the Henson developments as well. Just two years later, residents of the Henson projects, after years of fruitlessly complaining about lack of maintenance and persistent racism, launched a rent strike against the Authority and ultimately used litigation to help achieve their goals. Nonetheless, issues of racism persisted throughout the next two decades.

Phoenix's early and sustained efforts toward the development of low-income housing mirrored trends that occurred at the national level between 1939 and the 1950s. There was a divergence from national trends in the 1960s, however, as conservative local politics impeded government sponsored housing. This did not stop the local Housing Authority from working to complete the remaining housing that the federal government had committed under the 1949 Housing Act. The PHA successfully completed ten housing projects with 1,604 dwelling units between 1941 and 1964.

Public Housing Design

Early public housing design in the United States was influenced by a number of factors, including the Garden City movement, post-World War I public housing projects in Europe, and European modernism. The 1929 plan for Radburn, in New Jersey, by architects Clarence Stein and Henry Wright, was patterned after Garden City principles and incorporated large building blocks, a clear circulation hierarchy, and delineated open spaces. This development was highly influential in subsequent subdivision design in general and in public housing in particular. Concurrently with this shift in planning and design, modern architecture also was gaining acceptance in the United States due to internal experimentation and European contributions. These trends towards modernism met an amenable client in the federal government; massive public works projects of the New Deal first, and World War II, later, provided the basis for considerable experimentation.

The Public Works Administration (PWA) of the Great Depression undertook the first federal foray into low-income housing. The projects, which began as a way to achieve slum clearance in the early 1930s, were influenced by the Garden City movement and European modernism. The projects shared several characteristics, including the use of a superblock, low density, open courts, the incorporation of community facilities, and compact unit layout. These projects were of high construction quality and, because there was little bureaucratic interference during the design and construction of the projects, many were architecturally innovative.

The 1937 Housing Act established the United States Housing Authority (USHA) within the Department of the Interior to take charge of the federal housing program. With this legislation, senators sought to encourage public housing that would discourage long term residence and would not compete with the private sector. The housing projects built after 1937 under the USHA continued to adhere to modernist principles with an extreme, Spartan-like, approach. The developers also were challenged with

significantly less funding and a need for higher density than those projects developed under the PWA. In Phoenix, as was noted above, the PHA was formed in 1939 and began planning three separate racially segregated housing developments.

The Matthew Henson, Marcos de Niza, and Frank Luke developments were constructed in 1941 and incorporated principles such as the superblock layout, open courtyards, and single story low density residences. The mix of end gable and hipped gable brick buildings had medium pitched roofs and the attached units formed a long rectangular shape. The simple dwellings with original tile roofs demonstrate the shift in architecture to the ranch style. Embellishments were limited to decorative porch post details.

As the United States prepared for World War II, the 1940 National Defense Act, known as Public Law 671, authorized the USHA to assist more than 500 local housing authorities to make housing available to defense workers. In defense areas, local housing authorities converted unfinished low-rent projects to defense housing and developed additional projects. The scarcity of time and construction materials during the war led to maximum program efficiency and increased design restrictions; accordingly, an extremely utilitarian approach was followed. Following the conclusion of the war, many local housing authorities received ownership of defense housing and used it to house veterans and ultimately low-income housing residents.

Following the war, the Federal Housing Authority issued a primer on designing public housing called *Public Housing Design: A Review of Experience in Low Rent Housing* (United States Federal Public Housing Authority 1946). The volume stated that one of the most successful forms of site planning had been the superblock, which aggregated city blocks into a large block of land bounded by arterial streets with an interior that discouraged through traffic. Planners were encouraged to include parking courts for the increasing number of tenants with automobiles. For the interior pedestrian circulation networks, sidewalks for approaches to buildings were suggested as well as entrance walks for each unit. Common use areas such as playgrounds, yards, gardens, and laundry drying areas were advocated. The guide outlined the possible relationships of the dwellings to the streets with the perimeter plan where fronts faced city streets, the open plan where a mixture of building ends faced the street, and the end plan where straight rows of buildings had ends that faced the street. In addition to the relationship of buildings to the street, one also had to consider the relationships of buildings to one another.

The Federal Housing Act of 1949 made additional funds available for public housing across the country. The Frank Luke Addition, along with Matthew Henson Addition, and Marcos De Niza Addition, constructed in 1952 were projects developed under the Act of 1949. The housing, designed by the prominent Phoenix architectural firm of Lescher & Mahoney, as well as architects of record H.H. Green and John Sing Tang, followed many of the planning principles set forth in the 1946 federal low-cost housing design manual in terms of site planning, and dwelling types. The modified superblock site with curvilinear bisecting street combined both front facing and end facing units. The site also was designed to incorporate sidewalks for pedestrian circulation. The front facing units with trees created shaded interior courtyards and rear service courtyards. The two and four unit dwellings also were designed in the ranch style, which was becoming ever more prevalent in the postwar era. The Frank Luke Addition dwellings, built by F.N. Godfrey Construction Company, with their long low massing, concrete block exteriors on concrete slab foundations are emblematic of 1950s ranch housing.

With passage of the Housing Act of 1954, there was a new emphasis on creating higher density housing projects, especially in urban areas. Many of these developments were multi-story in nature. The public housing created in Phoenix between 1960 and 1964, including the Sidney P. Osborn and A.L. Krohn developments, reflected this push towards higher density on sites. The housing took the form of two-story walkups with a more contemporary architectural aesthetic. Also site planning shifted with a more narrow placement of building units, creating smaller courtyards and larger communal spaces such as playgrounds and parking areas. The simple building volumes with flat roofs were given texture with exterior stairs, porches, balconies, patterned brick walls, and stone veneers at unit entrances. One of the complexes had screen walls enclosing service yards. These elements, considered luxuries in public housing, made the complexes appear less institutional and almost private in character like other apartment developments of the period.

PUBLIC HOUSING POLICY

As noted above, this context considers the evolution of public housing organized into three eras or periods of significance: Depression era, World War ll era, and postwar era. As explained under Context Summary, the dates associated with the different eras of public housing are approximate.

THE ADVENT OF PUBLIC HOUSING DURING THE GREAT DEPRESSION (1933-1939)

The federal government began its first efforts at dealing with low-income housing during the Great Depression. The Roosevelt administration authorized the Public Works Administration to build demonstration public housing units in urban areas in the mid 1930s and the National Recovery Administration promoted a "back-to-the-farm" program in more rural areas to resettle people in housing where they could offset living expenses by producing their own food. Phoenix participated in the latter when the Subsistence Homesteads Program in Arizona was organized in 1933. The agency began by constructing farmsteads on an 80-acre piece of land northeast of Phoenix in 1935, which became known as Phoenix Homesteads (Zachary 2001). It was not until the development of the Wagner-Steagall Act of 1937, however, that the federal government took an even more proactive approach to public housing.

The Wagner-Steagall Act created the United States Housing Authority (USHA) to provide funds to local governments to carry out "slum clearance," with the stipulation that "for each unit of slum housing demolished, another unit of public housing had to be built" (Zachary 2001:196). In order to qualify for the federal funds, states had to pass enabling legislation. The Arizona legislature passed the Arizona Municipal Housing Law in 1939 and the PHA formed shortly thereafter. Father Emmett McLoughlin, who had advocated for better housing for the poor since his arrival in Phoenix in 1934, was appointed the first chairman of the PHA (Luckingham 1989). While there were those who opposed any government funded housing, the program was able to continue and accomplished two goals. It put unemployed construction workers back to work while providing housing for a needy population.

The PHA requested $3,000,000 in funds from the USHA and was granted $1.6 million to develop housing at three separate locations totaling 510 units (Zachary 2001). The developments were racially segregated and included the Matthew Henson development of 135 units for African Americans, the Frank Luke development of 150 units for European Americans, and the Marcos de Niza development of 225 units for Mexican Americans (Breen and others 2003). The PHA completed these developments in 1941. The PHA constructed the Henson housing between Sherman and Tonto Streets and between 7th and 9th Avenues, Marcos de Niza between Yavapai and Pima Streets and between the alley west of 1st Avenue and Harmon Park, and Frank Luke between 19th and 20th Streets and between Villa and Polk Streets. According to historian Bruce Zachary, "the success of the federal housing project development caused city officials to immediately prepare plans for more housing projects in other areas of the city. However, the advent of World War II caused a cutoff in USHA funding" (Zachary 2001:200).

THE IMPACT OF WORLD WAR II ON PUBLIC HOUSING (1940-1945)

Phoenix faced additional housing issues during World War II as people flooded to the area for defense related jobs and building materials were rationed by the federal government in consideration of the war. Zachary states "while slum clearance and low-income housing had been the primary mission of the PHA in the late 1930s, beginning in 1941, its mission changed as it developed plans for finding and creating living quarters for the soldiers and defense workers arriving in Phoenix" (Zachary 1997:72). The federal Defense Department Housing Corporation backed the construction of 775 units of housing in the Phoenix area in 1943. These developments included housing for the workers of the Aluminum Corporation of America (ALCOA) as well as AiResearch. The Duppa Villa development for AiResearch was located

between 18th and 20th Streets and between Roosevelt and Villa streets, just north of the Frank Luke project, and was administered by the PHA. The Maricopa County Housing Authority took over Alzona Park, the ALCOA development, at 35th Avenue and Van Buren. The pressures to provide housing continued following the war as veterans returned to the Phoenix area en masse.

Congress enacted the Veterans Emergency Housing Act in 1946 to provide adequate housing for returning servicemen at fair prices. Phoenix Mayor Ray Busey effectively split the functions of the PHA in two with the main emphasis on creating veteran's housing while a new committee called the "Arizona Civic and Betterment Association" would continue the work of housing for the poor (Zachary 2001). In January of 1946, the Federal Public Housing Authority provided Phoenix with the funds for 150 housing units for returning veterans. The existing homes had been used during the war and were to be broken down and reconstructed in Phoenix. The city proposed three different racially segregated sites for the housing (*Arizona Republic*, 1946a).

In his book *The Faces of Post 41*, Charles Sanderson recounts the issues faced by Mexican American veterans with the proposed segregated housing. The homes for African American veterans were to be constructed near the existing segregated Matthew Henson housing. Sanderson states "the Anglo homes were to be placed at an abandoned Civilian Conservation Corps camp on 10 acres, near 809 N. 19th Street in the Garfield housing community. The Mexican American units tentatively were planned for the site of an old city dump at 5th Street and Henshaw Road" (Sanderson 2008:51). Ray Martinez, head of the Latino American Legion Post 41, headed a protest against the proposed site for Mexican American veterans. The City Council voted to merge the Mexican American and Anglo American housing at one site at 16th Street and Roosevelt, allowing for 24 units for Mexican Americans. The residents of the Garfield neighborhood, however, protested vociferously. Initially these arguments were made solely on the basis of race. Garfield resident Eddie Poole stated at a council meeting "Those damn Mexicans, you put them in there, they're gonna be raping, they're gonna be robbing and you know, we're going to have all kinds of problems. And we just don't want them because we need to protect our families" (Sanderson 2008:52). When that tactic failed with the City Council, opponents argued that the re-adapted housing that was going to be used at the site was dilapidated and not worthy of the veterans. Ultimately the residents took the case to court and the Arizona Supreme Court ruled in favor of the housing project. The entire development was named the "Harry Cordova Housing Project in honor of a Mexican American Army Corporal killed in the Battle of Normandy, June 1944" (Figure 4)(Sanderson 2008:55).

POSTWAR LOW-INCOME HOUSING (1946-1970)

While much of the attention on public housing focused on veteran's housing following the war, there were still those calling for larger slum clearance and new construction of low-income housing. In a March 1946 *Arizona Republic* article, City-County Health Director, Dr. H.L. McMartin, describes a tour of the Phoenix slums stating "they will see block upon block of shacks and hovels, squalid and depressing to an almost incredible extent…they will see small children- white and black alike- playing in the midst of squalor that a hog raiser wouldn't tolerate in his pens…in another location they will find another score or more of families living in what was originally built as a stable" (*Arizona Republic* 1946b:1). Dr. McMartin called for adequate health and building codes to be enacted as well as work towards additional slum clearance. McMartin pointed to the success of the three initial housing projects stating "the Matthew Henson, Frank Luke, and Marcos de Niza units drove the slums back out of a large area on the city's southside" and "their inhabitants take pride in keeping their homes up as any visitor to the premises may find..."(*Arizona Republic* 1946c:1). As work toward public housing continued, however, conservative opposition from groups like the Chamber of Commerce, home builders, and real estate brokers mounted at both the local and national levels.

The Chamber of Commerce, National Association of Real Estate Brokers, and National Association of Home Builders saw the work of the government in low-income housing as an incursion into the private real estate market and argued that public housing was costly and ineffective. In Washington D.C. the Senate called for a Joint Committee on housing to "investigate the entire field of housing" (Zachary

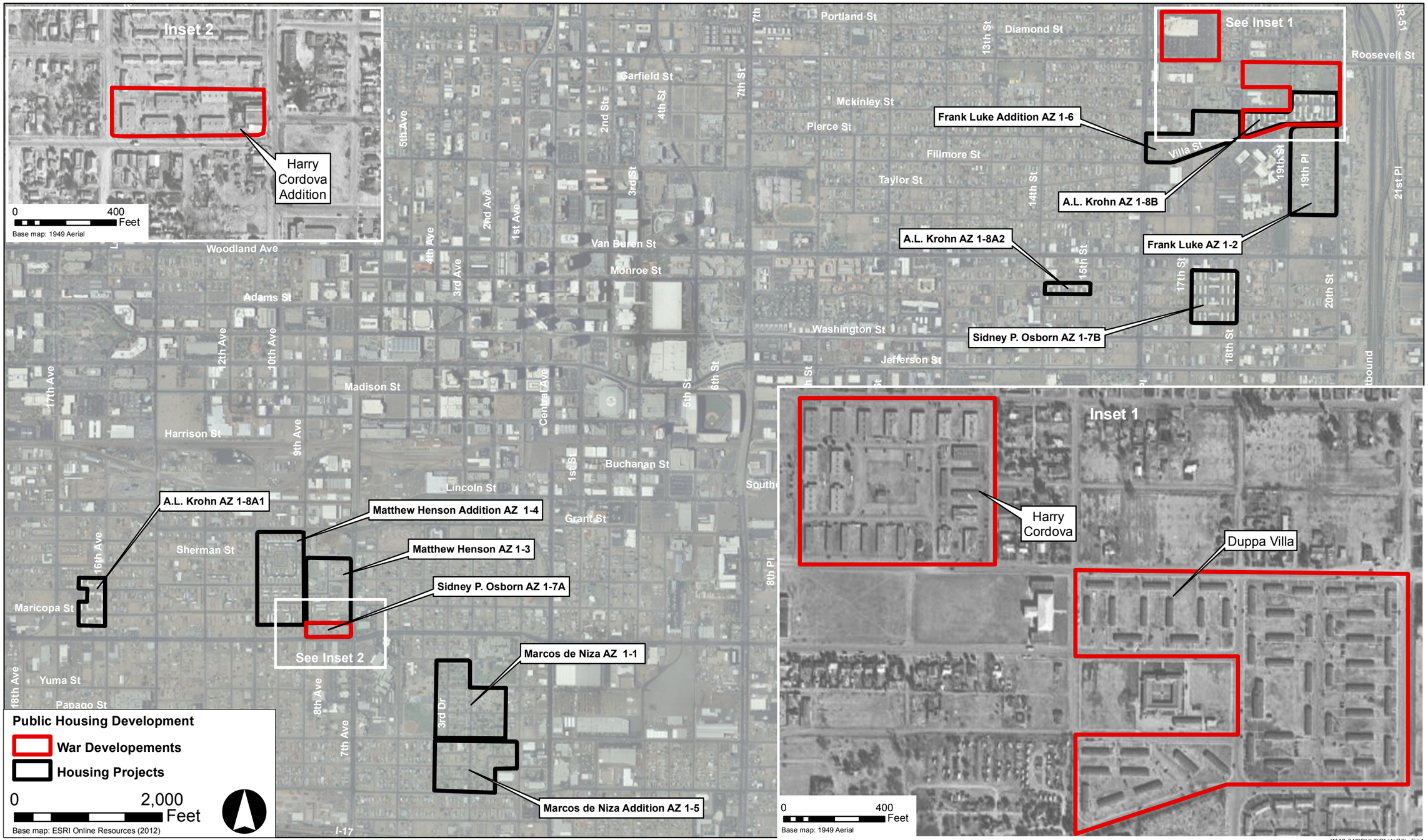

Figure 4. 1949 Aerial Photograph with public and World War II era housing developments

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2001:219). Senator Robert Wagner wrote a letter to Arizona Governor Sydney P. Osborn in 1947 to inquire as to the state of housing in Arizona. PHA secretary Earl Schnurr responded to Wagner, on Osborn's behalf, stating that housing shortages were very prevalent in Arizona and that Arizona was still in need of federal support (Zachary 2001). As more people across the country rallied in favor of the government's role in public housing President Truman pushed his own public housing agenda. He authorized the consolidation of the different government housing agencies into one (more innocuous sounding) agency called the Housing and Home Finance Agency (with the Public Housing Administration replacing the Federal Public Housing Authority in 1947). He ultimately succeeded in the passage of the National Housing Act of 1949 with provisions for "Slum Clearance and Community Development and Redevelopment" and called for more funding of local government developed low-income housing (Zachary 1997).

The Effects of the National Housing Act of 1949 in Phoenix

The National Housing Act of 1949 endeavored to expand affordable housing by promoting a public and private partnership to bring about slum clearance. This Act both brought additional attention and funds to the public housing issue and also presented some new problems for proponents of public housing.

In September of 1949, Emmett McLoughlin of the PHA sought $6,000,000 for the purpose of slum clearance and construction of 1,100 new units of public housing in Phoenix (*Arizona Republic* 1949a). Both proponents and opponents attended the September 20 meeting with the City Council during which McLoughlin asked for the council to request a $265,000 loan from the Public Housing Administration to carry out a study and create plans for new housing projects. Opponents of the 1949 Housing Act, who were involved in private real estate, spoke at the meeting "warning that such laws slowly are stifling private enterprise, which makes all such benefits possible" (*Arizona Republic* 1949b:1). An additional concern listed in the *Arizona Republic* article covering the meeting was that "segregation may become an issue in the program's resumption, because some argued that the new bill prohibits separating the various racial groups" (*Arizona Republic* 1949a:1). McLoughlin garnered local support from community and civic organizations, such as "the American Federation of Labor, the Social Action Committee of the First Methodist Church, the American Legion, B'nai B'rith, the YWCA and the City Planning Commission" and the council approved an application of the PHA to seek the loan for $265,000 for researching the development of a maximum of 1,150 units (Zachary 2001:222; Phoenix City Council Resolution 9222 – Appendix C).

In the early part of 1950, the opposition to public housing in Phoenix solidified. The head of the Phoenix Chamber of Commerce submitted a letter and report to the mayor calling into question all aspects of the PHA programs, including: the costs for construction, tax revenues, whether the funds for construction came from taxes levied, the costs for infrastructure development and maintenance, the cost for schools for the children who live in the developments, and whether or not public housing was competing with the private real estate market. There was also a fundamental question concerning the new Housing Act of 1949 in that the law incorporated a provision, known as Title I, which provided local governments federal aid to do slum clearance only. The land would then be leased or sold by the local government to a private developer for a city approved project. Title III of the act, however, still allowed for local government development of the land for public housing. But opponents wanted to defer all public housing matters to the Title I provision (Carson 1950).

In response to these questions and assertions, Terrance Carson, chairman of the Housing Authority of Phoenix, prepared a lengthy report, in which he argued for the low cost of construction and maintenance of the existing PHA developments. He also stated that infrastructure and schooling were rights for all citizens of Phoenix, regardless of where they lived and further argued that it was not economically feasible for private real estate developers to fulfill the housing needs of the low-income residents (Carson 1950). He also argued that in order for the state to proceed under Title I of the 1949 Act, the state legislature would need to pass new enabling legislation. He argued against waiting for this process citing the critical need for more low-income housing. He appended letters from public institutions and social

agencies that supported the public housing movement (see Appendix B). The director of the State Health Department stated "I would go so far as to say that housing is one of the very most important factors influencing public health" (Carson 1950). The County juvenile probation officer related that slums produced higher levels of youth crime, and church and education leaders cited the stabilizing effects of the existing public housing neighborhoods (Appendix B). Carson was successful. In August of 1950, the City Council approved an annual contributions contract with the Public Housing Administration for the development of three additional public housing developments (Phoenix City Council Resolution 9418 August 1950; replaced by 9429 October 1950- Appendix C).

The PHA initially determined that the City demonstrated a need for 1,000 units of additional low rent housing and that 500 could be constructed per year over a two-year period (Letter to Senator Carl Hayden from Public Housing Administration 27 December 1950 – Appendix B).[1] The letter from the Housing Administration to Senator Hayden went on to say "a loan contract under which the Federal Government may lend a maximum of $1,740,000 to the Phoenix Authority was executed on October 3, 1950. This amount represents 40% of the estimated development costs of the 500 units now being undertaken..." (Letter to Hayden 23 December 1950 – Appendix B). It was estimated that the development costs for the units at three different locations, called AZ 1-4, 1-5, and 1-6, would not exceed $4,350,000, and the cost per room "excluding land, demolition, and non-dwelling facilities" would not exceed $1,750 (Phoenix City Council Resolution 9429 October 1950 – Appendix C). The City took an advance of $730,800 from the Housing Administration and then in January of 1951 authorized the sale of temporary loan notes to re-pay the Housing Administration and to begin the development of the 500 units (Phoenix City Council 1950 – Appendix C).[2] Upon filing initial applications with the Housing Administration in 1950, the PHA put forth recommendations for three site locations.

The PHA planned to add units next to the three existing developments: Matthew Henson, Frank Luke and Marcos de Niza (*Arizona Republic* 1950). Executive Director of the Housing Authority E.A. Schnurr spoke before the City Council and stated "the Housing Authority has given a great deal of thought in the selection of these sites," arguing that there would be "a tremendous savings in costs over a period of 40 years" due to their proximity to the existing housing developments (Phoenix City Council 20 June 1950 – Appendix C). The City approved the acquisition of the additional land through purchase and the exercise of eminent domain (Phoenix City Council 1950 – Appendix C). The developments, known as AZ 1-4, 1-5, and 1-6 were the Matthew Henson Addition, Marcos de Niza Addition, and the Frank Luke Addition, respectively. The new 218 Matthew Henson units were located between 9th and 11th Avenue and between the alley north of Buckeye Road and Grant Street. The 144 units for Marcos de Niza Addition were located between First Avenue and 4th Avenue and between Pima and Grant Streets. The 138 apartments of Frank Luke Addition were constructed between McKinley and Villa Streets and 16th and 18th Streets (Photographs of Frank Luke Addition – Appendix A; Phoenix City Council 20 June 1950 – Appendix C)[3]. The cost of development for the projects was not to exceed $1,892,000 for AZ 1-4, $1,364,000 for 1-5, and $1,094,000 for 1-6 (Phoenix City Council Resolution 9429 October 1950 – Appendix C).

Clearly opposition to the local government's role in public housing did not cease with the construction of these new developments. In an October 1951 *Arizona Republic* article titled "Councilman Opposes Further Expansion of Public Housing," councilman Hohen Foster stated "this housing business is so controversial that I don't believe the council should authorize any more without referring the question to the people…we should let the voters decide if they want any more public housing" (*Arizona Republic* 1951:1). This reticence stood in contrast to the real need for additional housing in Phoenix as illustrated by a March 1951 publication by the Public Affairs Committee of NY which highlighted discrimination in housing in 10 major U.S. cities. The pamphlet, discussing Phoenix, stated "the city is divided roughly by the railroad tracks into a good residential section with paved streets, green lawns, palm trees, oleanders,

[1] Following the release of the 1950 housing census, the Housing Administration revised the maximum number of low-rent housing units for Phoenix to 500 total (City Council Minutes 24 October 1951)

[2] This was standard practice in the financing of public housing projects because local governments could often get better interest rates on short term notes than on taking financing through the federal government. Prior to completion of the project long term notes would be secured with a guarantee that the Housing Administration would make payments towards the debt (Hamilton 1971).

[3] The numbers were later revised to 196 units at Matthew Henson and 150 units at Marcos de Niza.

and flowers, and the slum section where the unkillable tamarisks are bathed in clouds of yellow dust from the streets and dirt yards. Here the Mexican-American, Negroes, and poor whites lived in houses of old brick, adobe, frame and packing boxes. Few cities can boast of more wretched slums" (Crosby 1951, Appendix D). These statements are especially significant given that Phoenix was compared with large cities such as Los Angeles, Chicago, Detroit, and New York, among others.

In 1952, following the construction of the new Henson, de Niza, and Luke additions, the PHA provided to the federal Public Housing Authority photographs documenting the improved living conditions for its residents (Figures 5 and 6; Before and After Photographs 1952 -Appendix A). Despite the PHA's successes and the lingering slum conditions for many of Phoenix's residents, the City Council was slow to approve any additional construction of low-income housing. Additionally, the efforts to eliminate slums became further diluted with the emphasis on urban renewal that came about with the passage of the Housing Act of 1954.

Figure 5. Photograph of Fernandez residence prior to moving to Marcos de Niza AZ 1-5, 1951

Figure 6. Photograph of Fernandez family after moving to Marcos de Niza AZ 1-5, 1952

Housing Acts of the 1950s and the Emphasis on Urban Renewal

President Dwight D. Eisenhower placed further emphasis on slum clearance with the Housing Act of 1954 moving away from publicly funded low-income housing construction. In 1954 his budget proposed limiting the number of new public housing units to 35,000 versus the 1949 Housing Act allowance for 135,000 units (Bredemeier 1980). The three key pieces of his urban renewal legislation included provisions to "(1) provide assistance to help communities attack the slum problem and urban decay, (2) provide federal loan grants to communities for such purposes, and (3) extend the long-term FHA mortgage insurance in older communities to facilitate liberal financing to build and rehabilitate dwelling units for sale and rent" (Loshbough 1967:418). This new emphasis was to place low-income housing into the hands of private developers. In order to qualify for funding for urban renewal projects, local communities had to create a "workable program" that was to be approved by the HHFA (McGraw 1955). There were seven main aspects of the workable program: "adequate codes and ordinances, a comprehensive plan for community development, neighborhood analyses, effective administrative organization, financial capacity, adequate housing of displaced families, and full-fledged citizen participation" (McGraw 1955:173). Arizona, and Phoenix in particular, were quick to recognize the new federal initiative as demonstrated by a letter to Senator Carl Hayden from Phoenix Mayor Murphy dated 23 November, 1954 in which he states "as provided by law passed by the last state legislature, the City of Phoenix has set up a slum clearance and urban renewal commission" (ASU Library Carl T. Hayden Papers Box 173 folder 7).

In 1956, the Eisenhower administration passed another Housing Act, which made provisions for federal advances to help communities develop urban renewal plans as well as introducing the concepts of rehabilitation and conservation into urban renewal (Loshbough 1967). The Phoenix slum clearance and

urban renewal commission conducted surveys in Phoenix in 1956 and identified four blighted areas recommended for redevelopment. The areas were defined roughly as: between 7th and 15th Avenues from Harrison and Durango; between Washington and Jefferson from 2nd to 3rd Street; between Washington and Jefferson from Central to 1st Avenues, and between Jefferson and Jackson Streets from 7th to 11th Streets. In order to proceed, the commission needed to submit an application to the HHFA Administration, which was authorized by the City Council on December 11, 1956 (Phoenix City Council Resolution 10198 December 1956). In 1956 the City also adopted housing and mechanical codes and revised its plumbing code (Housing and Home Finance Agency News March 6, 1957- Appendix D). This was done to meet the requirements of the "workable program" which needed to be approved by the HHFA and required adequate housing codes. A 1957 HHFA newsletter stated "of the 60,000 dwelling units in Phoenix, 11,000 are estimated to be dilapidated or to lack private bath or toilet facilities. Corrective action is being planned through enforcement of its housing code on a block and neighborhood basis" (ibid). The newsletter also commented, however, about the fact that there were deficiencies in the housing code adopted by Phoenix in 1956 that needed to be resolved. The City's housing code became a hotly contested political issue over the next eight years.

The City revised its housing code in 1959 in order to meet approval of the HHFA. In the newly adopted code, the Urban Renewal Director of the City of Phoenix was given the authority to make inspections of properties within the City of Phoenix for the purposes of "safeguarding the health and safety of the occupants of the dwelling and of the general public" (City of Phoenix Ordinance no. G-293 1959:4 on file with City Clerk). The Urban Renewal Director also was to issue directives to property owners to bring them into compliance with the code, levy fines for non-compliance, and condemn properties unfit for human habitation. The code established minimum standards such as: having proper ventilation, requiring a kitchen sink, having plumbing hooked to the city sewer system, minimum livable square footage, and keeping the property free from vermin, among other requirements (ibid). In 1959 another federal Housing Act passed to, again, expand community renewal plans. At the national and local level there was a groundswell against federally supported urban renewal. Locally there also was an outcry against the 1959 housing code passed by the City.

In 1960, subsequent to the adoption of the revised code in Phoenix, the HHFA approved the plans for two Phoenix redevelopment projects, the East Jefferson Street and Southwest projects (Letter to Hayden from William Neumeyer HHFA 23 February 1961- Appendix B). Pamphlets against urban renewal put forth by organizations such as the "Citizens for the Preservation of Property Rights" and the "Daughters of the American Revolution" circulated in Phoenix decrying urban renewal as being a socialist or communist scheme against personal property rights (Pamphlets in Carl T. Hayden Papers- Appendix D). Likewise there was great concern over the power of the City to enter and inspect buildings that could be deemed not to meet the building code and thus be cause for fines or condemnation. The outcry gained traction and in February of 1961 officials in Phoenix told the HHFA that they would not pursue federal funds for urban renewal. A *New York Times* article dated 14 May 14 1961 states "in a brusque fashion, Mayor Sam Mardian has notified President Kennedy that Phoenix intends to handle all of its own slum clearance, about $10,500,000 worth, in its own way. That way, Mr. Mardian, a Republican, says, is "to turn it over to private enterprise" (*New York Times* 14 May, 1961 – Appendix E). Concurrently, the City repealed its housing code and set up a "Citizen's Housing Code Study Committee in October 1961" (City of Phoenix Weekly News Bulletin vol. 14 no. 3, 17 January 1963 on file Clerk's Office). Voters rejected a code adopted in 1963, and it was not until March of 1964 that another code was adopted (City of Phoenix Weekly News Bulletin vol. 15, no. 13, 26 March 1964 on file Clerk's Office). Subsequent repeals, however, occurred until 1969 when George Romney took over as Secretary of the federal Housing and Urban Development Program, and John Driggs was elected the Mayor of Phoenix. Historian Bill Collins states that Romney provided the local government more oversight over their own housing codes, and Driggs made overtures for the re-initiation of urban revitalization projects. A lasting housing code was created in Phoenix in 1970 (Collins 2005). While the controversy over the housing code and federally supported urban renewal played out in Phoenix for a decade, the Housing Authority of Phoenix nonetheless continued its work to expand the stock of low-income housing.

Continued Efforts for Public Housing Development in Phoenix

Because the City Council and PHA had obtained a program reservation for 1,000 housing units under the 1949 Act, while the city met the terms of the workable program, they were able to continue the construction of housing units even following the City's rejection of federal funds for urban renewal and repeal of the city housing code. Facing local pressures against government funded public housing as well as limited federal funds, however, the City did not approve any additional housing construction until 1957 when they authorized the development of 200 units to be known as Sidney P. Osborn. The 200 units were to be constructed in two different areas, one concentration of 36 units, known as AZ 1-7A, was to be developed adjacent to the Matthew Henson Housing north of Buckeye and between 7th and 9th avenues. The other, larger development of 164 units, known as AZ 1-7B, was to be constructed on an 18-acre site between 17th and 18th streets and between an alley south of Van Buren Street and an alley north of Washington Street. In September of 1958 the City of Phoenix passed resolution 10359 to acquire the parcels of land through eminent domain (Phoenix City Council Resolution 10359 September 1958 – Appendix C). In April of 1960 the PHA requested the City Council issue a notice for the sale of long term bonds in the amount of $2,440,000 to finance the Osborn project (27 April 1960 Appendix B).

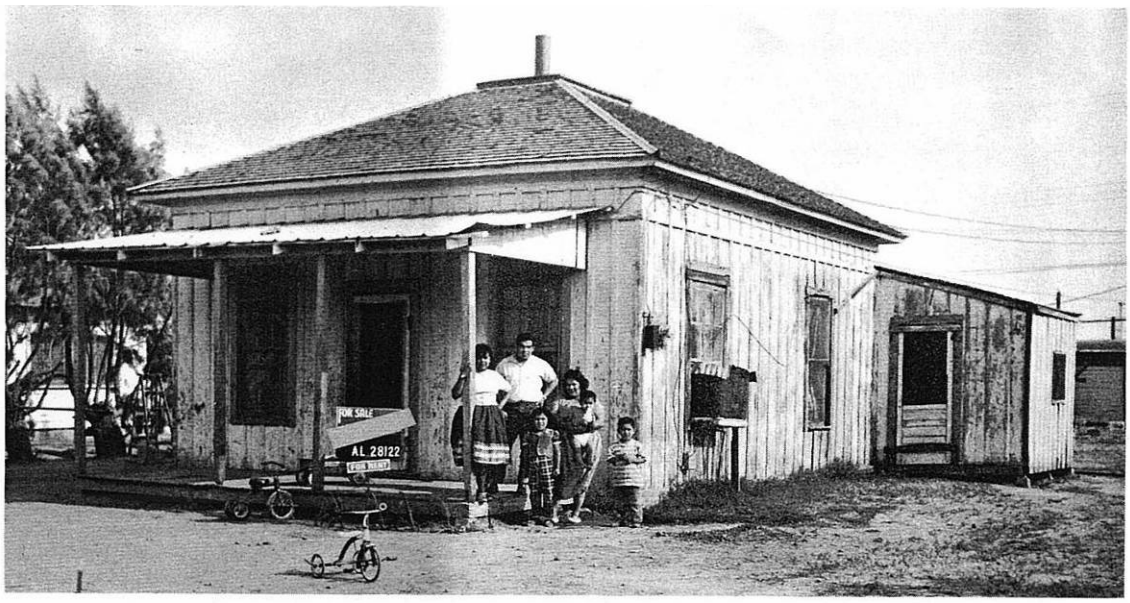
Interestingly, prior to the revoking of the housing code of Phoenix, the City Council argued for low-income housing as part of a larger approach to slum clearance. One of the clauses of the 1959 council resolution number 10386 states that "the City of Phoenix did formulate a Workable Program for the elimination and prevention of slums and blight in the City of Phoenix...and…the City of Phoenix has found that there exists a need in the City of Phoenix for additional units of low rent housing to assist in meeting the housing goal of the locality in connection with the City's policy to eliminate substandard housing and to prevent the spread of slums and blight" (Phoenix City Council Resolution 10386 February 1959 – Appendix C). The resolution went on to state that while the City had previously been approved for 1,000 units of housing under the Housing Act of 1949, only 484 had been constructed up to that point with the additional 200 Osborn units still in the planning stage. The council contended there was a need for the remaining 316 (of the 1000) units, as well as the additional 200 units (ibid). It is clear that the PHA was still trying to justify its role in housing. The annual report of the Housing Authority for 1959 indicated that in Phoenix, while there were 123,583 dwelling units in the City, only 1,288 or 1 percent were public housing units. The report goes on to state "when this low percentage is taken into consideration together with the fact that the Housing Authority has been in existence for twenty years, it can readily be seen that the Low Rent Public Housing Program in Phoenix is not a threat to the private housing industry" (Housing Authority of Phoenix 1959:5). The A.L Krohn developments, built in 1962 and 1964, represented the final build-out of these previously authorized housing units.

The A.L. Krohn Housing was developed in two periods and at three different locations. Project AZ 1-8A-1 consisted of 76 units at a site located at 16th Avenue and Tonto Street, and AZ 1-8A-2 consisted of 38 units at 14th and Monroe streets. The combined 114 units were completed in 1962. Combined, the sites aggregate to 5.6 acres, two to three times smaller than any of the previous developments. In its 1962 annual report, the PHA sought to promote the quality of the new developments in contrast to the dilapidated housing the new residents had left behind (Figures 7 and 8) (Housing Authority of Phoenix 1962).

This picture represents a number of buildings of Project ARIZ 1-8A, A. L. KROHN HOMES, showir the two-store design with attractive balcony, native field stone and flagstone at the entrance to th dwelling units.

Here Commissioner McQuire greets the Burton family who occupy a two-bedroom dwelling unit above. Family consists of Alfred and Verlene, father and mother, each 24 years of age, Sharon, 6 years old (in school when picture was taken), Patricia, 5 years old and Lorranine, 3 years old. Current rent including utilities is $41.00 per month. Family moved from a substandard dwelling consisting of two rooms with no inside sanitary facilities, no cloak closets, no heating or cooling facilities except a small unvented gas heater. Rent was $40.00 per month; gas and lights averaged $12.00 per month. Mr. Burton earns $2,704 annually at the Sky Chef Restaurant as porter.

Figure 7. Photograph of Burton family at new A.L. Krohn development, 1962



This was the rented quarters of the Cano family before being selected as tenants of Low Rent Public Housing. This is a three-room house with one bedroom only for seven persons. Heating and cooling facilities very inadequate and sanitary facilities either in need of repair or replacement. Rent $35.00; utilities $20.00.

This is the new residence of the Cano family, having been selected to occupy a dwelling unit in the A. L. KROHN HOMES, Project ARIZ 1-8A, 16th Avenue and Tonto Street. The family consists of Jose, father, age 27, Virginia, mother, age 31, Gloria 12, Estella 7, Ophelia 5, Joe 4, and Paul 2. Current rent is $39.00 per month including utilities. Income consists of $2,448.00 annually on a rehabilition program where the husband is learning a trade and supplemental welfare assistance of $348.00 annually. Total income is $2,796.00.

Figure 8. Photograph of Cano family at new A.L. Krohn development, 1962

The second phase of development for A.L. Krohn created AZ 1-8B, 202 units developed on the site of the former Duppa Villa war-time low-income housing, which had been turned over to the Housing Authority in 1953. The Duppa Villa units, located between Villa and McKinley streets and 18th and 20th streets, had been predominantly used by the Housing Authority for elderly housing because they tended to be studio or one bedroom units. The construction of the two-story A.L. Krohn units (AZ 1-8B) began towards the end of 1962 and was finished in January of 1964. Sixty of the 202 dwelling units were dedicated to elderly occupancy. This development was the last of the public housing developed in Phoenix in the 1960s (Housing Authority of Phoenix 1963).

Phoenix by far outstripped any other area in the state in terms of public housing dwellings. A 1968 publication by the Department of Housing and Urban Development Housing Assistance Administration gives a break down of the number of dwelling units for each local housing authority in Arizona. The PHA had 1,604 dwelling units under management in 1968. The Housing Authority of Maricopa County (excluding Phoenix proper) had the second largest number in management with 486 units, while the Housing Authority of the City of Tucson had 361 units under management (Department of Housing and Urban Development 1968).

it is clear, however, that the lack of a housing code in the City of Phoenix and resulting lack of a workable program severely impeded potential growth in public housing following the passage of the Housing and Urban Development Act of 1965.

Congress provided significant additional funding for the development of public housing under the Housing and Urban Development Act of 1965. A letter to Senator Carl Hayden from the Department of Housing and Urban Development Public Housing Administration from 1966 illustrates that following the passage of this act, communities across Arizona entered into Annual Contributions Contracts for housing totaling 956 dwelling units (24 June 1966 Appendix B). By 1968 742 of these dwelling units were constructed, which increased the total stock of low-income housing outside Phoenix by 70%. During the same period there was no increase in public housing in the City of Phoenix (Department of Housing and Urban Development 1968 Appendix D).

Elderly Housing

Phoenix entered the field of elderly low-income housing early. As noted above, the Duppa Villa housing project, which the City acquired from the federal government following World War II in 1953, was used to provide housing for single elderly persons. This is unique because public housing policy gave precedent to families over single persons without consideration of age until 1956 when Congress amended the Housing Act to make “single elderly persons 62 years of age or older, or persons who, regardless of age, are under disabilities which entitle them to retirement benefits under the Social Security Act . . .” eligible for low-income housing (Housing and Home Finance Agency 1963b). In this year, Congress also authorized the construction or rehabilitation of low-income housing designed specifically to meet the needs of elderly citizens.

In 1960 the U.S. Census conducted special housing and income studies on the elderly citizens of America. The HHFA processed this data and issued a “fact sheet” in 1963. The pamphlet reported “special census studies show that in 1960 more than three and one-half million elderly citizens were living in substandard housing, which is particularly hazardous to them because of their special needs and problems” (Housing and Home Finance Agency 1963b). The 1960 census also showed that incomes for elderly citizens were low and most had very little in the way of liquid assets (Housing Authority of Phoenix 1962). The Housing Act of 1961 provided additional funding to subsidize the rental payments of the elderly and also required “Local Housing Authorities to establish tenant admission policies that give full consideration to their responsibility for housing elderly persons of low-income as well as certain other specified categories of low-income families” (Housing and Home Finance Agency 1963b).

The Housing Authority of the City of Phoenix took note of the new emphasis on providing low-income housing for the elderly and in 1961 revised its guidelines to change the minimum qualifying age for elderly

men from 65 to 62. Roy Yanez, the PHA Executive Director, stated in a 1965 *Arizona Republic* article that as of 1960 “the authority could justify the need for 1,000 units just for the elderly” (*Arizona Republic* 17 September 1965). The Authority conducted an official study of the need for specific elderly low-income housing in Phoenix in 1962 and the Public Housing Administration authorized 400 initial units for Phoenix. Shortly thereafter, however, the City repealed its housing code. It therefore no longer had an approved “workable plan” from which to pursue the additional specialized housing (ibid).

As of 1963 the Authority stated that within its low-income housing developments, it housed 423 elderly persons. The report went on to state that “until such time as the Housing Authority has Low-Rent Public Housing units designed specifically for use by Elderly families and single Elderly persons, a number of the existing 528 one-bedroom dwelling units will be used for this purpose” (Housing Authority of Phoenix 1963). A study of the need for specific elderly low-income housing in Phoenix was conducted in 1962 and the Public Housing Administration authorized 400 initial units for Phoenix. As noted previously, however, shortly thereafter the City repealed its housing code and thus, no longer had an approved “workable plan” from which to pursue the additional specialized housing (ibid).

Race and Public Housing

De facto race segregation in housing began in Phoenix in the late nineteenth century. Prior to the development of Roosevelt Dam in 1912, the Salt River was prone to flooding. According to historian Bradford Luckingham “following the great flood of 1891, when the Salt River overflowed its banks and reached Washington Street, few real estate promoters undertook residential development in southern parts of the city. Anglos who could afford it were encouraged to live in higher ground, away from potential flood damage” (Luckingham 1994:25). Thus very early on Washington Street became a line of demarcation between classes, which also inherently led to a division between races. The Mexican American population of Phoenix tended to be higher as a percentage of total population than did African Americans, but both populations grew as did the city. Between 1910 and 1930, for instance, the number of African Americans as a percentage of the population rose from 2.9% to 4.9% and the number of Mexican Americans rose from 9.9% to 15.2% (Luckingham 1994). The African American community tended to be separate from the Mexican American community, which established a number of barrios to the east of 7th Avenue and south of Van Buren Street. The African American community established their own settlement areas between Central and 16th Street, Washington Street and Buckeye Road, as well as west of 7th Avenue between Madison Street and Buckeye Road (Breen and others 2003). Growth in population for these communities did not ensure opportunities for better housing. During these decades, local subdividing and lending practices served to further the residential divide between races as developers included race restrictive covenants to exclude “non-whites” from the neighborhoods, and local banks would not provide loans to persons of color. During this time, Van Buren Street emerged as the demarcation line between ethnic residential areas of the city and European American neighborhoods (Dean and Reynolds 2004).

These divisive practices were only further solidified during the Great Depression with the advent of New Deal policies. According to historians Jean Reynolds and David Dean “established in the 1930s, the federal Home Owners' Loan Corporation (HOLC) created national standards for determining property values, which in part took into consideration the racial profile of nearby residents. In Phoenix, the properties in the northern half of the city excluded the "detrimental races and nationalities," of which African Americans and Mexican Americans ranked ninth and tenth respectively on the real estate scale. The HOLC withheld loans to residents in neighborhoods south of Van Buren because these areas were rated as "hazardous"" (Dean and Reynolds 2004:29). It was during this time that Father Emmett McLaughlin was assigned to a parish in Phoenix and he became actively involved in improving the living conditions of people in south Phoenix.

In his memoir Father McLaughlin describes south Phoenix thus: “physically it was a fringe area, “south of the tracks,” between the warehouse district and the city dump, permeated with odors of a fertilizer plant, an iron foundry, a thousand open privies, and the city sewage-disposal plant. Its dwellings for the most part were shacks, many without electricity, most without plumbing and heat. They were built of tin cans,

cardboard boxes, and wooden crates picked up by the railroad tracks" (McLaughlin 1954:40). McLaughlin pushed for the development of the PHA and ushered through the first three housing projects: Matthew Henson, Marcos de Niza, and Frank Luke as chairman of the Authority. He stated, following the completion of the projects "families moved in from the shacks and the tents to live according to the American standard, with a toilet, a heater, and a refrigerator" (ibid: 56). As noted earlier, these projects were segregated with the Matthew Henson and Marcos de Niza projects, for African Americans and Mexican Americans respectively, constructed in South Phoenix, while the project for European Americans, Frank Luke was constructed north of Van Buren. The Housing Authority completed these projects in 1941 just prior to the United States entry into World War II.

As the United States entered World War II, many people migrated to Phoenix to work in war time industries. The combination of increased population and lack of building materials due to war time rationing meant that minorities faced even further hardships in terms of housing opportunities (Konig 1983). The limited amounts of building material, which were rationed by the government, were dedicated to war worker housing versus low-income housing and the war worker housing was available for European Americans only. Following the war, the local housing authority sought help for housing returning veterans and proposed racially segregated housing. As recounted earlier, when the board proposed to combine the housing for Mexican American and European American veterans near the Garfield neighborhood north of Van Buren, there was a great outcry from the neighborhood, initially blatantly in terms of race discrimination (Sanderson 2008). While the housing authority succeeded in dedicating some units for Mexican American veterans in the new Cordova Housing project, the next major low-income developments in 1951 were proposed adjacent to the existing racially divided housing projects ensuring at least de facto segregation would continue for some time.

Historian Michael Konig states that "the Public Housing Authority desegregated all of its low-income rental units by 1952..." (Konig 1983:186). This was the year that the Frank Luke Addition, as well as Matthew Henson and Marcos de Niza Additions were occupied. Interestingly though, the 1951 publication by the Public Affairs Committee of New York on race and housing stated that "Mr. McLoughlin and two other members of the five-man (City of Phoenix Housing) authority decided in 1949 that the scheduled 1,000 new dwellings should be wholly interracial. That was one reason why McLoughlin was dropped when his term expired in 1950. The city administration replaced him with a man who provided a 3 to 2 majority in favor of segregation" (Crosby 1951:6). A formal decision on segregation in public housing was not located in council minutes. Subsequent evidence, however, shows that segregation was still common practice until the latter half of the 1950s.

A Public Housing Administration report on open occupancy in low-income housing programs for the year 1955 demonstrates that the PHA managed two projects that were completely segregated, and four projects with "no negro occupancy" with the comment that the "authority has tentatively approved two sites with no race restrictions" (Housing and Home Finance Agency 1955). A subsequent report by the Public Housing Administration for 1961 showed that four of the city's housing projects including: Marcos De Niza, Frank Luke, Frank Luke Addition, and Sidney P. Osborn were completely integrated, with the caveat that Frank Luke Addition had one negro family plus other non-white families, two projects were completely segregated, and one had "no negro occupancy." This report also contains a caption for the policy statement of local housing authority and per a resolution from November of 1955 Phoenix that states "…the LHA shall, in the selection of tenants, abolish the policy of segregation…applications for tenancy will be considered on the basis of need regardless of race…"(Housing and Home Finance Agency 1961 Appendix D).

Minority groups faced limitations in the postwar era not only in terms of public housing but also continued to face segregation in the broader housing market. European American veterans were able to take advantage of the G.I. Bill and F.H.A. mortgage financing to buy homes without a down payment in new subdivisions, but minority veterans struggled with continued residential segregation. Veterans such as B.W. Williams and J.B. Jones decided that the best way to circumvent the system was to develop their own subdivisions specifically for an African American clientele. According to Dean and Reynolds "in 1945, members of the community met at the First Institutional Baptist Church and formed the Progressive Builders Association (PBA)" (Dean and Reynolds 2004:40). Led by Williams and Jones, this cooperative

organization began to develop subdivisions in south Phoenix, in the area of Broadway Road and 20th Street. Others followed suit including Mr. and Mrs. Phillips who platted Carlotta Place in the area in 1946.

In 1948, the Supreme Court ruled in the case of Shelley v. Kraemer that restrictive covenants in subdivisions, which barred potential residents on the basis of race or religion, were not defendable in court. Nonetheless, the practice was still widespread (Grier 1966). Veteran Lincoln Ragsdale and his wife Eleanor, who was a real estate agent, made the courageous move of purchasing a home in the racially restrictive neighborhood of Encanto. The family faced harassment from neighbors, yet Eleanor continued her work in helping other African American families buy homes in "white" neighborhoods (Whitaker 2005). A 1961 article in *Arizona Frontiers* also stated that African American families had started to move into neighborhoods in West Phoenix. Alton Thomas states "after three pioneering families absorbed the shocks of disturbed white neighbors, the west side of Phoenix provided another areas where minorities might live in dignity. This area extended roughly from 19th Avenue to 25th Avenue" and was along Washington and Jefferson Streets (Thomas 1961:14). This was also part of a larger shift in the urban downtown as white families began to leave central Phoenix and move to newly developed suburbs, African and Mexican Americans were able to move into neighborhoods once dominated by whites. This of course also meant that minorities continued to reside in the older housing stock of Phoenix.

In 1964 Operation LEAP (Leadership and Education for the Advancement of Phoenix) was created to fight poverty within a 21.2-square mile area in the urban core of Phoenix (Luckingham 1994). The organization created a document titled Operation LEAP and Housing in 1964. The document evaluated housing statistics from the 1960 census and found that "35%-more than one out of every three of the homes in the Project Area are sub-standard structures" and goes on to say "this figure can find no comparison in the remainder of the City which shows only 6% of all housing to be substandard" (Operation LEAP 1964:1). A large percentage of the population in this area were minorities, who also suffered from poverty and lack of employment opportunities. It was during this period, in the early 1960s, that both urban renewal and the City's housing code were rejected. De facto segregation also continued among many of the housing projects.

In 1965 the *Arizona Republic* ran an article titled "Housing Project Integration a Real Problem." The article stated that the Matthew Henson Project had remained racially segregated since its construction in 1941. The Sidney P. Osborn development located adjacent to Henson was also listed as being completely segregated. By this time the issue of segregation, as described by Housing Executive Directory Roy Yanez, was not one of department guidelines but of prospective residents' choice. He stated "when a family is accepted for admission into a project…the family chooses the location it wants. If the family's choice isn't available, they may accept other locations or wait for the apartment they prefer." He went on to state "no non-Negro family wants to move into the Henson project" (*Arizona Republic* 17 September 1965). The other public housing developments were described in the article as having "token integration" which was concerning to many members of the African American community who looked to the Housing Department to take a proactive stance on integration.

The PHA created the Sidney P. Osborn and A.L. Krohn low-income housing developments between 1960 and 1964 to be racially open but did not achieve this goal with its *laissez faire* integration policy. Broadly, there were still a large number of minorities living in substandard housing in Phoenix. LEAP made little initial headway and the frustration felt by young African Americans erupted into a violent protest in 1967 at the Sidney P. Osborn housing project, mirroring protests going on at a national level. Protestors pelted police with rocks and threw fire bombs into local establishments. The protest was quelled and Mayor Milton Graham met publicly with dissidents and heard a list of grievances from the community and vowed to work on the issues, but many of the problems persisted (City of Phoenix Riot Report 1967-Appendix D; Luckingham 1994).[4]

[4] The 2003 report *Matthew Henson Housing Project Historic Property Documentation* by Breen and others provides an in depth look at the issues of racism against the African American community in Phoenix, especially as it relates to the public housing developments. This study includes oral histories with former residents of the Matthew Henson project, a predominantly African American community.

Another example of African American resistance towards institutional racism came with the 1969 rent strike by residents of the Matthew Henson public housing development. Judith Breen, in her study of the Matthew Henson community states “through strength of will and sheer tenacity, residents forced changes not only in the City’s treatment of Matthew Henson housing, but also in the City’s housing policy as a whole (Breen and others 2003:26). By the mid 1960s the housing development was suffering from lack of maintenance, pest control issues, and tenants complained of racism by the apartment manager. The situation had not improved by 1969 at which point a tenants’ council presented a list of 21 improvement recommendations to the Housing Authority. Breen states “the council was requesting changes involving project modernization, full racial integration, and tenant representation on the board (housing)” (2003:27). The response from the Housing Authority was dismissive and the tenants called a rent strike in response. The rents, as opposed to being paid to the Authority were held in a trust until such time the Authority would recognize their demands. The Authority threatened evictions and the tenants’ council responded with litigation finally achieving some of their goals in 1970, at which point they ended the strike and paid the back rent. These were issues, however, that would continue to rear up over the next two decades.

The shaping of modern public housing policy

President Kennedy took office during a recession and looked to use a new housing act as a stimulus to the economy. Following years of reduction in the production of low-income housing, “the 1961 Act authorized the use, during the following three years, of the remaining balance of the public housing annual contributions authorization contained in the 1949 act. It was estimated that the remaining authorization would provide an additional 100,000 public housing units (over a 3-year period)” (Hamilton 1971: 56-57). President Johnson hoped to expand upon the 1961 act with the Housing and Urban Development Act of 1965. This act not only allotted more public housing units but also allowed local housing authorities to sell units to existing occupants, lease existing homes for low-income occupancy and made provisions for rent supplements for individual families in the rental market. Few of the reforms actually were implemented, but there was a significant shift in approach to low-income housing implemented by HUD during 1965 with the establishment of the Turnkey approach to construction. This program allowed local housing authorities to put out “to bid” requests for private contractors to construct new housing projects. The contractor prepared a proposal including “preliminary price for land and construction; a description of the site and availability of schools, shopping centers, and transportation; a rough sketch of the site plan and type of construction to be used” (Hamilton 1971: 76-77). This became the predominant method of low-income housing development in the 1970s. This appears to have been the approach taken by the City of Phoenix with the acquisition of Foothills Village in 1976, the first successful effort at public housing development after the construction of A.L. Krohn 1-8B in 1964. In this case, a bid was put out for the rehabilitation (rather than new construction) of Foothills Village along with 50 single family residences that were listed as being “newly acquired” by the City (Council Report 20 October 1976 – Appendix C).

In the Housing Act of 1968, congress for the first time added a provision to allow for subsidized mortgage interest rates for low to moderate income families to purchase their own homes. The act also bolstered the rent supplement program, as well as authorizing funds for the construction of 400,000 public housing units. The largest shift in the federal low-income housing program emphasis, however, occurred during the Nixon Administration. In 1973, President Nixon created the Section 8 voucher program, which provided rent subsidies to low-income households. The federal government administered funds to the local housing authorities, which then submitted rent payments directly to the landlords. This program allowed low-income persons to select their own housing, with housing authority approval, and provided a subsidy based upon a percentage of gross income minus a fair market rental rate (Johnson 2001). This voucher program continues as a vital portion of present day low-income housing programs.

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PUBLIC HOUSING DESIGN

As explained previously, this context considers the evolution of public housing design organized into three eras or periods of significance: Depression era, World War ll era, and postwar era, with a chapter about public housing design in Phoenix. As explained under Context Summary, the dates associated with the different eras of public housing are approximate. (Much of the following discussion about public housing in the United States is adapted from the existing historic context, *Public Housing in the United States, 1933-1949, MPS* [Lusignan and others 2004]).

DEPRESSION–ERA PUBLIC HOUSING (1933-1939)

The first efforts by the federal government at dealing with low-income housing in the United States took place in the 1930s during the Great Depression. Public housing design in the United States was influenced by a number of factors, including the Garden City movement, post-World War l public housing projects in Europe, and European modernism.

Britain's Garden City movement, promoted by Ebenezer Howard in the late 1800s, proposed the creation of self-sufficient towns to solve the problem of housing shortages associated with the exponential growth of urban areas during the Industrial Revolution. Communities built upon this model were based on large building blocks, a clear circulation hierarchy, and delineated open spaces. The 1929 plan for Radburn, in New Jersey, by architects Clarence Stein and Henry Wright, which incorporated these ideals, was highly influential in the United States in subdivision design in general and in public housing in particular. The plan was based on the use of a superblock and separated automobile and pedestrian circulation (Graham in Breen and others 2003).

Many European cities implemented housing programs to address the housing shortage that followed World War l. Members of the Regional Planning Association of America, including Catherin Bauer and Lewis Mumford, were influenced by European housing plans that incorporated a variety of community facilities and were developed with new materials and techniques, and a new architectural vocabulary. The German *Zeilenbau*, where buildings are arranged in parallel rows to take maximum advantage of daylight and ventilation, was highly influential.

Modern architecture was increasingly accepted in the United States between World War l and World War ll due to internal experimentation and European contributions. The Museum of Modern Art and Harvard University played a fundamental role in the process of absorption of the new tendencies brought to the United States by the emigration of architects such as Walter Gropius and Mies van der Rohe (Frampton 1993). The Museum of Modern Art organized the "Modern Architecture International Exhibition" in 1932. It started in New York City and visited other cities across the country. The section on architecture included the work of modernist architects such as Frank Lloyd Wright, Le Corbusier, Walter Gropius, and Richard Neutra. The section on housing contained examples of German and Dutch housing and of Radburn, New Jersey. The industrial language of Albert Kahn's factories built in the United States during these years also contributed to an emerging modernist sensibility and had a long-lasting influence on the architecture to come (Reed 1995).

Although construction dropped at the onset of the depression, many building materials and techniques were the focus of experimentation during these years. For instance, the capabilities of steel and concrete were expanded, chemical preservatives and artificial resins made possible the use of woods and plywood, glass brick became a popular option, and stainless steel and aluminum provided new effects (Friedel 1995). And although most buildings continued to be built in a traditional way, the interest in prefabrication and the consequent capability for standardization grew during these years.

These trends towards modernism met an amenable client in the federal government, whose massive public works programs swiftly propagated the new architectural lexicon. The federal government projects of the New Deal first, and World War II, later, provided the basis for experimentation (Frampton 1993).

But it was not a complete conquest, and much of the architecture built during this period reveals the conflict between modernity and tradition (Roth 1979). Modernism was eventually to prevail, however, as the dominant architectural paradigm of the postwar period (Reed 1995).

With the exception of one project initiated during the Hoover Administration in 1933, Knickerbocker Village in New York City, the first federal attempt at public housing came with the PWA and its mandate of slum clearance and low-rent housing. The PWA provided low-interest loans to limited-dividend housing corporations. The Housing Division received over 500 proposals but only seven projects met PWA requirements and received funding. All these projects, built between 1933 and 1935, were for European American tenants and, with the exception of one, were built on vacant land. These projects included the 300-unit Carl Mackley Houses in Philadelphia designed by modernist German architects Oskar Stonorov and Alfred Kastner and the 1,416-unit Hillside Homes in the Bronx, New York, designed by Clarence Stein and Henry Wright, the creators of Radburn (Figures 9 and 10).

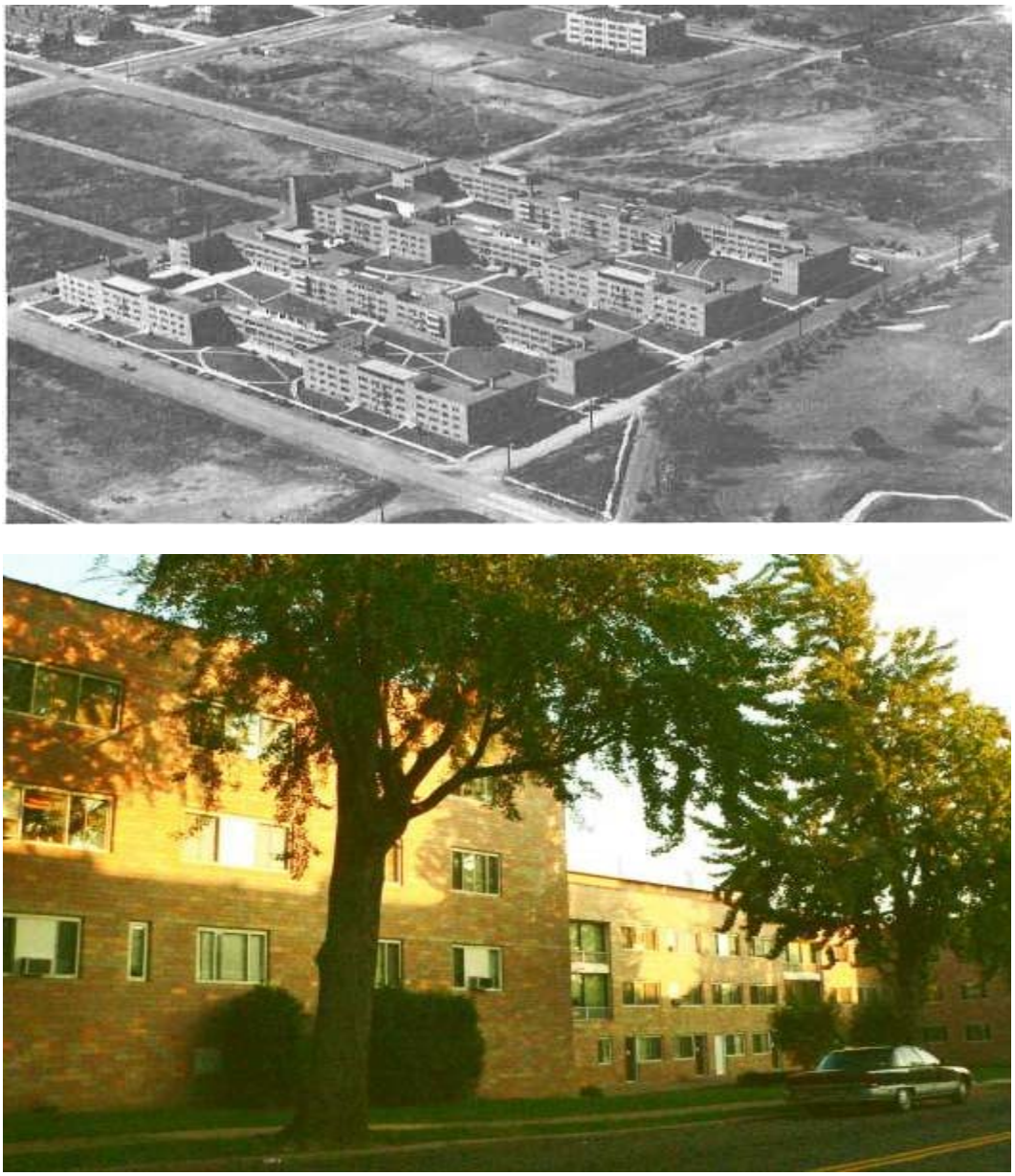

Figure 9. Mackley Houses, Philadelphia, aerial photograph and street view

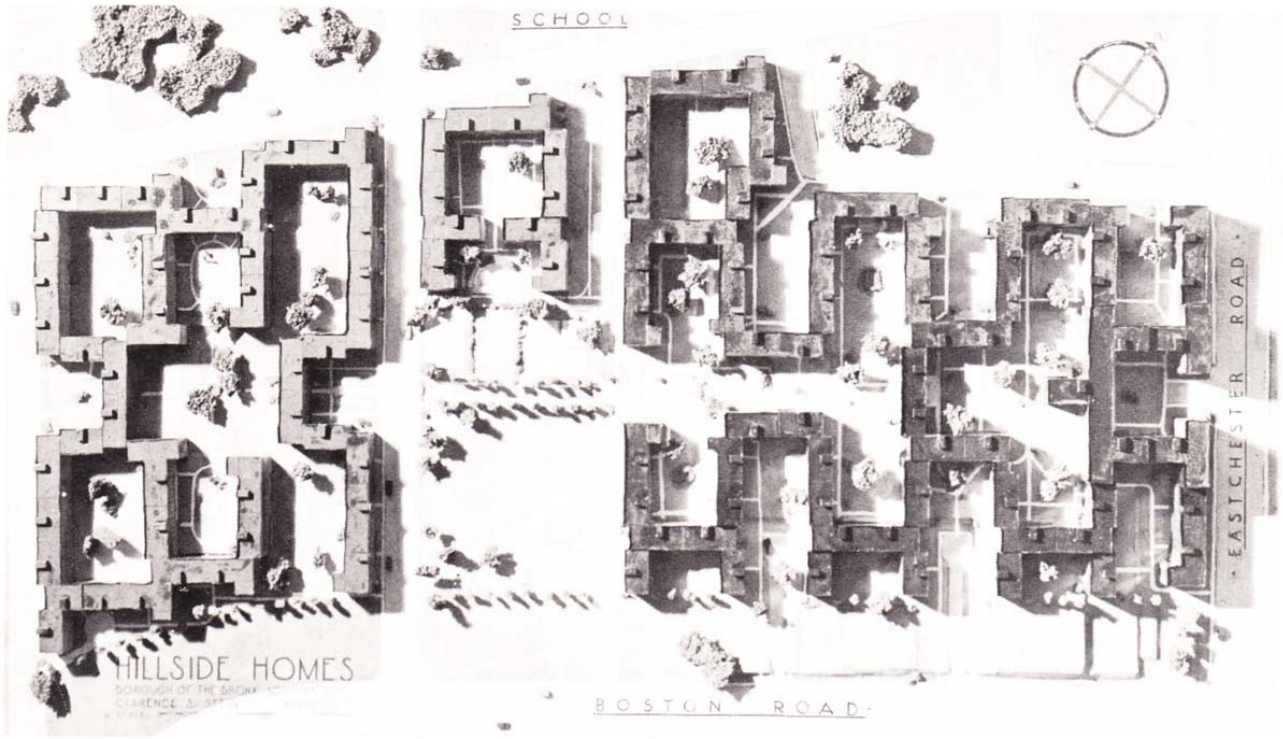

Figure 10. Hillside Homes, New York, model and street view

The PWA projects were influenced by the Garden City movement and European modernism. The projects shared several characteristics, including the use of a superblock, low density, open courts, the incorporation of community facilities, and compact unit layout. These projects were of high construction quality and, because there was little bureaucratic interference with the design and construction of the projects, many were architecturally innovative. In the Carl Mackley project, for instance, the intention was that of creating a community, not just a housing project. “The result … was a humane modern housing complex built around two courtyards with terraces shared by sets of apartments. It included several

recreational and social facilities, such as tennis courts, a swimming pool, and a rooftop laundry. Most significant, the complex had meeting rooms intended to encourage seminars on current political and social issues, a nursery school, a library, and a cooperative market. Its sturdy construction of reinforced concrete, an unusual material for residential designs at the time, was seen as providing the best available technology to low-income housing" (Davis 1995:11). The PWA limited-dividend projects, however, did not achieve the objective of clearing slum areas and rents charged were not within the means of low-income families. The limited-dividend program, however, established a federal role in housing.

In 1934, the PWA began direct involvement in low-rent housing projects, taking care of financing and development, including slum clearance, land acquisition, and construction and operation of the projects. The Housing Division built 51 direct-built housing projects in the country, 21 for black tenants, 24 for white tenants, and six with segregated buildings for black and white tenants. The Branch Initiation of the Housing Division determined the need for housing in the country, the size and type of project to be built, and prepared a program for each project. The Branch of Land Acquisition supervised site acquisition and development. The Branch of Plans and Specifications assisted local architects and engineers in dealing with large-scale public housing projects that met the PWA standards. This branch published *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low Rent Housing* in 1935, which became the basis of PWA housing design across the country. The Construction and Management branches were responsible for project development and administration of the complexes.

The PWA specifications were intended to assure decent living conditions for the projects' tenants, while driven by the need for economy of the housing projects' development and maintenance. Low density was advocated, with no more than 30 percent of a site covered by a maximum of four-story buildings, with the exception of New York City where high-rise buildings were permitted. Site layout and construction were influenced by cost considerations. Attached units, for instance reduced exterior wall area and the length of service lines, and fireproof materials of easy maintenance were preferred.

PWA projects built between 1933 and 1937 were multi-family, low density and low scale projects organized around the idea of the superblock with a circulation hierarchy that segregated vehicular from pedestrian traffic. A few walk-up apartments or rowhouses were organized in various layouts around large open spaces and recreational areas. Typically, these projects incorporated management offices and community facilities. Construction was straightforward. Providing the design did not affect the cost of the projects, it appears that the PWA did not influence the architectural vocabulary of the complexes, which were left to the local architects. As a consequence, some projects were inflected by a regional character with, for instance, housing projects in Boston continuing the New England tradition and in Dallas being influenced by the architecture of the Southwest. Most complexes, however, exhibited a simple modern vocabulary of clean masonry volumes with minor variations in openings and balconies that provided some texture.

Among these projects were Lakeview Terrace in Cleveland and Langston Terrace Dwellings in Washington D.C. The Lakeview Terrace project (Figure 11) was built between 1935 and 1937 for white tenants on a 22-acre slum site. The 620 units, which occupied approximately 26 percent of the site, were arranged in two- and three-story apartment and rowhouse buildings terraced down a steep slope around a large playground and community center. The project was the first public housing complex to incorporate a retail element with 13 shops around a small plaza at the main entrance. The Langston Terrace Dwellings (Figure 12) were built for black tenants on a 13-acre vacant sloping site. Two- to four-story rowhouses were arranged in 14 buildings around a large, rectangular open space. The complex, which incorporated an art component, was considered highly successful in terms of its design and used as a demonstration model by federal housing officials.

With a considerable capital subsidy and a long amortization period, these PWA projects were within the reach of the working poor but were still unable to serve the majority of slum inhabitants. Despite the PWA's strong intention of clearing slums, about half of its public housing projects were built on vacant land. Housing reformers were divided regarding the issue of slum clearance, with some considering it an integral component of public housing and others considering it a waste of time and money, arguing that cheaper land was readily available outside the central city.

Figure 11. Lakeview Terrace, Cleveland

Figure 12. Langston Terrace Dwellings, Washington D.C.

The PWA developed a centralized low-rent housing program while encouraging state legislatures to enact laws that would facilitate the participation of local governments in public housing. In 1933, local housing officials formed the National Association of Housing Officials. The association organized a housing conference in Baltimore that generated *A Housing Program for the United States*. The program emphasized that housing had to be dealt with locally. “By 1938, 30 states, the District of Columbia and

Hawaii, had passes enabling legislation and nearly 50 communities had established housing authorities, and 13 PWA projects were under the management of their local authority" (Lusignan and others 2004: E-37).

The PWA's limited-dividend and direct-built programs provided employment during the early years of the Depression, cleared a number of urban slums, and provided modern housing for a number of low-income tenants. The most important role of these projects, however, was to act as "demonstration projects" (as the Housing Division called them) that set the basis for more extensive public housing development in the late 1930s and 1940s. The design and management practices described above were the subject of experimentation in these projects, which added to the local and federal experience in the development of large scale public housing. "During the depths of the Depression, the PWA housing programs provided local communities with more than 26,000 units of new public housing" (Lusignan and others 2004: E-41).

With the maturation of the federal housing program, the use of standardized plans became more common. With the intention of speeding up development and monitoring costs, projects became increasingly similar.

The 1937 Housing Act established the United States Housing Authority (USHA) within the Department of the Interior to take charge of the federal housing program. With this legislation, senators sought to encourage public housing that would discourage long term residence and would not compete with the private sector. Legal historian Lawrence Friedman stated "the federal government was allowed to support only projects without "elaborate or expensive design or materials," that did not cost more than the "average construction cost of dwelling units currently produced by private enterprise, in the locality" [§15(5)]" (Friedman 1968: 112-113). Friedman added that "these limitations, along with a bureaucratic propensity toward timid architecture, virtually ensured that public housing would be minimum housing in looks and in life-style; it would be physically better and safer than the slums, but it would never grace the landscape and bring pleasure to the eye" (ibid: 113).

In contrast to the PWA, the USHA could not be directly involved in the development of public housing, which passed to local public housing authorities. The local authorities were in charge of site analysis, land acquisition, tenant distribution, and project design. The USHA provided financial support, program direction, and consulting service. It also provided technical guidance through design standards and prototypes. For instance, the 1939 bulletin *Design of Low-Rent Housing Projects, Planning the Site*, provided a frame of reference for the designers regarding site planning. It included recommendations for placement and treatment of streets and parking, density and land coverage, building spacing and orientation, treatment of common areas, building types, and utility layout. The bulletin advocated integration with the surrounding neighborhood. Small developments had to be planned to be part of the neighborhood, while large complexes had to include the amenities needed to generate neighborhood life. The space allocated to recreation had to take into consideration adjacent open areas, such as public parks, which might diminish the need for internal recreational spaces. The bulletin stated that housing planning practice had evolved certain principles that had come to be accepted as fundamental; crucial among those was the superblock. The bulletin included diagrams of different options for the creation of superblocks or traffic free residential areas. Directly related to the superblock were the street pattern and the housing layout, for which the bulletin also provided schematic plans. Compact layouts were to be preferred because most items of site improvement cost, including grading, streets, and planting, are proportional to land covered. Due to usefulness and maintenance costs, the bulletin advocated that land not covered by housing was better kept in larger units instead of being broken into small units. Low maintenance cost also was primarily important when choosing and locating plants. Clipped grass lawns were not desirable for public areas due to their maintenance requirements; these requirements, however, varied with climate. The bulletin recommended that most open areas be surfaced with something other than clipped lawns. Areas subject to more intensive use would need a harder surface such as bituminous or composition material or paving. The bulletin included "house-and-land patterns," schematic plans with a variety of site planning options. According to the bulletin, low density was desirable to allow more sunlight, privacy, and room for outdoor activities, as well as to fight obsolescence. Density, however, had to reflect factors other than land cost, such as surrounding density; a project in low density suburbs would be different from a slum-clearance project at the center of a high density city. The bulletin provided

recommendations regarding density per type of housing, with, for instance, 16 to 18 houses per acre for single-story row houses and 15 to 20 for two-story row houses. Land coverage, directly linked to density, had to be low preferably. The density of a project had to reflect land cost when possible. Regarding building types, apartments were not preferred because of the higher costs involved in development and maintenance, but could be used when high land costs or other conditions enforced high densities. The bulletin stated that with few exceptions apartment buildings in USHA projects were three stories; four-story walk-up buildings and six-story buildings with elevator, were rare. The bulletin made recommendations regarding building arrangement. For instance, ribbon apartment buildings with cross ventilation were considered ideal, but more costly than T and L groupings where a larger number of units could be served by one stairwell. The bulletin recommended different layouts for various building types, including apartments, flats, duplexes, and row houses. A layout based on parallel rows of buildings (extensively used in European planning), even if they were curved or closed at one end, was recommended, due to the consequent reduction in costs of access drives and utility services. The bulletin advocated, however, that the site plan had to grow out of the requirements of, among other things, climate, topography, orientation, services, local housing customs, and land cost, rather than from preconceived patterns.

Although intended to provide greater local control, the USHA's administrative structure actually gave bureaucrats more power over the initiatives of architects. The USHA's increased emphasis on economy and standardization resulted in some cases in a cost per room nearly half that of PWA efforts, at a density exceeding that of the PWA projects. The goal of creating pleasant housing of earlier federal projects was reduced to that of meeting minimum light and air standards within increasingly limited budgets. Many new modern housing units were built but lacked the design refinement of earlier projects. The housing projects built under USHA continued to adhere to modernist principles, but with a more extreme approach. The straightforward modernist vocabulary was well-suited to the federal cost restrictions. These projects were also characterized by clean masonry volumes but with less variation in fenestration and fewer added elements such as balconies, and thus, possessed less texture than the PWA projects. The USHA-funded projects also contained fewer amenities than the PWA ones. Some, however, incorporated innovative components. Edison Courts in Miami, Florida (Figure 13), for instance, included solar panels on roofs to heat water for the communal laundry room.

Figure 13. Edison Courts, Miami

The USHA was responsible for 370 housing projects that housed nearly 120,000 families across the country. The projects ranged from the 28-unit Twin Falls in Idaho (Figure 14) to the 3,148-unit Queensbridge Houses in New York City (Figure 15). The projects reflected cooperative ventures between local and federal housing authorities. The USHA provided a stimulus to the economy, reduced slums, and expanded the number of public housing units for low-income tenants. With a recovery in the construction industry in the late 1930s, however, Congress refused to extend the public housing program beyond its originally mandated three-year period.

Figure 14. Twin Falls, Idaho

Figure 15. Queensbridge Houses, New York City

PUBLIC HOUSING DURING WORLD WAR ll (1940-1945)

During World War ll, the need arose once more for federal involvement in housing. The migration of civilian population to war-related industrial areas created a housing shortage. Providing decent residences to defense workers became part of the wartime construction program. As a consequence, the public housing program was resuscitated in mid 1940 but its goal changed from that of housing low-income families to housing defense workers.

During World War ll the building industry was restricted mainly to the construction of military and industrial facilities, and workers' housing. These buildings were testament of the profound changes the building industry went through during those years and played a crucial role in strengthening Modernism. The restrictions imposed by the war and the appointment of modernist architects to key roles consolidated the architectural tendencies that began in the thirties. Extreme demand facilitated the propagation of the modernist design philosophy: "The emphasis placed by the Modernists on rational design, the expression of structure, and the use of industrial materials-not to mention the virtual elimination of ornament-gave their message a very practical appeal" (Wiseman 2000, 150).

The 1940 National Defense Act, known as Public Law 671, authorized the USHA to assist more than 500 local housing authorities to make housing available to defense workers. In defense areas, local housing authorities converted unfinished low-rent projects to defense housing and developed additional projects. One reclassified project was San Felipe Courts in Houston. Because not originally conceived as defense housing, its design and construction quality were superior to the projects designed solely as defense housing.

The scarcity of time and construction materials during the war led to maximum program efficiency and increased design restrictions; an extremely utilitarian approach was followed. "The well-planned pedestrian courts and varied building units of early housing projects gave way to rows of increasingly severe and regularized buildings lacking all but minor architectural elaboration" (Lusignan and others 2004: E-58).

The 1940 Lanham Act allotted federal funds to the Federal Works Administration to build housing while emphasizing speed and economy in construction. Between 1940 and 1944, 625,000 units were built under the act; 580,000 of those were of temporary construction, including demountable plywood dormitories and trailers that would pose no competition to private enterprise. Design of housing under this act, as a consequence, was severely restricted. The new program centralized development of guidelines, preparation of standard plans, and purchase of certain supplies, but left construction and management to the regional offices. The federal government, however, retained ownership of the projects. A 1943 Lanham Act amendment stipulated that no additional housing could be built under the act after the war and that existing units had to be disposed of within two years of the end of the war.

Congress was willing to allow federal involvement in the construction of temporary accommodations and to benefit private developers with a 1941 expanded federal mortgage guarantee program. Nearly 900,000 housing units were built during the war by private enterprises, primarily affordable single family homes not in the inner city. The new developments established the basis of postwar suburbanization and further endangered the public housing program as originally planned.

Notwithstanding the restrictions imposed by the war, some worker's housing projects possessed high architectural quality. The *Division of Defense Housing* created in 1941, although short-lived, commissioned well known architects such as Walter Gropius, Marcel Breuer, Louis Kahn, Richard Neutra, and Frank Lloyd Wright. The planned communities for war workers (such as Gropius' and Breuer's *Aluminum City Terrace* in New Kensington, Pennsylvania, and Neutra's *Channel Heights* in San Pedro, California), where new construction materials and techniques were implemented, constituted an exhibition of modernist architecture (Reed 1995) (Figures 16 and 17).

Figure 16. Aluminum City Terrace, New Kensington, Pennsylvania

Figure 17. Channel Heights, San Pedro, California

Under the 1942 National Housing Agency (NHA), the public housing program and other federal construction programs were consolidated under the Federal Public Housing Administration (FPHA). For the rest of the war, the FPHA was involved in the construction of temporary housing and the administration of the existing public housing program.

Following the war, the need arose to house returning veterans. At the insistence of the federal government, local authorities began reconverting defense housing. This process continued into the 1950s; ultimately all Public Law 671 projects were absorbed by the low-rent housing program. Local

housing authorities also continued to operate temporary housing built under the Lanham Act into the 1950s. The 1950 Housing Act, however, authorized the Public Housing Administration (the postwar successor to the FPHA) to dispose of emergency war housing.

POSTWAR PUBLIC HOUSING (1946-1970)

In 1946 the Federal Public Housing Authority (predecessor to Federal Public Housing Administration) issued a primer on designing public housing called *Public Housing Design: A Review of Experience in Low Rent Housing* (United States Federal Public Housing Authority 1946). The volume stated that in the postwar era there was a large need for housing for all income levels. The primer made recommendations based on the developments with which federal authority had been involved over the prior decade. Planning topics included site selection, site plans, dwelling types and plans, and standard materials.

The volume stated that one of the most successful forms of site planning had been the superblock, which aggregated city blocks into a large block of land bounded by arterial streets with an interior that discouraged through traffic. Planners were encouraged to include parking courts for the increasing number of tenants with automobiles. For the interior pedestrian circulation networks, sidewalks for approaches to buildings were suggested as well as entrance walks for each unit. Common use areas such as playgrounds, yards, gardens, and laundry drying areas were advocated. The guide outlined the possible relationships of the dwellings to the streets: in the perimeter plan buildings faced city streets, the open plan had a mixture of buildings fronts and ends facing the streets, and in the end plan straight rows of buildings had ends facing the street.

In addition to the relationship of buildings to the street, one also had to consider the relationships of buildings to one another. The guide stated that straight rows tended to be the most efficient placement of buildings, all things being equal, but noted that curved rows and U-shaped courtyards also were popular. Medium to low density projects were considered to be the most successful with the highest level of tenant happiness. The types of buildings included: single one-story or two-story units, two to four-unit houses, one-story row houses, two-story row houses and multi-story apartments. Typically, the medium to low density developments incorporated single-story row houses. Density selection, however, had much to do with the density of the surrounding areas. In urban areas multi-story apartments were common, while lower population areas contained a higher proportion of one-to-four unit one-story houses.

Despite postwar prosperity, public housing had become an integral part of the federal government. Public housing after 1949, however, reflected changes in architectural theory and public policy. The 1949 Housing Act and the 1954 Urban Renewal Act led to the development of urban renewal projects that displaced low-income residents from declining inner-city neighborhoods, increasing the housing shortage. Massive public housing projects were built across the country to provide large quantities of housing at a limited cost.

The character of these public housing projects was different from that of earlier examples. The new projects, especially in large cities, were typically developed in inner-city land at much higher densities than the earlier ones. “The high-rise tower, viewed as a symbol of economic efficiency, social order, and modern design, replaced the low rise buildings as the preferred building type for public housing constructed after 1949” (Lusignan and others 2004: E-66). The high-rise towers, set in large, open courtyards offered a more institutional appearance in contrast to the more residential character of earlier complexes. The housing units were smaller than earlier ones and were connected by long hallways. These complexes also contained fewer community amenities than previous ones. The Dearborn Homes, opened in 1950 in south Chicago for black tenants (Figure 18), exemplify this tendency. With this complex, the Chicago Housing Authority initiated the use of high-rise buildings to accommodate a larger number of units at a lower cost. Successive studies demonstrated that these complexes were more expensive than their low-rise counterparts due to the increased cost of inner-city land, construction, and maintenance.

Figure 18. Dearborn Homes, Chicago

Arguing against the typical housing projects of the time, a 1951 article in *Progressive Architecture* (Whittlesey) stated "The device of high density has increasingly driven Authorities to multistory buildings housing eight or more families on a floor, thus minimizing public stairs and elevators. This has repeatedly boiled down to the huge cross-shaped building wherein each wing is divided to form two apartments. … in some of the highest-density projects, the result is truly overwhelming." The article adds that this cross scheme had not solved the paramount questions of living-room privacy, good natural ventilation, and good sun orientation. This article and others in architectural publications, however, praised some examples of public housing during this era that were able to achieve remarkable planning and architectural solutions notwithstanding the limiting regulations of the federal program. Among these projects were Ogden Courts by Skidmore, Owings & Merrill (Figure 19) and Loomis Courts by Loewenberg & Loewenberg (Figure 20), both administered by the Chicago Housing Authority.

Figure 19. Ogden Courts, Chicago

Figure 20. Loomis Courts, Chicago

Under the FPHA projects were planned and designed following the guidelines set forth by the agency and at the same time to suit local conditions. Land values and local density had a strong influence in housing design, which resulted in regional variations. The density of the projects was perhaps the most distinguishing characteristic, with sprawling cities like Phoenix producing only one and two-story complexes while in cities such as New York and Chicago multi-storied buildings became the norm for public housing. Local architectural tendencies also influenced the design of public housing. In Phoenix, for instance, the popularity of the ranch house had led to the adoption of the style for the earlier housing projects consisting of single-story buildings. Unfortunately, in many cases regional variations were merely cosmetic, which resulted in very similar public housing projects around the country. In the 1950s, Jack I. Berkman, chief project planner for the National Capital Housing Authority, stated "The reason for the similarity in housing projects lies primarily in the use of the same basic unit plans by architects country-wide. This pattern has led to the design of buildings having the same essential mass, which resists alteration or disguise by the use of surface ornamentation, architectural style, or variety of roof construction. A project designed in a French colonial motif in Louisiana looks suspiciously like a contemporary design in California" (1956, 13:328). Differentiation was even less evident among large scale projects consisting of high-rise buildings.

J.A. Stoloff, of the U.S. Department of Housing and Urban Development states "The perception is that most public housing is in the form of high-rises and, in fact, they compose a little over a quarter of the public housing stock. The largest proportion of the housing stock was built before 1970 and consists of: 27% high-rises, 32% garden apartments, 16% low-rise walk-ups, and 25% single-family homes or townhouses" (Stoloff, n.d.).

By the end of the 1960s, very large developments with high-rise buildings in superblocks fell out of favor. By 1968, the U.S. Department of Housing and Urban Development had prohibited the building of high-rises for families; elderly residents, however, continued to use them successfully. The demolition of Pruitt Igoe in St. Louis (Figure 21) in the 1970s was seen as a symbol of the failure of this approach and the end of an era. The unintended consequences of this approach were the uniformity of buildings, an institutional look, the isolation from the rest of the city, and the stigmatization associated with the distinguishing physical characteristics of these projects in comparison with the surrounding city. One of the reasons that had contributed to the failure of these projects was increased costs that led to the

reduction of social amenities. Although poor design was blamed for the failure of Pruitt Igoe, research has indicated that its failure was most likely associated with the declining economy of St. Louis rather than with social or design issues (Stoloff). The design for this project was chosen as a symbol of modernity and urban renewal for the stressed city. The St. Louis Housing Authority commissioned the project to Hellmuth, Yamasaki & Leinweber. Location, size, number of units, and even the 33 modular eleven-story building scheme were dictated by the Housing Authority. The complex would eventually house 15,000 tenants. The design was generated under strong pressure to economize construction; therefore several sacrifices were made, including the elimination of playgrounds and gardens. The project was completed in 1956. Occupancy peaked in 1957 but steadily declined after that while crime rates increased and maintenance was neglected. The year 1969 marked a turning point in the history of the neglected project when a massive rent strike took place at the complex, as well as in other housing projects in the city. By then, the reserves of the Housing Authority were exhausted. Tenants were moved out; the first buildings were demolished in 1972 and the last in 1977 (Pruitt Igoe Now).

Figure 21. Pruitt-Igoe, St. Louis, in context

PUBLIC HOUSING UNDER THE PHOENIX HOUSING AUTHORITY (1941-1964)

The low-income housing projects in Phoenix were developed by the PHA under two different housing acts, those of 1939 and 1949. The initial three developments were authorized by the 1939 act; the remaining were authorized under the 1949 act.

The PHA was granted funds by USHA to develop housing at three different locations. The PHA completed three racially segregated housing projects in Phoenix in 1941. The 225-unit Marcos de Niza project for Hispanic Americans—AZ 1-1—was developed between Yavapai and Pima streets and between the alley west of 1st Avenue and Harmon Park. The 150-unit Frank Luke complex for European Americans—AZ 1-2—was built between 19th and 20th streets and between Villa and Polk streets. The

135-unit Matthew Henson project for African Americans—AZ 1-3—was developed between Sherman and Tonto streets and between 7th and 9th avenues (refer to Figure 2).

Plans were prepared for more low-income housing projects but federal funding was rechanneled with the advent of World War ll (Zachary 2001). Backed by the federal Defense Department Housing Corporation, housing was developed in Phoenix in 1943 for the workers of ALCOA and AiResearch. Alzona Park, the development for ALCOA employees, on an 80-acre site at the northeast corner of Van Buren Street and 35th Avenue, consisted of about 800 units of up to three-bedroom apartments in one hundred row buildings and was given over to the Maricopa County Housing Authority. Duppa Villa war-time low-income housing was built between Villa and McKinley streets and 18th and 20th streets. The PHA took over operation of the complex in 1953. The characteristics of the project were similar to those of the previous low-income public housing projects built in Phoenix as described below. In 1946, the Federal Public Housing Authority provided Phoenix with funds for 150 housing units for returning veterans. The existing homes had been used during the war and were to be dismantled and relocated in Phoenix. The city proposed three different racially segregated sites for the housing (*Arizona Republic* 1946a). Ultimately, the Harry Cordova Housing Project for European and Hispanic Americans was placed at Roosevelt and 16th streets (Sanderson 2008). A Harry Cordova Addition for African American veterans was located near the existing segregated Matthew Henson housing at 9th Avenue and Buckeye Road (*Arizona Republic* 26 August 1952) (refer to Figure 4).

The Phoenix City Council approved a contract with the PHA for the development of three additional public housing projects in 1950. The PHA planned to add units to the existing developments of Matthew Henson, Frank Luke, and Marcos de Niza arguing that the proximity to the existing developments would reduce costs. The City approved the acquisition of the additional land through purchase and eminent domain. The 218-unit Matthew Henson Addition—AZ 1-4—was located between 9th and 11th avenues and between the alley north of Buckeye Road and Grant Street. The 144-unit Marcos de Niza Addition—AZ 1-5—was located between 1st and 4th avenues and between Pima and Grant streets. The 138-unit Frank Luke Addition—AZ 1-6—was developed between McKinley and Villa streets and 16th and 18th streets (refer to Figure 2).

In 1957 the City approved the construction of the 200-unit Sidney P. Osborn project. The project was completed at two sites. The section known as AZ 1-7A, with 36 units was developed on the site of the former Harry Cordova Addition, adjacent to the Matthew Henson project north of Buckeye and between 7th and 9th avenues. AZ 1-7B, with 164 units was built between 17th and 18th streets and between an alley south of Van Buren Street and an alley north of Washington Street. The complexes were completed in 1960 (refer to Figure 2).

The A.L. Krohn Housing was developed in two periods and at three different locations. The 76-unit AZ 1-8A-1 was built at a site at 16th Avenue and Tonto Street and the 38-unit AZ 1-8A-2 was built at 14th and Monroe streets, both in 1962. During a second phase, the 202-unit AZ 1-8B was developed on the site of the former Duppa Villa war-time low-income housing, between Villa and McKinley streets and 18th and 20th streets; it was completed in 1964. Sixty of the 202 dwelling units were dedicated to elderly occupancy. This was the last development under the direction of the PHA (refer to Figure 2).

As explained in the previous chapter, under the FPHA, projects were planned and designed following the guidelines set forth by the agency and at the same time to suit local conditions. As a consequence, regional variations in the design of the housing projects resulted. Local density and topography affected housing design. Phoenix produced only one and two-story complexes, as opposed to cities such as New York and Chicago. The projects were developed on relatively flat land, as opposed to those of some cities in California where a stepped designed was more appropriate. Housing design also was affected by local architectural trends. In Phoenix, the popularity of the ranch house led to the adoption of the style for the earlier housing projects consisting of single-story buildings. For the 1960s projects, a modernist vocabulary was adopted, associated with national trends.

Well known architectural firms were employed in Phoenix in the development of the housing projects. The firm of Lescher & Mahoney, served as Supervising Architect for the Matthew Henson, Marcos de Niza,

and Frank Luke projects. V.O. Wallingford, Orville A. Bell, Paul Eaton, and Malcolm D. Seashore were associate architects for the Matthew Henson project. Lescher & Mahoney teamed with Frederick Wallis Whittlesey for the Marcos de Niza project and with H.H. Green associated with Gilmore and Eckman for the Frank Luke project (Graham in Breen and others 2003). Lescher & Mahoney also were involved in the design of the additional developments.

A primary goal in the development of public housing was "equivalent elimination," intended to replace substandard slum units with new homes. This played a strong role in the selection of sites for the construction of public housing developments in Phoenix. Public housing projects in Phoenix were located outside the downtown and concentrated in two areas of the city. The Marcos de Niza, Matthew Henson, the first section of Sidney P. Osborn, and the first section of A.L. Krohn were located in south Phoenix, south of the Southern Pacific Railroad tracks, in the vicinity of Buckeye Road and 7th Avenue. The other projects were developed in the vicinity of Van Buren and 16th streets. In the developments located near Buckeye Road and 7th Avenue, there were a large number of dilapidated homes. The initial developments near Van Buren and 16th streets replaced tent cities. A 1959 report of the Housing Authority, in reference to the development of the Sidney P. Osborn project demonstrates the goal of "equivalent elimination" stating "the site of the project currently under construction was also predominantly substandard, which adds to the number of substandard units that the PHA is credited with having eliminated. When the Sidney P. Osborn Homes are finished and occupied next spring, there will be 1,288 standard sanitary dwelling units of low-rent public housing that replaced the equivalent number of substandard units, many of which are unfit for human habitation" (Phoenix Housing Authority 1959:5).

Additional requirements in site selection included proximity to schools, access to city services, and public availability of transportation for residents. The Dunbar school, constructed in 1925, was located just north of the Matthew Henson development. The Lowell School, also from 1925, was located just north of the Marcos de Niza project. The Edison School, north of the Frank Luke Addition was constructed in the late 1940s following the development of the first Frank Luke project.

The housing projects in Phoenix were developed on relatively flat land on regularly shaped sites, with the exception of Frank Luke Addition (AZ 1-6) and part of the third section of A.L. Krohn (AZ 1-8B), which occupied irregular sites. Some followed the superblock strategy of combining existing blocks into larger ones while others conformed to the existing street layout and were developed on various contiguous blocks. The intention to provide a hierarchy of vehicular circulation and segregation as much as possible of vehicular and pedestrian circulation was evident. While in some cases arterial streets bordered the complexes, only secondary streets went through them. Parking was solved with a combination of on-street parking, parking in alleys, and/or small parking lots normally located behind service yards.

The layout of the complexes did not seem to respond to site-specific considerations other than the constraints presented by the existing street layout and the dimension and shape of the sites. All were low-density projects with land coverage of about 30%. Land use in the public housing complexes was divided among residential buildings, front and service yards, playgrounds, parking alleys or lots, and management or maintenance buildings. With some variations, the complexes were in general based on the courtyard concept and were organized with formal front yards and service yards for utility lines and laundry. While building orientation with regard to cardinal directions does not appear to have been a priority in the layout of the complexes, orientation of building with regard to internal and surrounding streets and views appear to have been of greater relevance. In the Marcos de Niza complex, the layout is such that most buildings have a north-south orientation, which is beneficial in a climate such as Phoenix enjoys. This is not the case for the other complexes, where most buildings have an east-west orientation. With a few exceptions associated with the size and shape of the sites, where end facing units were needed, buildings on the parcel perimeter were front facing. Buildings were normally placed to provide views of the access yards from the exterior of the complexes while limiting the views of the service yards and parking areas. All complexes, whether one- or two-story, were one unit deep, which allowed through ventilation. Landscaping in these complexes, in addition to the lawn, consisted of scattered shade trees and ornamental vegetation associated with individual units. Paved paths in the front yards connected city sidewalks to the unit entrances.

Although all the public housing projects share some characteristics, which were outlined above, there is a clear distinction between the design of the first projects built in 1941 and their 1952 additions and those built during the 1960s. The two groups of projects (1941/1952 and 1960 to 1964) differ in layout, density, land coverage, and architecture. The first group had more uniform layouts and lower density and ground coverage than the second group, and did not have some of the architectural amenities of the second group.

In the three earlier complexes (built in 1941) and their additions (built in 1952), single-story two- to four-unit row houses were placed within a serpentine or U-shaped layout (see Figure 22 for a representative site plan, for all the site plans see Appendix G). These projects had a uniform layout with minimal hierarchy of spaces or uses. Although building placement divided the uncovered land into front and back yards, the yards were similarly treated. These complexes lacked specific recreational areas, such as playgrounds, or had them placed in seemingly "left-over" spaces rather than being centrally located. Parking was accommodated on-street, along alleys, or in small parking lots. The residential buildings were designed in a simplified ranch style with medium pitch roofs. About the first three projects, Phoenix architect Robert Graham remarked "at the time they were built they must have presented a new, fresh, clean, and simple appearance that would have been a marked contrast to the slums they replaced as well as from the home styles of the previous 50 years in Phoenix. The Ranch style was also considered to be appropriate because of the low construction mandated by the federal housing program" (Graham in Breen and others 2003:89). Buildings were constructed with masonry walls on a concrete slab foundation and wood framed roofs. Buildings appeared utilitarian and responded to minimum comfort requirements. Shallow porches, generated by the extension of the roof line over unit entrances with various supports, intended to add minimal texture to the simple buildings. Although the design of the buildings was similar to that of single family residences of the time, the complexes had a decidedly institutional character (see Figures 21 to 30 for a depiction of representative characteristics of 1941 and 1952 housing projects, for all the complexes see Appendix G).

The second group of projects, Sidney P. Osborn (built in 1960) and A.L. Krohn (built in 1962 and 1964), consisted of two-story walk-up apartments arranged in parallel linear buildings or a combination of linear with L-shaped and/or U-shaped buildings (see Figure 31 for a representative site plan, for all the site plans see Appendix G). A clearer segregation of uses resulted, with greater differentiation of front and service yards, specific areas destined to recreation, and larger concentrated parking areas. Associated with the need for efficient construction and with national trends in public housing, the buildings were designed with a more modernist language. About these homes, a PHA report stated that they were built with walls of pumice block and second story floors built with an eight-inch concrete slab because that type of construction was practically fireproof and reduced fire insurance rates considerably (Housing Authority of Phoenix 1962:15). The simple building volumes with flat roofs were given texture with exterior stairs, porches, balconies, patterned brick walls, and stone veneers at unit entrances. One of the complexes had screen walls enclosing service yards. These elements, considered luxuries in public housing, made the complexes appear less institutional and almost private in character (see Figures 32 to 37 for a depiction of representative characteristics of 1960s housing projects, for all the complexes see Appendix G).

Some of the Phoenix public housing projects have been demolished by the COP to be redeveloped into complexes of mixed use housing including low-income and owner occupied single family residences. These include Matthew Henson AZ 1-3 (demolished in 2003), Matthew Henson Addition AZ 1-4 (demolished in 2003), Frank Luke Addition AZ 1-6 (demolished in 2011), Sidney P. Osborn AZ 1-7A (demolished in 2003), and A.L. Krohn AZ 1-8A1 (demolished in 2008). One courtyard with five buildings remains from the original Matthew Henson AZ 1-3 project at the southwest corner of Sherman Street and 7th Avenue. The COP was required by the SHPO to retain this courtyard as partial mitigation for the demolition of the rest of the development and the demolition of Matthew Henson Addition AZ 1-4. The redevelopment process has been completed for Matthew Henson AZ 1-3, Matthew Henson Addition AZ 1-4, Sidney P. Osborn AZ 1-7A, and A.L. Krohn AZ 1-8A1.

Figure 22. Frank Luke AZ 1-2 site plan, representative of the housing projects built in 1941 and 1952

Figure 23. Frank Luke AZ 1-2, peripheral street with housing project to the right

Figure 24. Frank Luke AZ 1-2, inner alley

Figure 25. Frank Luke AZ 1-2, basketball court and parking lot, representative of the complexes built in 1941 and 1952

Figure 26. Frank Luke AZ 1-2, front courtyard representative of 1941 and 1952 projects

Figure 27. Frank Luke AZ 1-2, typical utility courtyard of 1941 and 1952 housing projects

Figure 28. Frank Luke AZ 1-2, housing buildings exemplify the incorporation of the ranch style into a large scale complex in the 1941 and 1952 complexes

Figure 29. Frank Luke AZ 1-2, one of the simple treatments for front porches that characterized the projects built in 1941 and 1952

Figure 30. Frank Luke AZ 1-2, another example of extreme simplicity

Figure 31. A.L. Krohn AZ 1-8B site plan, representative of the housing projects built in the 1960s

Figure 32. A.L. Krohn AZ 1-8B, peripheral street view with complex to the right, representative of 1960s housing projects

Figure 33. A.L. Krohn AZ 1-8B, interior drive with parking spaces

Figure 34. A.L. Krohn AZ 1-8B, community center, common amenity of 1960s projects

Figure 35. A.L. Krohn AZ 1-8B, characteristic entry courtyard depicts the use of a modernist language in the 1960s housing projects

Figure 36. A.L. Krohn AZ 1-8B, texture provided by the block pattern and stone veneer

Figure 37. A.L. Krohn AZ 1-8B, utility courtyard with screen walls diminishing its view

REGISTRATION REQUIREMENTS

This section outlines the requirements for a public housing project in Phoenix to be considered eligible for National Register-listing, including associated contexts, physical characteristics, significance, and integrity.

PROPERTY TYPE

This context has a single property type: the public housing project, consisting of a planned development including residential and community buildings, a circulation (vehicular and pedestrian) network, recreational spaces, and landscape elements, designed to operate as an integral system. As such, for National Register purposes, it should be evaluated as a district: a significant concentration, linkage, or continuity of buildings, structures, and objects united historically or aesthetically by plan or physical development. A public housing project will derive importance primarily from being a cohesive entity. The site plan, the relationship of the buildings to the surroundings and to one another, the repetition of residential units, and the architectural language created an entity clearly distinguished from the surroundings. The district may have resources that lack individual distinction providing that the complex is significant within the historic context. Only in rare occasions could individual resources be considered eligible for National Register-listing.

ASSOCIATED CONTEXTS

The public housing projects eligible for listing under this context will have been built under the direction of the federal programs for low-rent housing and the implementation of the PHA between 1941 and 1964, dates of initial and last projects under the PHA. Housing projects built under other authorities or outside this period may be able to use this context but additional study may be necessary. The housing projects developed during this time period may also be associated with ethnic heritage within the City.

PHYSICAL CHARACTERISTICS

The housing projects built under the PHA between 1941 and 1963 represent the ideas dominating modern planning and architecture at the time and the restrictive guidelines set by the federal housing program. In terms of their physical design, the projects in Phoenix generally belong to one of two groups, outlined below, that differed in planning and architectural solutions. Within each group, there are, however, variations in terms of project location, site characteristics, plan layout, and building design.

Those projects constructed between 1941 and 1952 have the following physical characteristics: single-story two- to four-unit row houses placed with a serpentine, rectangular, or U-shaped layout. These projects had a uniform layout with minimal hierarchy of spaces or uses. Although building placement divided the uncovered land into front and back yards, they were similarly treated. These complexes lacked specific recreational areas, such as playgrounds, or had them placed at remnant spaces. Parking was accommodated on-street, along alleys, or in small parking lots. The residential buildings were designed in a simplified ranch style with medium pitch roofs.

Those projects constructed between 1960 and 1963 have the following physical characteristics: two-story walk-up apartments arranged in parallel linear buildings or a combination of linear with L-shaped and/or U-shaped buildings. A clearer segregation of uses resulted, with greater differentiation of front and service yards, specific areas destined for recreation, and larger concentrated parking areas. Associated with the need of using efficient construction and with national tendencies in public housing, the buildings were designed with a more modernist language.

SIGNIFICANCE

Public housing projects built in Phoenix under the PHA between 1941 and 1963 may be eligible under:

Criterion A—association with significant events
Under Criterion A, a public housing project may be associated with national or local historic trends or events. These may range from the influence of a particular federal housing program to the need for slum clearance and housing construction in a specific area of the city. The areas of significance may include social history, politics/government, community development, and ethnic heritage. A comparative analysis will be important because the different projects in Phoenix might share the same areas of significance.

Criterion B—association with significant persons
Public housing projects are unlikely to be eligible under Criterion B, unless the project was the direct product and major achievement of an individual's career. A direct link should exist between the project and the individual in question. If association can be demonstrated, for instance, with an individual who made important contributions to the local housing effort, a project may be eligible under Criterion B. The areas of significance may include social history, politics/government, community development, and ethnic heritage.

Criterion C—design/construction
A public housing project may be eligible under Criterion C if it embodies the characteristics of a planning, design, or construction approach; or represents the work of a master; or possesses high design qualities. It may be eligible as an example of modern urban planning or modernist architecture as applied to low-cost housing. The areas of significance could include architecture and community planning and development. The distinctive characteristics of a property should be established, it should be determined that the project still possesses those distinctive characteristics to convey a sense of the historic period, and the property should be compared with the other examples. Evaluation of architectural significance requires a sound understanding of the national and local architectural context.

Criterion D—information potential
Public housing projects are unlikely to be eligible under Criterion D. A property with buildings that display a unique structural or construction system or incorporate rare materials, and where no historical records document the fact, might be eligible under Criterion D.

LEVEL OF SIGNIFICANCE

Public housing projects in Phoenix likely will be significant at the local level, reflecting the implementation of the federal program to stimulate the economy, conduct slum clearance, and develop low-income housing at the city level. The potential significance at the state level, however, may be considered.

INTEGRITY

Integrity is defined by the National Register as a property's ability to convey its significance. The property's location, setting, design, materials, workmanship, feeling, and association need to be evaluated as well as to what degree those characteristics have been maintained or altered since the property's period of significance.

The aspects of integrity should be evaluated in terms of the associated contexts and physical characteristics set forth above. Location and design are integral in terms of the site planning of the public housing development and architecture. The initial housing projects were constructed with the hope of eliminating existing slums. Thus, setting was dictated by location, making this aspect of integrity of less importance. The projects were constructed with an eye towards simplicity, efficiency, and low cost. It was expected that the units would have life spans of forty to fifty years. Workmanship was geared towards

achieving these goals and materials were intended to be replaced with the ongoing maintenance of the projects. The aspects of feeling and association play a more important role for those properties deemed significant for their association with social and ethnic history. However, the preservation of location and design play a strong role in preserving feeling and association.

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SURVIVING HISTORIC-AGE PHOENIX PUBLIC HOUSING PROJECTS

This section includes the physical description and National Register eligibility recommendation for the surviving housing projects built under the Phoenix Housing Authority between 1941 and 1964:

Marcos de Niza AZ 1-1
Frank Luke AZ 1-2
Matthew Henson AZ 1-3
Marcos de Niza Addition AZ 1-5
Sidney P. Osborn AZ 1-7B
A.L. Krohn AZ 1-8A2
A.L. Krohn AZ 1-8B

EcoPlan has documented all these projects with the exception of Matthew Henson AZ 1-3 of which a small portion was retained when the development was demolished. This project had been documented by Logan Simpson Design. Only a brief mention is included in this section of the report to address the retained courtyard.

MARCOS DE NIZA AZ 1-1

Physical Description

The Marcos de Niza development is set on a roughly 19-acre site bounded by Yavapai Street to the north, Pima Street to the south, an alley just west of 1st Avenue on the east, and Harmon Park to the west (Figures 38 and 39). Eighty residential buildings with a total of 224 units were constructed on the site in 1941. Lowell Elementary School, constructed in 1925 and redeveloped later, lies adjacent to the project at the northeast precluding what would otherwise be a perfectly rectangular site plan. The site is bordered by Harmon Park to the west. There are residences bordering the north and east (with the exception of the school) sides of the complex. At the time of construction there were residences to the south. In 1952, however, the Marcos de Niza Addition was developed abutting the original Marcos de Niza development to the south.

The Marcos de Niza project, developed on relatively flat land, conformed to the existing street layout and was constructed on contiguous city blocks (as opposed to other public housing projects that followed the superblock strategy). Although the layout does not discourage through traffic, only secondary streets go through the project (Figures 38, 39, and 40). Parking is solved with on-street parking and a few small parking lots scattered throughout the development. The layout of the complex does not respond to site specific considerations other than the dimension and shape of the city blocks. Marcos de Niza is a low-density project with land coverage of about 30 percent. Land use is divided among residential buildings, front and service yards, a few small parking lots, and an administration building at the corner of Yuma Street and 3rd Avenue. In contrast to other housing projects, the complex lacks specific recreational areas.

The complex is based on the courtyard concept and organized with front yards and service yards for utility lines and laundry. Single-story row houses are placed to create elongated service courtyards. The courtyards of the blocks west of 3rd Avenue are interrupted by an interior drive, Harmon Parkway, running north-south. Building orientation with regard to cardinal directions appears to have been a priority. In this complex, in contrast to other public housing projects in Phoenix, most buildings have a north-south orientation; buildings are placed so walls receiving hot morning and afternoon sun are minimized. In the block just south of Lowell School, however, interior buildings are situated in a north-east/south-west direction. In general, buildings were sited to provide views of the access yards from the exterior of the complex while limiting the views of the service yards and parking areas.

There are four building types, A, B, C, and E (see site plan for specifications), all single-story buildings containing two to four units of one to four bedrooms. West of 3rd Avenue, four-unit E buildings are placed at the end of each courtyard and C, E, and B buildings (with two, four, and two units respectively) make up the length of the courtyard. East of 3rd Avenue, E buildings also are placed at the end of the courtyards but with A, B, and A buildings (with two units each) at the sides. This excludes the portion of the complex north of Papago Street, with an irregular layout that includes A, B, and E buildings. In all cases, buildings are one unit deep, which allows through ventilation.

Although building placement divided the uncovered land into front and back yards, both yards were treated similarly. The grounds of the development are covered in grass, save one section south of Yuma Street. A variety of trees are scattered throughout the site including bottle trees and mature pine trees that provide significant shade. There is some shrubbery adjacent to buildings; some residents have done additional plantings around their units. Sidewalks line the secondary streets; from them the pedestrian circulation system is continued with collector walks designed for general circulation, approach walks leading to buildings, and entrance walks to units. Historic aerial photographs depict the same pedestrian circulation pattern for front and service yards. Currently, service yards do not have continuous paved walks (Figures 41 and 42).

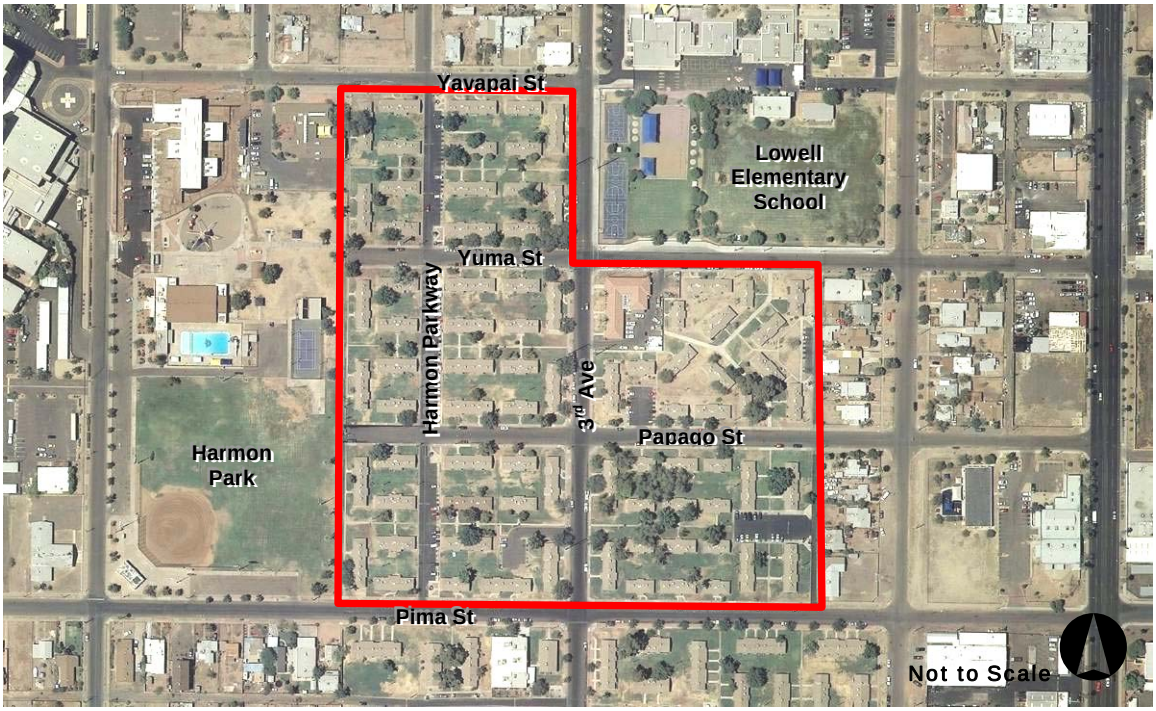

Figure 38. Current (2012) aerial photograph of the Marcos de Niza AZ 1-1 project

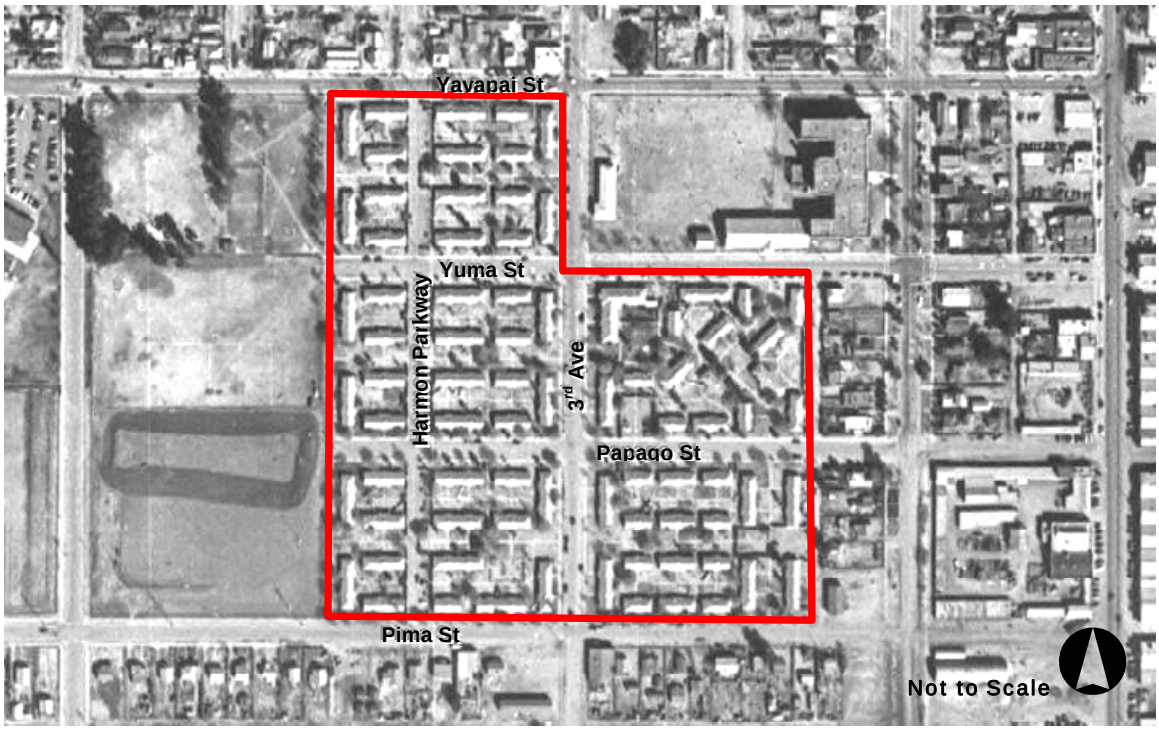

Figure 39. Historic (1949) aerial photograph of the Marcos de Niza AZ 1-1 project

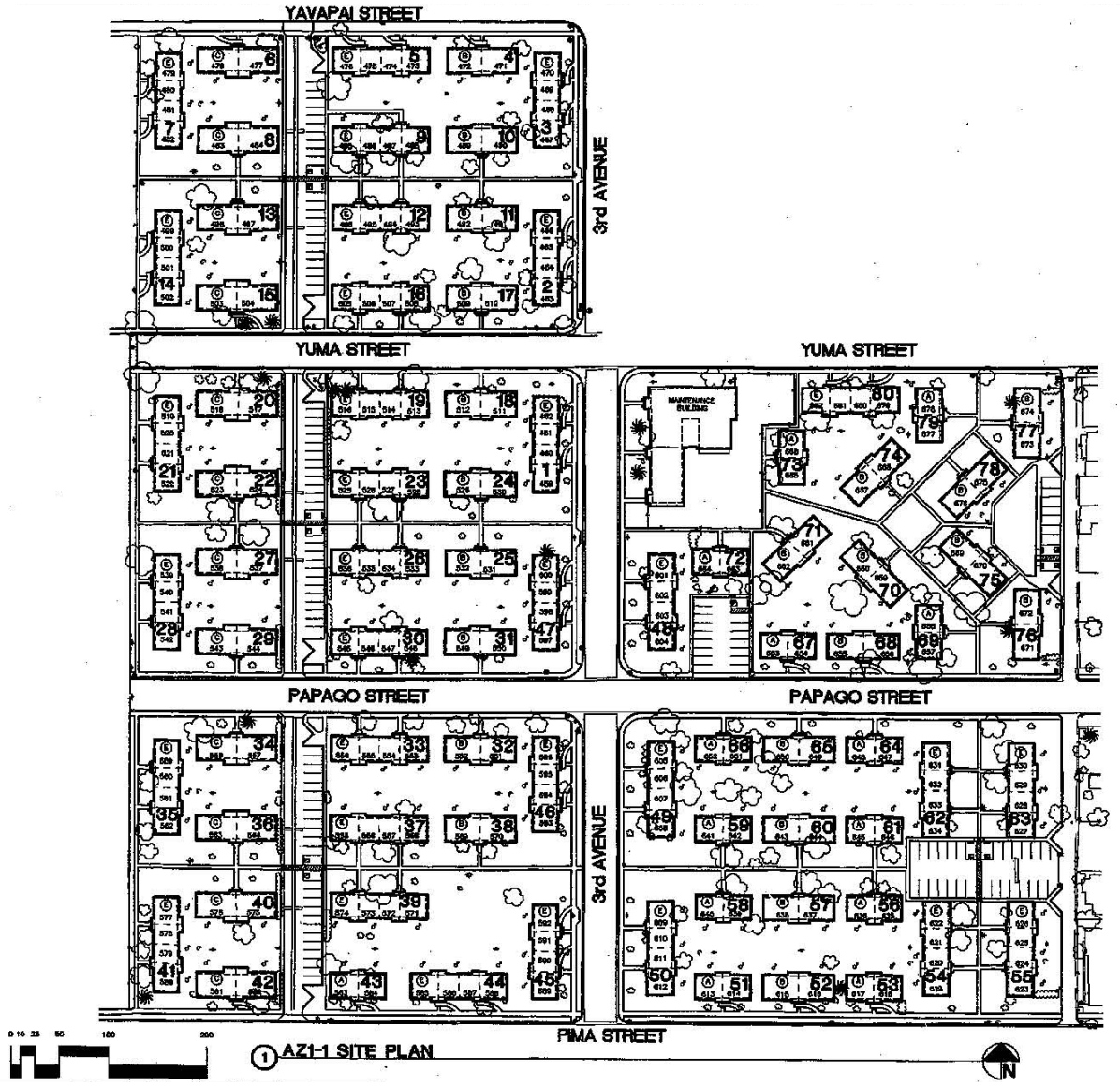

Figure 40. Marcos de Niza AZ 1-1 site plan

Figure 41. Marcos de Niza AZ 1-1 front courtyard with approach walks to buildings and entrance walks to residential units

Figure 42. Marcos de Niza AZ 1-1 service/utility courtyard without continuous paved walks

The residential buildings were designed in a simplified ranch style with medium pitch roofs. The ranch style was considered appropriate for public housing due to its simplicity and consequent low cost. Buildings are utilitarian and respond to minimum comfort requirements. Buildings were constructed with concrete block walls on a concrete slab foundation and wood framed roofs. The buildings have end or hipped gabled roofs with a 4/12 pitch and exposed rafters. Roofs originally were covered in ceramic Spanish tiles, which were replaced by asphalt shingles in the early 1970s (Figures 43 and 44). Extensions of the roof line create shallow porches at the entrance to each unit with one of four entrance treatments. For these porches, pipe columns, pipe knee braces, brick piers with concrete caps, or brick piers with pipe columns were used as supports (Figures 45 and 46 depict two of the variations). These variations in the shallow porches were intended to provide minimal texture to the simple buildings. Originally, buildings might have had plank panel doors (based on a historic photo of Frank Luke AZ 1-2, which was built at the same time; door type is not identifiable in a Marcos de Niza AZ 1-1 historic photo). Doors had a square light. Now, flush enduro aluminum doors have a single diamond shaped light; front doors have an additional security screen. Fenestration is consistent throughout the project. The windows, with concrete lintels and sills, were originally multiple pane (six over six) double hung steel windows but were replaced by single pane, single hung aluminum windows (most have sunscreens) (Figure 47). Evaporative coolers and vents punctuate the ridge of roofs and the side facing service yards. Historic photos depict a well-maintained complex with mature vegetation and houses that resemble private residences in a park-like setting. Although maintenance changes overall have been sensitive, the replacement of tile with asphalt shingles has given the complex a more institutional character. The L-shaped administration building, which resembles a large residence, retains the tiled roof.

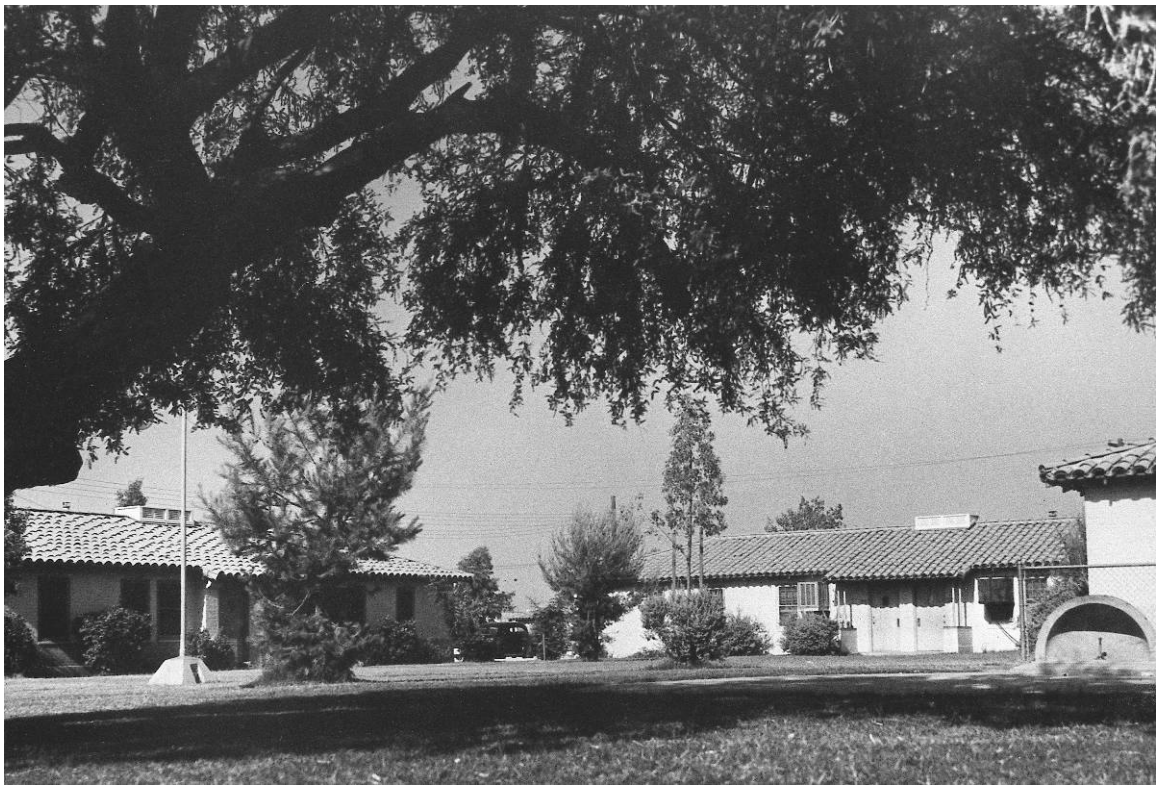

Figure 43. Historic photograph of the Marcos de Niza AZ 1-1 project depicting residential buildings with original ceramic Spanish tile roofs

Figure 44. Current photograph of the Marcos de Niza AZ 1-1 project depicting residential buildings with asphalt shingle roofs

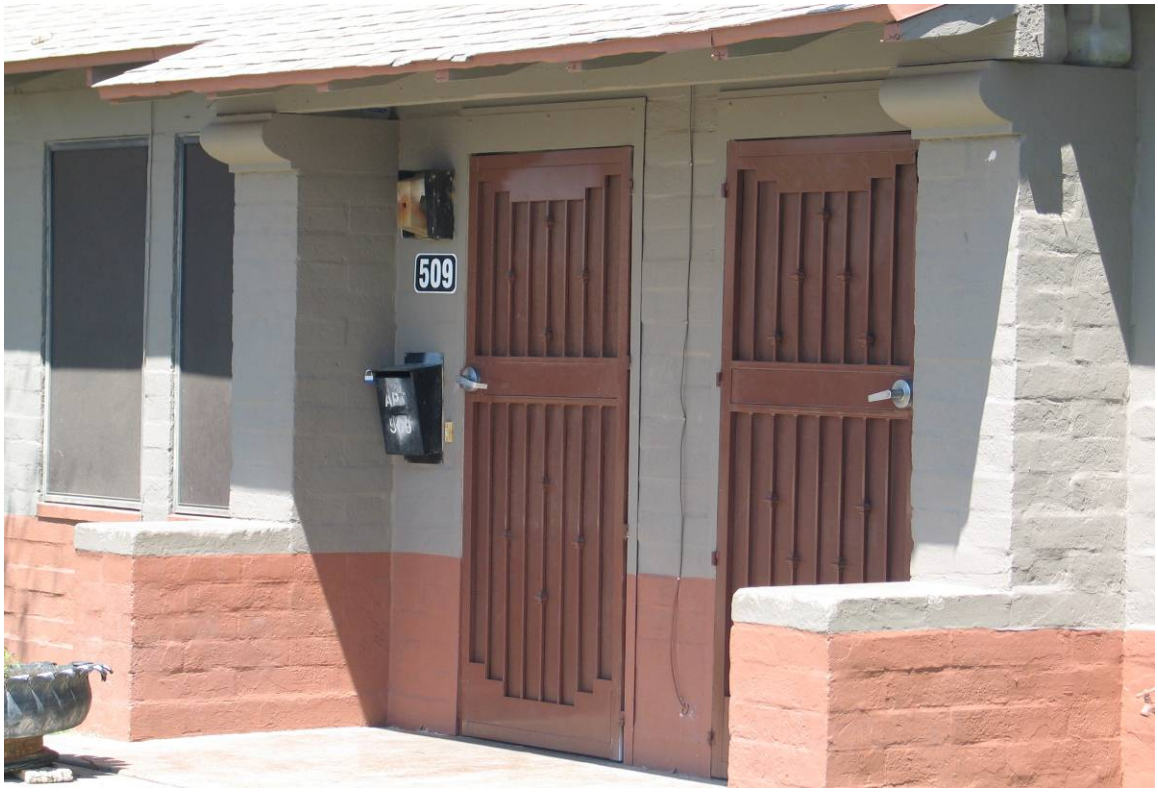

Figure 45. Marcos de Niza AZ 1-1 residential building entry porch with brick pier and concrete cap support

Figure 46. Marcos de Niza AZ 1-1 residential building entry porch with pipe knee brace

Figure 47. Marcos de Niza AZ 1-1 residential building single pane, single hung aluminum window

National Register Eligibility Recommendation

The Marcos de Niza AZ 1-1 housing project is significant under Criterion A, for its association with social history and ethnic heritage, and under Criterion C, for its association with community planning and development and architecture. The complex is significant at the local level, with 1941, its construction date, as period of significance.

Marcos de Niza AZ 1-1, the first public housing project developed by the PHA, reflects the initial efforts to construct low income housing in Phoenix. It was one of the three projects built by the PHA prior to the United States entering World War ll. The area where the project developed had previously been an unnamed barrio occupied by Hispanic residents (Dean and Reynolds 2006). The PHA planned for this development to be racially segregated and occupied by Hispanic residents only. According to Dean and Reynolds in their study of Hispanic history in Phoenix, initially, the housing development did not attract much interest. Roy Yanez, a social worker employed by the PHA was given the task of talking to the Hispanic community about the available housing. Dean and Reynolds state that "once he started appearing on the local Spanish-language radio program, residents became interested" (2004:71). In an interview with a former resident, Elva Nuñez recounts that the housing project became desirable, stating "we all wanted to live in the projects…because all the lawns were so well maintained and they had air-conditioning and we didn't. How we envied those people in the projects!" (Dean and Reynolds 2006:72).

In its layout and architecture, Marcos de Niza is representative of the first period of public housing development in Phoenix. In contrast to subsequent public housing projects that followed the superblock strategy recommended by the federal housing program, this development conformed to the existing street layout and was constructed on contiguous city blocks. The minimal approach to ground and building design reflects the need for low development cost mandated by the federal housing program. The complex is based on the courtyard concept, a typical solution for public housing, which creates differentiated areas, such as front and service yards, without additional dividing elements. A simplified ranch style was well suited to the cost constraints. In its density and housing style, the complex reflects local architectural trends as applied to a low cost project. The early ranch style houses incorporated medium pitched roof lines on attached dwellings, which gave the minimal buildings a more expansive feel. As is emblematic of early ranch style architecture, embellishments were sparse, in this case limited to some decorativedetailing at the entry of each unit. Building orientation with regard to cardinal directions appears to have been a priority; unlike most of the subsequent housing projects in Phoenix, in this complex most buildings have a north-south orientation. In constrast to later housing projects, the complex lacks specific community-oriented areas. The supervisory architects for the Marcos de Niza 1-1 project were prominent Arizona architects Lescher & Mahoney. The architect overseeing this project in particular was Fred Whittlesey and the construction was carried out by P.W. Womack Construction Company (Dean and Reynolds 2006).

The complex retains integrity of location. Changes have occurred to the surroundings, including the development of the Marcos de Niza Addition to the south and the redevelopment of the Lowell Elementary School. These changes, however, have not negatively impacted the setting. The project retains integrity of design and in general also of materials and workmanship. The project layout based on courtyards with internal pedestrian circulation, grass lawns and trees, has been maintained. A few changes have occurred at the building level associated with regular maintenance, including roof and window replacement. These modifications, however, do not detract from the understanding of the project as an early housing development in Phoenix. The project retains integrity of feeling and association. The property expresses the feeling of a public housing development with its overall size and similar, repeating buildings in a park-like setting, with better well-kept front yards and service yards with clotheslines. Marcos de Niza is largely intact and thus continues to physically convey its historic association with public housing. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

FRANK LUKE AZ 1-2

Physical Description

The Frank Luke AZ 1-2 project, developed in 1941, is set on a roughly 17-acre site bounded by Villa Street to the north, 20th Street to the east, Polk Street to the south, and 19th Street to the west (Figures 48 and 49). The project contains 230 units. The site is bordered by St. Luke's Hospital to the west, A.L. Krohn Housing (originally Duppa Villa) to the north, commercial development to the east, and vacant lots to the south. The development was originally bounded by Duppa Villa to the north, a small St. Luke's campus to the west, a residential development to the east (most of which was replaced by Interstate 10), and a parcel that has seen varying uses over the years (including a probable tourist court at one point, and vacant at others) to the south.

The Frank Luke project developed on relatively flat land, in a superblock with one internal drive, 19th Place, which runs north-south between 19th and 20th streets (Figure 50). Parking is solved with on-street parking and with small niches carved out of the blocks along 19th Place. The internal layout of the complex does not respond to site specific considerations but cardinal directions appear to have been a consideration at the time of building orientation. Frank Luke is a low-density project. Land use is divided among 69 residential buildings, front and service yards, a maintenance building along 19th Place towards Polk Street, and a recreational area consisting of a paved surface with two basketball hoops also along 19th Place. Small playgrounds, which do not appear to have been part of the original plan, are scattered throughout the project in service yards.

Single-story two- to four-unit buildings on either side of 19th Place are laid out in serpentine rows that create entry and utility courtyards, the first narrower than the latter (Figures 50, 51, and 52). The serpentine layout exposes the front yards to the secondary streets, while generating internal courtyards divided by 19th Place with the service yards, which are in this way hidden from external view. Building orientation with regard to cardinal directions also appears to have been a priority. In this complex, in contrast to other public housing projects in Phoenix, most buildings have a north-south orientation. Buildings located adjacent to the secondary streets are oriented to face the street. All buildings are one unit deep, which allows through ventilation. Residences were built in five models, B, C, D, E, and G (see site plane for specifications) placed fairly consistently with two-unit buildings at the end of the front yards, four-unit buildings at the end of the service yards, and a combination of two- to four-unit buildings on the sides of each courtyard. With the exception of building model G, which has four units with two bedrooms per unit, all buildings had two units with one to four bedrooms.

Concrete sidewalks line the secondary streets. Internal collector walks are intended for general circulation, approach walks lead to buildings, and entrance walks lead to the units. The site was laid out with sidewalks through the utility courtyards, but these have degraded over time leaving the utility courtyards as an undivided common area. The grounds of the development are covered in grass, with a variety of mature trees scattered throughout the site, mostly in front yards, including mesquite trees, mulberry, ficus, and ash as well as very mature pine trees that provide significant shade. Some residents have done additional planting around their units. Plantings create an attractive atmosphere while also providing needed shade for the Phoenix climate.

As is the case with all three developments constructed in 1941, Marcos de Niza 1-1, Frank Luke 1-2, and Matthew Henson 1-3, the residential buildings were designed in a simplified ranch style with medium pitch roofs. Buildings are utilitarian and respond to minimum comfort requirements. Buildings were constructed with block walls on a concrete slab foundation and wood framed roofs. The residences have end or hipped gabled roofs with exposed rafters. Roofs originally were covered in ceramic Spanish tiles, later replaced by asphalt shingles (Figures 53 and 54). At each entrance a small porch was created by an extension of the roof line. Porches had one of four treatments: pipe columns, pipe knee braces, brick piers with concrete caps, or brick piers

Figure 48. Current (2012) aerial photograph of the Frank Luke AZ 1-2 project

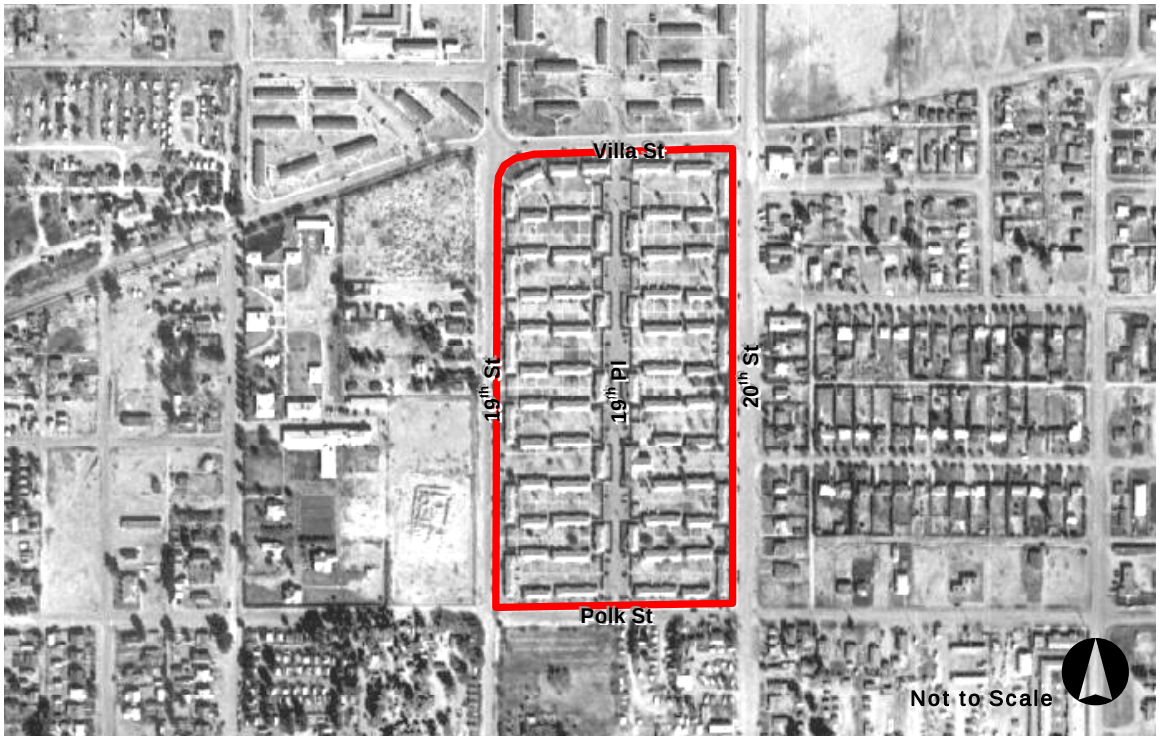

Figure 49. Historic (1949) aerial photograph of the Frank Luke AZ 1-2 project

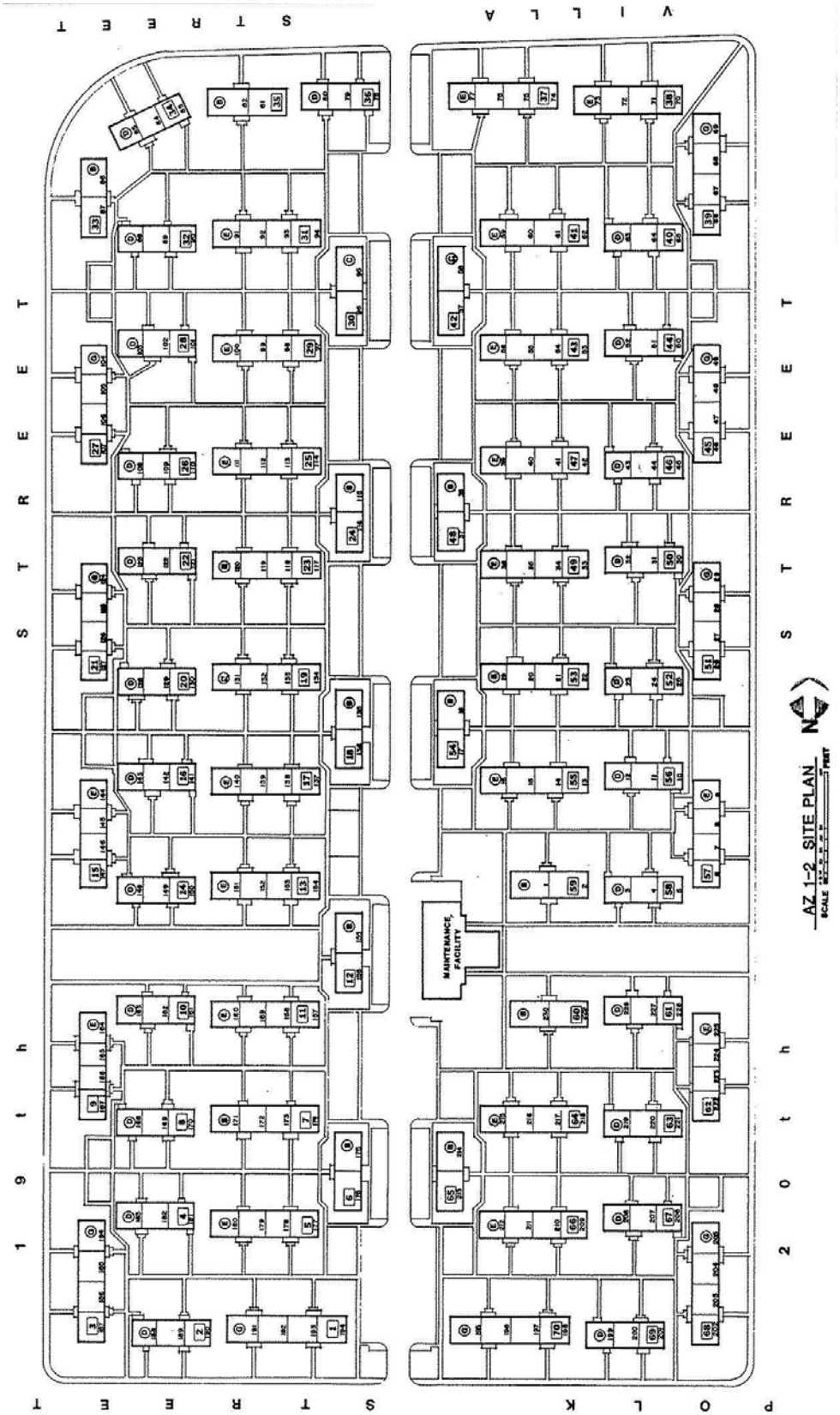

Figure 50. Frank Luke AZ 1-2 project site plan

Figure 51. Frank Luke AZ 1-2 interior courtyard with mature landscaping

Figure 52. Frank Luke AZ 1-2 utility courtyard with playground

Figure 53. Historic photograph of Frank Luke AZ 1-2 residential building with original ceramic Spanish tile roof and porch piers with concrete caps

Figure 54. Current Photograph of Frank Luke AZ 1-2 residential building with asphalt shingle roof and porch piers with concrete caps

with pipe columns were used as supports. These variations in the porches provide minimal texture to the simple buildings. Originally, the buildings had what appear to have been batten doors with a small rectangular light. Now, flush enduro aluminum doors have a diamond shaped light; front doors have an additional security screen. Windows, with concrete lintels and sills, were originally multiple pane (six over six) hung steel but were replaced by single pane single hung aluminum windows; most have sunscreens and a few have security screens (Figure 55). Evaporative coolers and vents punctuate the ridge of roofs and the side facing service yards. Historic photos depict a well-maintained complex with mature vegetation and houses that resemble private residences in a park-like setting. Although maintenance changes overall have been sensitive, the replacement of tiles with asphalt shingles has given the complex a more institutional character.

Figure 55. Frank Luke AZ 1-2 residential building single pane, single hung aluminum windows and box air conditioning unit

National Register Eligibility Recommendation

The Frank Luke AZ 1-2 housing project is significant under Criterion A, for its association with social history, and under Criterion C, for its association with community planning and development and architecture. The complex is significant at the local level, with 1941, its construction date, as period of significance.

Frank Luke AZ 1-2 reflects the initial efforts to construct low income housing in Phoenix. It was one of the three projects built by the PHA prior to the United States entering World War II. The area developed as Frank Luke in 1941 previously had been the site of substandard residential dwellings. PHA planned for this development to be racially segregated and occupied by European American residents only. In fact, this was the only development of the three initial projects to be constructed north of Van Buren Street, the unofficial segregation line of mid-century Phoenix.

The development is a representative example of the early period of public housing projects in Phoenix in terms of layout and architecture. Unlike Marcos de Niza, however, the site plan

incorporates the principles of the superblock concept, aggregating several blocks between Polk Street and Villa Street and creating one central internal drive that discourages through traffic. Low development costs mandated by the federal housing program are reflected in the straightforward site planning and building design. The complex is an example of simplified ranch style as applied to a large scale public housing project. The layout based on the courtyard system and the incorporation of ranch architecture responded to the need of lowering costs mandated by the federal housing program. Notwithstanding the straightforward design, however, the entry and utility courtyards provide light open spaces. As is characteristic of early ranch style, architecture is severe, with minimal texture provided by the supports of porches at the entry of each unit. The early ranch style dwellings, with medium pitched roof lines on attached dwellings, however, gave the simple buildings an expansive feel. The supervisory architects for the Frank Luke AZ 1-2 project were prominent Arizona architects Lescher & Mahoney. The architects overseeing this project in particular were prominent Phoenix residential architects Gilmore and Eckman and H.H. Green (*Arizona Republic* 10 December 1939).

The complex retains integrity of location. Changes have occurred to the surroundings, including the expansion of the medical facility to the west, development of the Krohn Houses to the north, and the construction of Interstate 10 to the east. These changes, however, have not negatively impacted the setting. The project retains integrity of design and in general also of materials and workmanship. The project layout based on courtyards with internal pedestrian circulation, grass lawns and trees, has been maintained. A few changes have occurred at the building level associated with regular maintenance, including roof and window replacement. These modifications, however, do not detract from the understanding of the project as an early housing development in Phoenix. The project retains integrity of feeling and association. The property expresses the feeling of a public housing development with its overall size and similar, repeating buildings in a park-like setting, with better well-kept front yards and service yards with clotheslines. Frank Luke is largely intact and thus continues to physically convey its historic association with public housing. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

MATTHEW HENSON AZ 1-3

The Matthew Henson AZ 1-3 project, developed in 1941, was located between 7th and 9th avenues, south of Sherman Street (Figures 56 and 57). In its layout and architecture the project resembles the other two projects built in 1941 (Figures 58, 59, and 60) (for a complete description see Appendix G with documentation by Logan Simpson Design; the project is also included in Appendix H).

The project, together with Matthew Henson AZ 1-4, built in 1952, was demolished by the COP to be redeveloped into new housing. One courtyard with five buildings remains from the original AZ 1-3 project at the southwest corner of Sherman Street and 7th Avenue. Because the project was determined eligible for National Register listing, prior to the demolition, a Memorandum of Agreement was signed by the COP and the SHPO. The COP was required by the State Historic Preservation Office to document the project in accordance with SHPO's Documentation Standards for Historic Properties. The document, produced by Logan Simpson Design in 2003 is included in Appendix G of this report. The COP also was required to retain the mentioned courtyard as partial mitigation for the demolition of the remaining of AZ 1-3 and AZ 1-4 projects (Figures 1, 2 and 3).

Figure 56. Current (2012) aerial photograph of the site of the Matthew Henson AZ 1-3 project, now redeveloped, with the existing courtyard at Sherman Street and 7th Avenue

Figure 57. Historic (1949) aerial photograph of the Matthew Henson AZ 1-3 project with the existing courtyard at Sherman Street and 7th Avenue

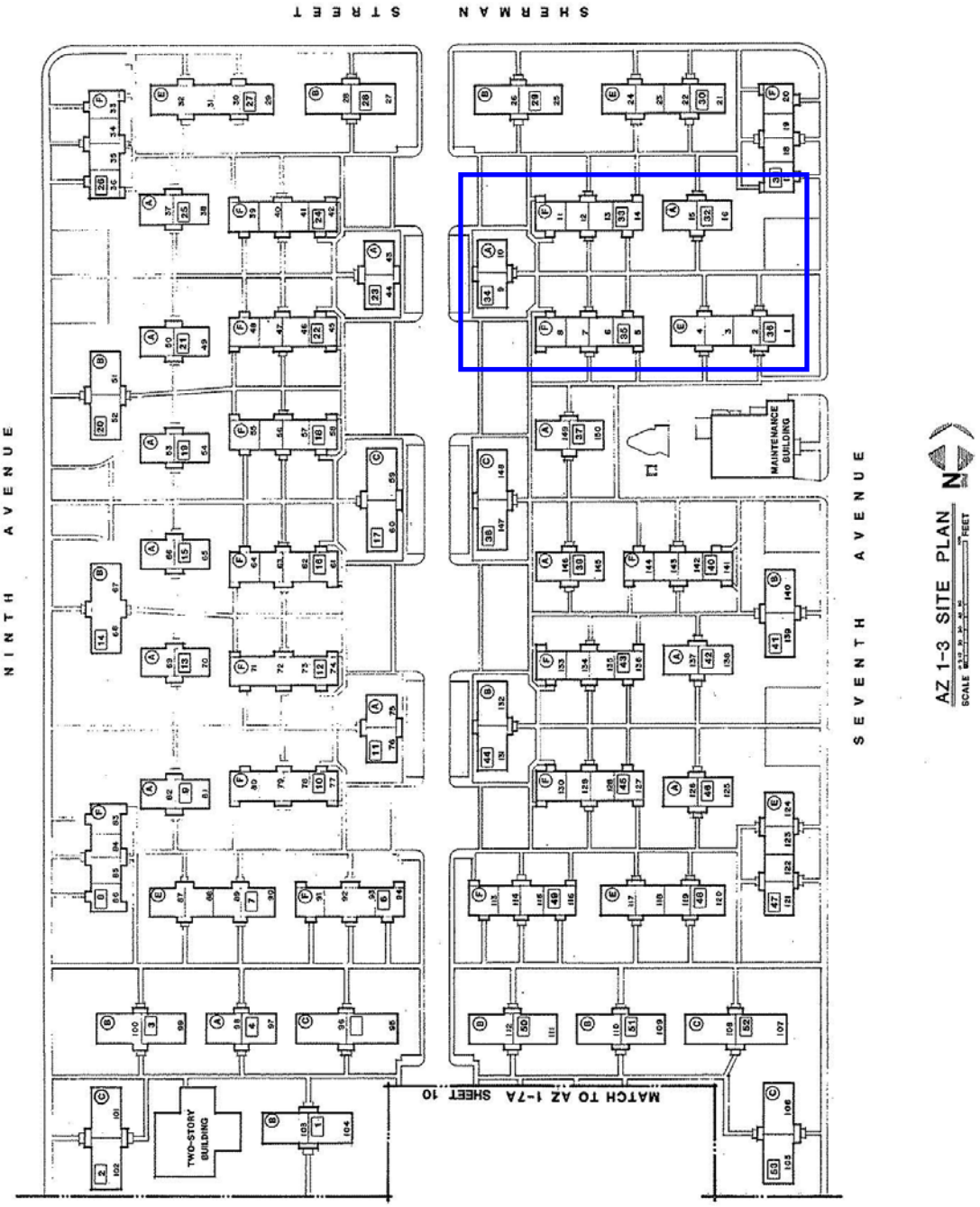

Figure 58. Matthew Henson AZ 1-3 project site plan with the existing courtyard at the southwest corner of Sherman Street and 7th Avenue

Figure 59. Current photograph of existing courtyard (interior) of Matthew Henson AZ 1-3

Figure 60. Current photograph of existing courtyard (exterior) of Matthew Henson AZ 1-3

MARCOS DE NIZA ADDITION AZ 1-5

Physical Description

The Marcos de Niza Addition developed in 1952 just south of the first Marcos de Niza project. The development contains 150 units. The complex is set on a roughly 15-acre site bounded by Pima Street to the north, 1st Avenue to the east, Mohave Street to the south. To the west, the project extends about a block west of 3rd Avenue. The site is bordered, as it has been historically, by the Marcos de Niza housing project to the north, commercial development to the east, and residential development to the south and west (Figures 61 and 62).

The Marcos de Niza Addition combines the superblock concept (east of 3rd Avenue) with a continuation of city blocks (west of 3rd Avenue) (Figure 63). Thus, one part of the complex is not subject to through traffic while the other part is. Streets going through the development, however, are secondary streets. Parking is solved with on-street parking and with parking lanes carved out of the blocks. This is a low density project with about 30 percent land coverage. Land use is divided among residential buildings (44) and front and service yards. A community building (now a senior center), a storage building, and a playground area lie at the southwest corner of Pima Street and 3rd Avenue.

The internal layout of the complex makes the most of the block's shape and size. Cardinal directions appear to have been a consideration, and where possible buildings have a north-south orientation. In other cases, due to the blocks shape and dimensions, buildings have a less desirable east-west orientation. Building placement is also dependant upon relationship with the streets. The complex is based on the courtyard concept, with a layout that differs from the two previously described projects (Figures 64 and 65). There are four building types, A, B, C, and E, with two or four units, each with one or two bedrooms. Single-story two- and four-unit buildings are laid out to create entry and utility courtyards. East of 3rd Avenue, in general, U-shaped courtyards are formed by three two- to four-unit buildings. Utility courtyards are visually bounded by street facing buildings, while front courtyards are exposed. West of 3rd Avenue, an arrangement of parallel linear buildings creates open front and service courtyards that are visible from the east-west streets. Most of these are four unit-buildings, a few have two units. With this building placement, courtyards do not lie adjacent to the streets, and thus are protected from traffic. At the western end of the project, there are two- and four-unit buildings placed to generate larger open spaces.

Concrete sidewalks line the secondary streets. The internal pedestrian circulation pattern includes collector walks intended for general circulation, approach walks to buildings, and entrance walks to units. Although the plan included a similar pedestrian circulation pattern for front and service yards, there are no established walks today in the service yards. The grounds of the development are covered in grass, with a few mature trees scattered throughout the site, including Chinese Elm, Mexican Fan Palm, African Sumac, and Hollyhock. Some residents have done additional planting around their units.

The residential buildings were designed in a simplified ranch style with medium pitch roofs (Figure 66). The ranch style was considered appropriate for public housing due to its simplicity and consequent low cost. Buildings are utilitarian and respond to minimum comfort requirements. Buildings were constructed with block walls on a concrete slab foundation and wood framed roofs. Walls painted in two colors create the illusion of texture in the flat surface. The buildings have end gabled roofs with a 4/12 pitch. Roofs originally were covered in flat ceramic tiles, later replaced by asphalt shingles (Figure 67). Extensions of the roof line create shallow porches at the entrance to each unit. Porches have brick pilasters; some of them also have decorative pipe columns. Historically, flush doors had a mail slot; current doors are also flush but lack a mail slot. Those facing the front yards have security doors.

Figure 61. Current (2012) aerial photograph of the Marcos de Niza Addition AZ 1-5 project

Figure 62. Historic (1969) aerial photograph of the Marcos de Niza Addition AZ 1-5 project

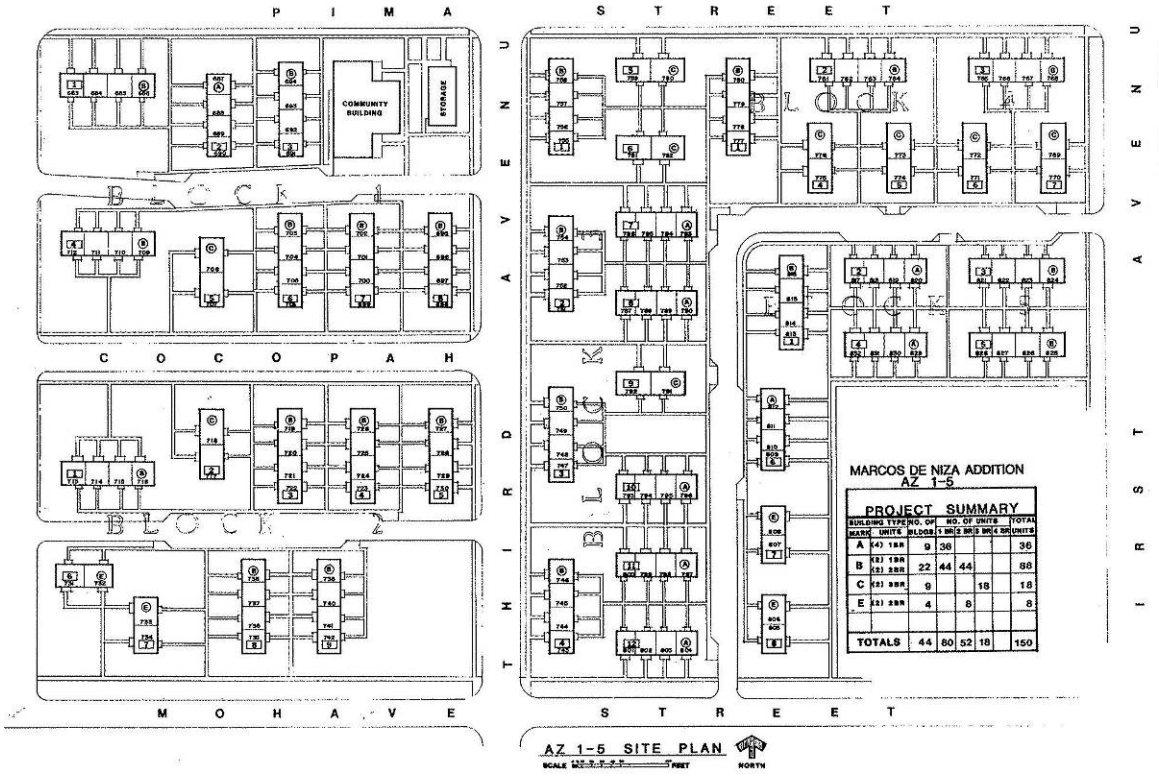

Figure 63. Marcos de Niza Addition AZ 1-5 project site plan

Figure 64. Marcos de Niza Addition AZ 1-5 front courtyard

Figure 65. Marcos de Niza Addition AZ 1-5 service courtyard

Figure 66. Current photograph of Marcos de Niza Addition AZ 1-5 showing a sequence of ranch style buildings with medium pitch asphalt shingle roofs

Figure 67. Historic photograph of Marcos de Niza Addition AZ 1-5 showing original ceramic tile roofs

Fenestration is consistent throughout the project. The rectangular windows, in two sizes, were originally multiple pane (six over six) hung steel windows but were replaced by single pane single hung aluminum windows; all have sunscreens. Evaporative coolers and vents punctuate the ridge of roofs and the side facing service yards. A historic photo depicts a nicely finished unit with a well-kept garden, which made the house resemble a private residence. Although maintenance changes overall have been sensitive, the replacement of the tiles with asphalt shingles has given the complex a more institutional character.

The storage building at the corner of Pima Street and 3rd. Avenue roughly resembles the residences in its scale, massing, and some of the materials. Like in the residential buildings, the roof is covered in asphalt shingles; walls, however, have been stuccoed. In contrast to the dwellings, it has only one entrance facing north. The senior center next to the maintenance building, built in the 1970s, does not share any qualities with the rest of the complex. It has a flat roof, stuccoed walls, glass block filled openings, and a covered porch facing north.

National Register Eligibility Recommendation

The Marcos de Niza Addition housing project is significant under Criterion A, for its association with social history, and under Criterion C, for its association with community planning and development and architecture. The complex is significant at the local level, with 1952, its construction date, as period of significance.

The Marcos de Niza Addition is one of the three housing projects of the second tier of public housing development by the PHA, and was constructed with money from the Federal Public Housing Authority. After the initial three projects were built, World War ll dramatically impacted the role of government in housing. The 1949 Federal Housing Act, however, made additional funds available for public housing. The PHA planned to add units next to the three existing developments. The administration argued that considerable savings in cost would be achieved by the proximity of the developments of this phase to those completed a decade earlier. Of the three 1952 projects, which included Matthew Henson Addition and Frank Luke Addition, Marcos de Niza Addition is the only one still standing.

In terms of site planning and housing design, this project is similar to of the first group of public housing developments in Phoenix (refer to *Public Housing Design* in this report). Like the projects developed in 1941, those built in 1952 were one-story developments with lower density than the later 1960s developments. Also, front and service yards were similarly treated, recreational areas were placed in seemingly “left-over” spaces rather than being centrally located, parking was mostly accommodated on-street, and the residential buildings were designed in a simplified ranch style. Like all the earlier projects, this one reflects the cost constrains of public housing development. As with the earlier housing developments, prominent Arizona architects Lescher & Mahoney were involved in the design of this project.

The complex retains integrity of location. It also retains integrity of setting; changes to the commercial properties to the east have not negatively impacted the surroundings. The project retains integrity of design and in general also of materials and workmanship. The project layout based on courtyards with internal pedestrian circulation, grass lawns and trees, has been maintained. A few changes have occurred at the building level associated with regular maintenance, including roof and window replacement. Although these modifications have given the complex a more institutional character than it had originally, they do not detract from the understanding of the project as an early housing development in Phoenix. The project retains integrity of feeling and association. With its scale and repeating housing buildings in a park-like setting, the property expresses the feeling of a public housing development. The Marcos de Niza Addition is largely intact and thus continues to physically convey its historic association with public housing. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

SIDNEY P. OSBORN AZ 1-7B

Physical Description

For the Sidney P. Osborn development, 164 units were built in 1960, on a roughly 10-acre site between 17th and 18th streets and between an alley south of Van Buren Street and an alley north of Washington Street. The development is bounded by commercial development to the north, northeast, and south, and by residential development in the other directions. The land dedicated to commercial uses around the property was previously vacant (Figures 68 and 69).

The project, developed on flat land, was constructed on two regularly shaped city blocks (Figures 68 and 69). It does not, however, totally conform to the existing street layout. The site is only divided by one internal road running east-west which does not continue beyond the project, thus discouraging through traffic. As such, the plan incorporated the principles of the superblock strategy. Although the development shares some characteristics with the other projects of the last phase of housing development under the PHA, its site plan is unique. The layout of the development is decidedly modernist, with a clear structure, a hierarchy of uses and spaces, and isolated buildings in an open park-like setting. The site is roughly divided in three sections vertically. The plan is structured with an open recreation/parking/maintenance mall at the center, which also contains a few north-south oriented residential buildings (Figures 70 and 71). At each side of this mall, there is a residential area that includes two-story walk-up apartments arranged in rows of parallel linear buildings with an east-west orientation. The central mall is thus shielded from exterior views and traffic by the residential areas that bound it. Longitudinally, the project is divided by the internal road running east-west at the center and by two large recreational areas that extend from side to side of the project between buildings, north and south of the road (Figure 72). The linear arrangement of residential buildings generates front and service yards between the buildings. The east-west orientation of the buildings, although not beneficial at the level of individual buildings in terms of sun exposure, has some advantages. With this layout, front (with the exception of buildings facing the streets) and service yards (Figures 73 and 74) are not exposed to the streets, with the consequent benefits in terms of views and distance from traffic. Also, with this layout, buildings provide some protection from the afternoon sun in the courtyards.

The grounds of the development are covered in grass. A variety of trees and small plants are scattered throughout the site (Figure 75). There is some shrubbery adjacent to building facades; some residents have done additional plantings around their units. Trees and small plants present include mesquite, African sumac, cassia, poplar tree, olive tree, Aleppo pine, yellow bell, oleander, and aloe vera. Internal concrete curvilinear sidewalks take off from the perimeter city sidewalks to connect the different buildings and approach each residential unit. Service yards do not have established walks.

There are 11 residential building types (see site plan for specifications) with two- to four units of two to four bedrooms distributed throughout the project. All buildings are one unit deep, which allows through ventilation. Associated with the need for efficient construction and with national trends in public housing, the buildings were designed with a simple modernist language. The buildings are constructed with concrete block and flat roofs on a concrete slab. Some of the buildings have units that are staggered back to create some texture. The roof line extends to create balconies and porches. A flat metallic fascia extends around the whole roof. Rear façades are severe, with only service doors and windows punctuating the walls. Front façades are articulated with balconies and porches. Unit entrances are solved by a composition of a stair leading to the second floor, balconies on the second floor, and small porches on the first floor created by the balconies above and perforated walls next to the stair. The buildings have white aluminum sash, single pane hung windows in three sizes. They replaced the original aluminum windows. Next to entrance doors, three single pane hung windows are set together. Most windows have sunscreens and a few have expanded metal security screens. Doors are flush,

Figure 68. Current (2012) aerial photograph of the Sidney P. Osborn AZ 1-7B project

Figure 69. Historic (1969) aerial photograph of the Sidney P. Osborn AZ 1-7B project

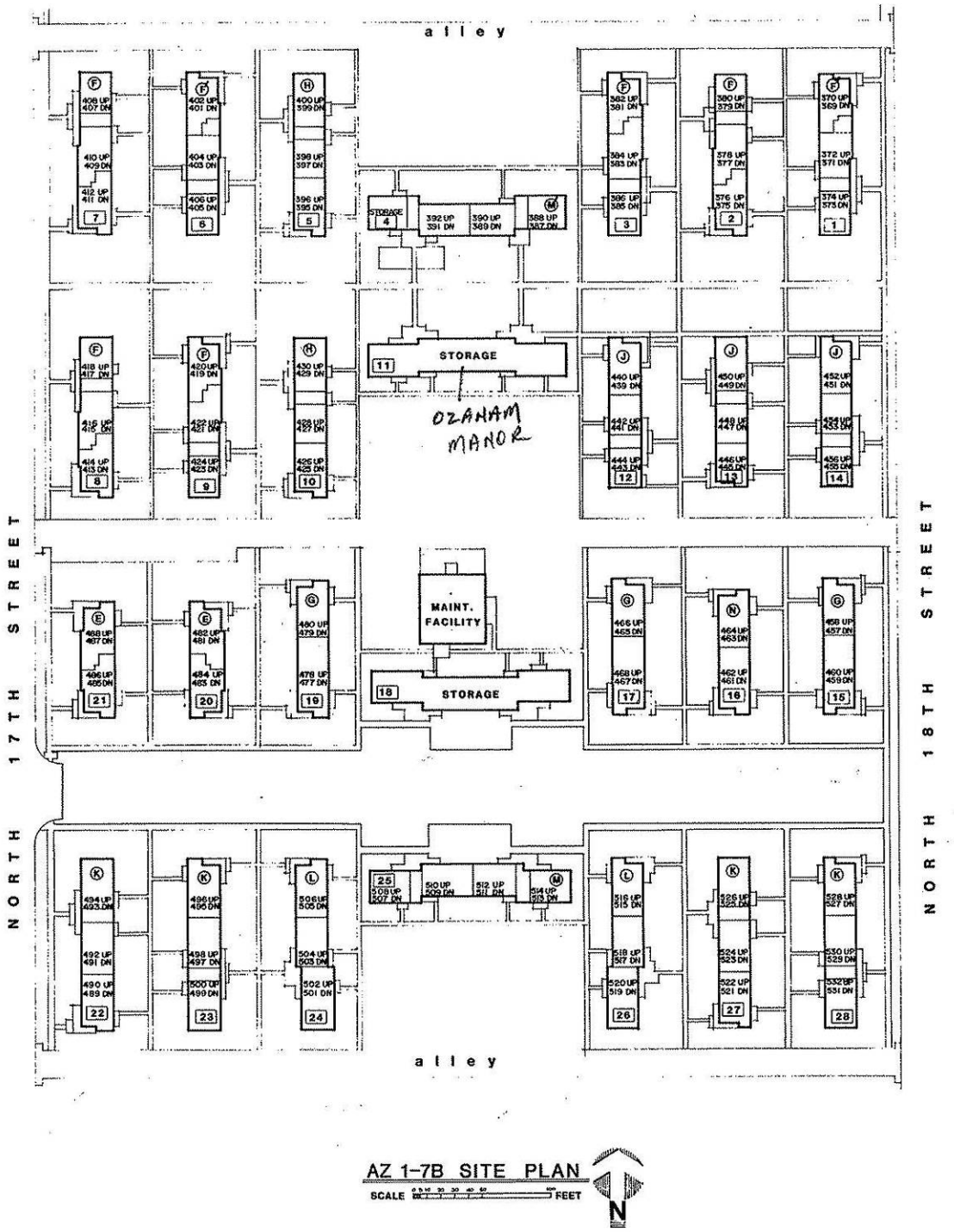

Figure 70. Sidney P. Osborn AZ 1-7B project site plan

Figure 71. Sidney P. Osborn AZ 1-7B interior recreation/parking/maintenance mall

Figure 72. Sidney P. Osborn AZ 1-7B large recreational area

Figure 73. Sidney P. Osborn AZ 1-7B entry courtyard and basketball court

Figure 74. Sidney P. Osborn AZ 1-7B service courtyard and play area

Figure 75. Sidney P. Osborn AZ 1-7B front courtyard with a variety of trees and small plants

some have security screens. Stairs and balconies have metal rails consisting of panels with a round section frame and square section bars at an angle inside. Based on historic photos of other housing projects built at the time, these panels might have been made of chain link and what appear to be solid metallic panels originally. The clean masonry volumes with flat roofs were given texture with exterior stairs, porches, and balconies.

National Register Eligibility Recommendation

The Sidney P. Osborn project is significant under Criterion A, for its association with social history, and under Criterion C, for its association with community planning and development and architecture. The complex is significant at the local level, with 1960-mid 1970s as the period of significance (construction of the complex and construction of the maintenance facility at the center, respectively [we were unable to find information about the exact construction date of the maintenance building]).

The Sidney P. Osborn project, built in 1960, was the first project under the direction of the PHA in the last tier (built between 1960 and 1964) of its public housing development. In 1957, the City approved the construction of the 200-unit Sidney P. Osborn project, which was completed at two sites. AZ1-7A, with 36 units, which has been demolished, was developed next to an earlier public housing project in south Phoenix. The AZ1-7B section was developed near the other public housing projects close to Van Buren Street. In both cases, land was acquired through eminent domain.

In its design, the Sidney Osborn AZ1-7B project is unique, while also being representative of the last group of public housing development in Phoenix under the PHA. Public housing after the 1949 Housing Act and the 1954 Urban Renewal Act reflects changes in architectural theory and public policy. The new projects, especially in large cities, were typically developed in the inner-city

at much higher densities than the earlier projects. The high-rise building became a symbol of efficiency, social order, and modern design. High-rise towers were set in large, open courtyards, and had a less residential character than earlier projects. Under the federal housing program, projects were designed following the guidelines set forth by the agency and at the same time to suit local conditions, with consequent regional variations. The housing projects built in the 1960s reflect the changes that had taken place at the national level in public housing, but also reflec Phoenix's local conditions. Thus, rather than high rises, two-story buildings were used. Like the other two-story public housing projects, The Sidney P. Osborn development is double the density of the earlier developments while maintaining similar land coverage of about 30 percent.

The layout of the complex is decidedly modernist. The clean, airy plan of two story parallel linear buildings with a clear hierarchy of uses and spaces, and large open public areas, was in clear contrast with the surroundings. The complex incorporated the principles set for by the FHPA for the design of public housing while reflecting local conditions. The site plan incorporated the principles of the superblock concept by discouraging through traffic. Parking courts were included at the center of the project to accommodate the increasing number of automobiles. At a time when in several cities public housing was accommodated in high-rise buildings, the two-story walk-up apartments are reflective of the Phoenix condition in terms of scale and density. Buildings were designed with a more modernist language than earlier housing projects, with clean volumes and planes. Although the approach to site and building design reflects the need for low development cost mandated by the federal housing program, the clean modern architecture and manicured landscaped areas give the project a less institutional atmosphere than that of earlier developments. The architects for the project were prominent Arizona architects Lescher & Mahoney.

The complex retains integrity of location. Commercial development to the north and east has not negatively impacted the surroundings. The project retains integrity of design and in general also of materials and workmanship. The open modernist project layout has been maintained. A few changes have occurred at the building level associated with regular maintenance, including window and probably rail replacement. These modifications, however, have been sensitive and do not detract from the understanding of the project as a housing development in Phoenix. The project retains integrity of feeling and association. With its scale and repeating housing buildings in a park-like setting, the property expresses the feeling of a 1960s public housing development. The Sidney P. Osborn development is largely intact and thus continues to physically convey its historic association with public housing. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

A.L. KROHN AZ 1-8A2

Physical Description

The A.L. Krohn AZ 1-8A2 project was built in 1962 on a roughly 2-acre site south of Monroe Street, between 14th and 15th streets. It is a small project of 38 units. The development is surrounded today mostly by commercial development. Originally, residential development bounded the project to the east, south, and west (Figures 76 and 77). This is one of the three A.L. Krohn projects developed by the FHA.

The project developed on flat land on the north portion of a regularly sized city block (Figures 78 and 79). Land use is divided among residential buildings, front and service yards, and a playground and parking lot at the center of the complex (Figure 78). At a small scale, the development incorporated a courtyard layout, with three groups of buildings generating U-shaped service yards. The residences consist of two-story linear or L-shaped walk-up apartments. There are five building types (see site plan for specifications) of two to six units with two to four bedrooms each. Buildings are placed so views of service yards are blocked by the residential buildings (Figures 79 and 80).

The grounds of the development are covered in grass. A variety of trees and plants are scattered throughout the site, including mesquite, African sumac, olive tree, oleander, and yellow bell. Internal concrete sidewalks take off from the perimeter city sidewalks to connect the buildings and lead to each residential unit.

As in the earlier and later housing projects, all buildings are one unit deep, which allows through ventilation. Like the other Krohn projects, the buildings were designed with a more modernist language than earlier housing projects. The buildings consist of clean concrete block volumes with flat roofs. The roof line extends over balconies and porches on the second floor, which gives the roof some rhythm. A striated metallic fascia extends along the roof edge. The concrete floors of the balconies create small porches on the first floor. Rear façades are severe, with only service doors and window units punctuating the walls. Front façades are articulated with balconies and porches. The buildings have single pane, sliding aluminum windows and single pane hung aluminum windows. They replaced the original aluminum windows, window shape and functioning mode does not appear to have changed. Most windows have sunscreens. Front and service doors are paneled, but they were flush originally. In some cases there is an additional security door. Stair and balcony rails might have been replaced as part of regular maintenance. A historic photo of the now demolished A.L. Krohn AZ 1-8A1 project shows rails made of chain link and what appear to be solid metallic panels. It is unknown whether the AZ 1-8B had this type of rails originally. Exterior stairs, porches, balconies, patterned walls, and stone veneers at unit entrances provide texture to the buildings.

National Register Eligibility Recommendation

The A.L. Krohn AZ 1-8A2 project is significant under Criterion A, for its association with social history, and under Criterion C, for its association with community planning and development and architecture. The complex is significant at the local level, with 1962, its construction date, as the period of significance.

A.L. Krohn AZ1-8B, built in 1962, one of the last developments under the direction of the PHA, is associated with public housing development in Phoenix. In its layout and architecture, the Krohn project is representative of the last tier of public housing projects in Phoenix under the PHA. Although at a small scale, the layout of the development reflects modernist principles, with a hierarchy of uses and spaces, and buildings in a park-like setting. With a layout based on the courtyard concept, buildings were placed so front façades faced the streets and the view of service yards and parking lots was diminished. At a time when in several cities public housing

Figure 76. Current (2012) aerial photograph of the A.L. Krohn AZ 1-8A2 project

Figure 77. Historic (1969) aerial photograph of the A.L. Krohn AZ 1-8A2 project

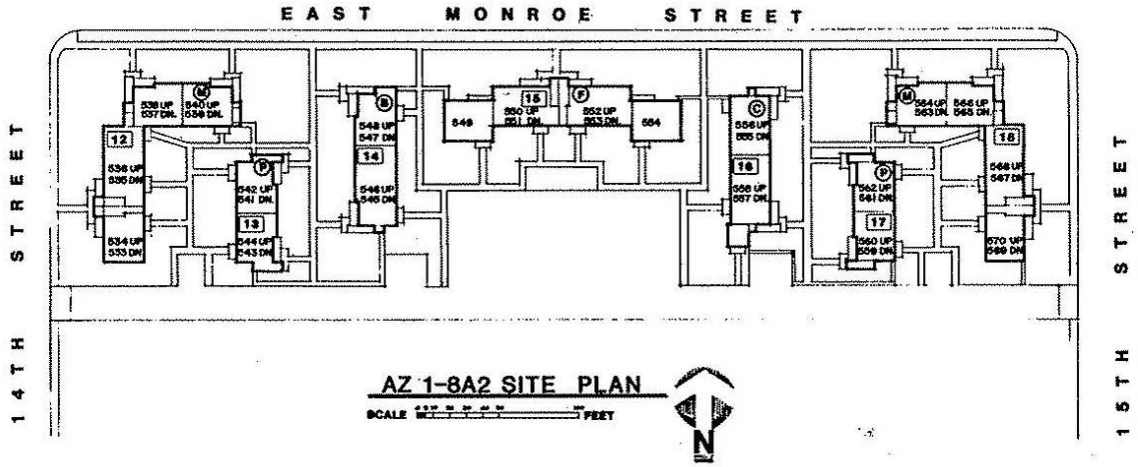

Figure 78. A.L. Krohn AZ 1-8A2 project site plan

Figure 79. A.L. Krohn AZ 1-8A2 front courtyard

Figure 80. A.L. Krohn AZ 1-8A2 service courtyard

was accommodated in high-rise buildings, the two-story walk-up apartments are reflective of the Phoenix condition in terms of scale and density. Buildings were designed with a more modernist language than earlier housing projects, with clean volumes and planes. Although the approach to site and building design reflects the need for low development cost mandated by the federal housing program, elements such as stone veneers at unit entrances give the project an almost private character. The architects for the project were prominent Arizona architects Lescher & Mahoney.

The property retains integrity of location. Changes to the surroundings have not negatively impacted the setting. The complex retains integrity of design, materials, and workmanship. Changes associated with the project's maintenance, such as window and probably rail replacement, have been sensitive. The property retains integrity of feeling, evoking the historic sense of the time when it was developed. With its modernist layout and architecture and having retained integrity of location, design, materials, workmanship, and feeling, the property appears directly linked to the time and situation of its development, thus retaining integrity of association. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

A.L. KROHN AZ 1-8B

Physical Description

A.L. Krohn AZ 1-8B was developed with 202 units in 1964 on the site of the former Duppa Villa war-time low-income housing, a roughly 10-acre site between Villa and McKinley streets and 18th and 20th streets (Figures 81 and 82). The complex was developed just north of Frank Luke AZ 1-2, which had been built in 1941, and east of Frank Luke Addition, built in 1952, now demolished. Edison Elementary School, built in the late 1940s following the development of the first Frank Luke project, is located northwest of the project. A property owned by the state Board of Social Security and Welfare and Edison Park lie adjacent to the development to the north. Saint Luke's Hospital is located south of the project, next to Frank Luke. Vacant land lies east of the property. Of the 202 units built in 1964, 60 were dedicated to elderly occupancy. This was the last public housing development under the direction of the PHA.

The project developed on flat land on an irregularly shaped site (Figure 83). The development follows the superblock strategy, with the city street grid not extending through the project. Although the scale of the complex is not such that it would have required the aggregation of several blocks, 19th Street was interrupted through the project and there is only one internal road, Garfield Street, which does not continue beyond the limits of the project, thus discouraging through traffic.

The layout of the development is decidedly modernist, with a clear hierarchy of uses and spaces, and buildings in a park-like setting. The complex is based on the courtyard concept and organized with formal front yards and service yards for utility lines and laundry (Figures 84 and 85). Two-story two- to four-unit linear, L-shaped and U-shaped residential buildings were placed to conform to the irregular site. Land use is divided among residential buildings, front and service yards, a community center (built in the 1970s) and two parking lots at the center of the east portion of the project along Garfield Street, and parking lots interspersed within the western section. Buildings were placed to provide views of the access yards from the exterior of the complex while limiting views of the service yards and parking areas. To create the courtyards and block views of certain areas, most buildings have an east-west orientation.

The grounds of the development are covered in grass. A variety of trees are scattered throughout the site. There is ornamental landscaping adjacent to building. Trees and plants include mesquite, blue agave, palo verde, oleander, desert spoon, and Canary Island pine. Internal concrete sidewalks take off from the perimeter city sidewalks to connect the different buildings and lead to each residential unit.

All buildings are one unit deep, which allows through ventilation. There are thirteen building types (see site plan for specifications) distributed throughout the project, each with two to eight units, with one to four bedrooms per unit. Like the other Krohn projects, the buildings were designed with a more modernist language than earlier housing projects. The buildings consist of two-story walk-up apartments of block walls and flat roofs over a concrete slab. The roof line extends over balconies and porches on the second floor. The concrete floors of the balconies create small porches on the first floor. Rear façades are severe, with only service doors, windows, and AC units punctuating the walls. Front façades are articulated with balconies and porches. Unit entrances are articulated at the center of the buildings with an L-shaped stair leading to the second floor, balconies on the second floor, and small porches on the first floor created by the balconies above and walls next to the stair. Some buildings have unit entrances at their ends. Most unit entrances have a stone veneer, which is limited to the porch area. The buildings contain single pane, sliding aluminum windows in three sizes and single pane, hung aluminum windows above a concrete sill. Original windows also had aluminum frames, some with two over two single hung sashes, others were sliding windows. With a few exceptions, windows have sunscreens.

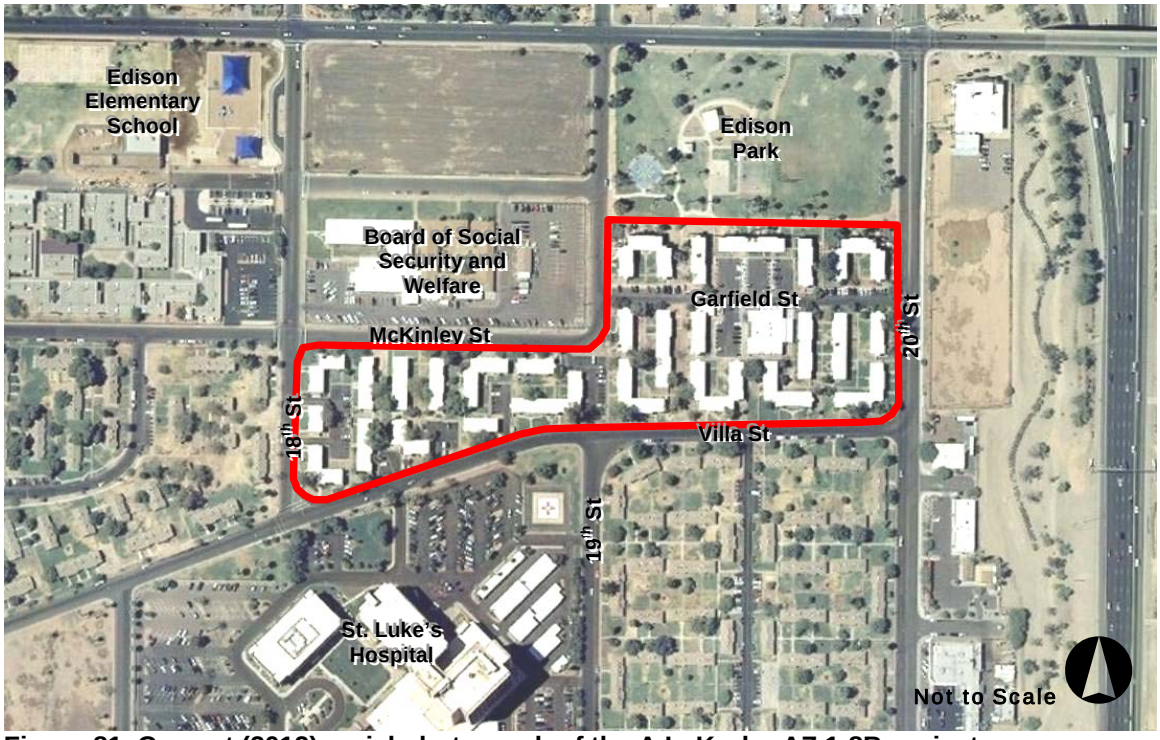

Figure 81. Current (2012) aerial photograph of the A.L. Krohn AZ 1-8B project

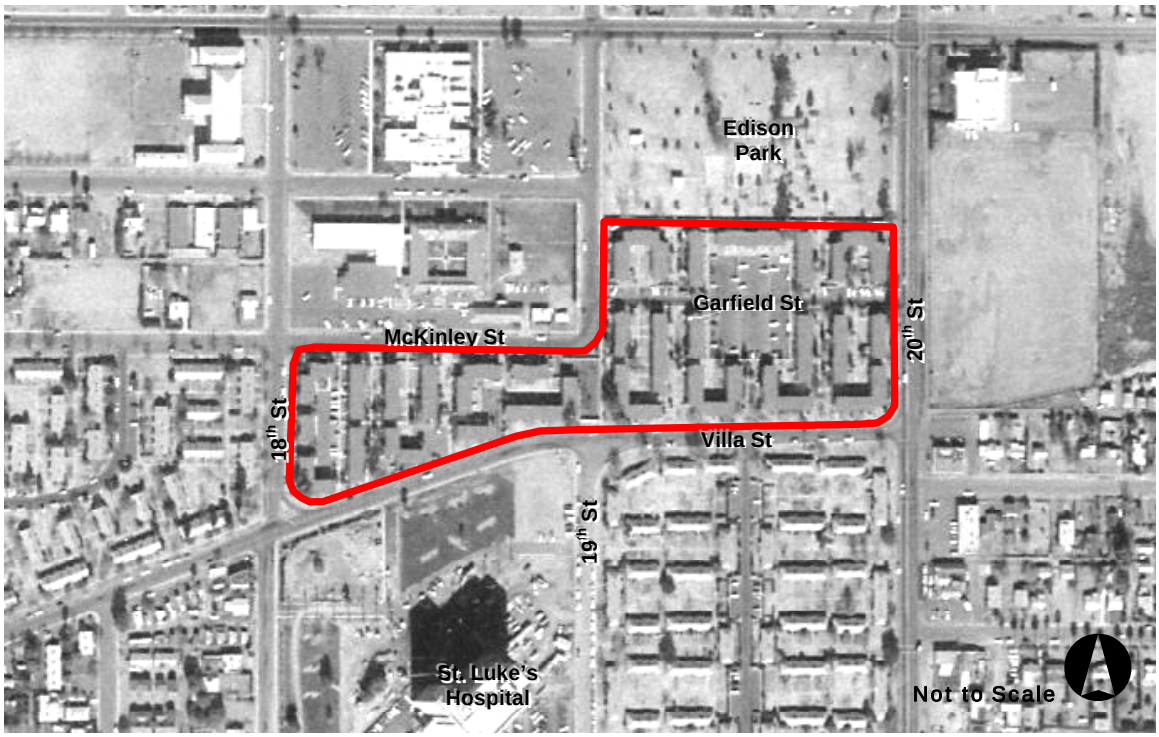

Figure 82. Historic (1969) aerial photograph of the A.L. Krohn AZ 1-8B project

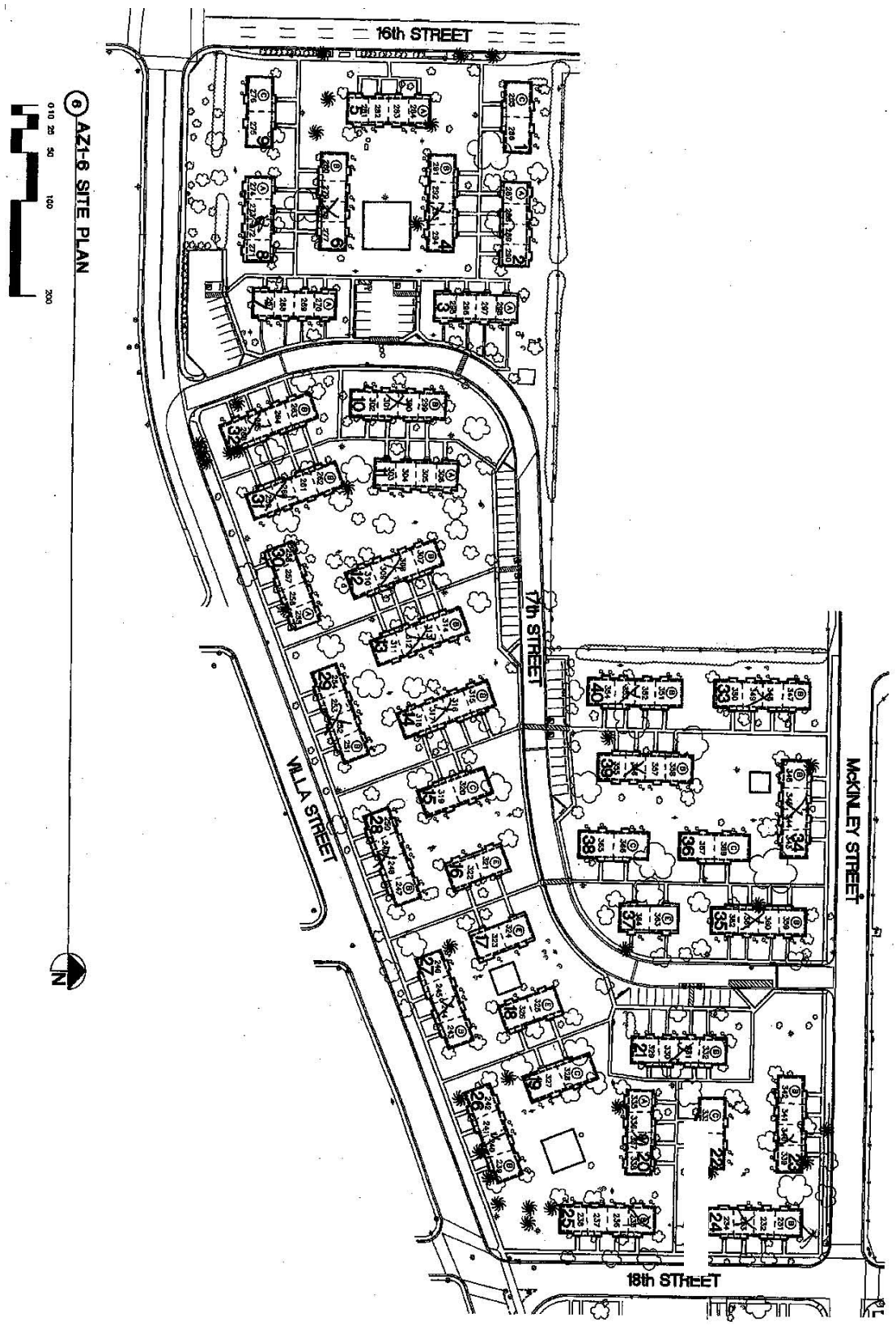

Figure 83. A.L. Krohn AZ 1-8B project site plan

Figure 84. A.L. Krohn AZ 1-8B front courtyard

Figure 85. A.L. Krohn AZ 1-8B service courtyard

Front and service doors are flush steel doors with steel frame, like the original doors. In some cases there is an additional security door. Stairs and balconies have metal rails consisting of panels with a round section frame and square section bars at an angle inside. Stair and balcony rails might have been replaced as part of regular maintenance. A historic photo of the now demolished A.L. Krohn AZ 1-8A1 project shows rails made of chain link and what appear to be solid metallic panels. It is unknown whether the AZ 1-8B had this type of rails originally. Exterior stairs, porches, balconies, patterned brick walls, and stone veneers at unit entrances provide texture to the buildings (Figure 86). Screen walls enclose service yards, thus obscuring direct views of them, a characteristic unique to this public housing complex (Figure 87). These elements made the complex appear less institutional than earlier examples and almost private in character.

National Register Eligibility Recommendation

The A.L. Krohn AZ1-8B housing project is significant under Criterion A, for its association with social history, and under Criterion C, for its association with community planning and development and architecture.. The complex is significant at the local level, with 1964-mid 1970s as the period of significance (construction of the complex and construction of the community center, respectively [we were unable to find information about the exact construction date of the community center]).

A.L. Krohn AZ1-8B, built in 1964, was the last development under the direction of the PHA. The project reflects one of the main goals in public housing development, that of “equivalent elimination,” intended to replace substandard housing, in this case the Duppa Villa war-time development. Proximity to schools, access to city services, and public availability of transportation for residents were additional requirements at the time of site selection. Developed next to existing public housing projects and to a school, the project also reflects this requirement. Unique to this housing project in Phoenix was the inclusion of housing for the elderly.

In its layout and architecture, the Krohn homes are representative of the second group of public housing development in Phoenix. The layout of the development reflects modernist principles, with a hierarchy of uses and spaces, and buildings in a park-like setting. The complex incorporated the principles set forth by the FHPA for the design of public housing while reflecting local conditions. The site plan incorporated the principles of the superblock concept by discouraging through traffic. Parking courts were included throughout the complex to accommodate the increasing number of automobiles. In addition to the common use yards, a community center was included. With a layout based on the courtyard concept, buildings were placed so front façades faced the streets and the view of service yards and parking lots was diminished from the exterior. Something unique to this complex was the construction of screen walls enclosing service yards to limit undesirable view of these areas. This is the only extant modernist public housing project in Phoenix with a fully developed courtyard system.

At a time when in several cities public housing was accommodated in high-rise buildings, the two-story walk-up apartments in this development are reflective of the Phoenix condition in terms of scale and density. Like the other two-story public housing projects, this development doubled the density of the earlier housing projects while maintaining similar land coverage of about 30 percent. Buildings were designed with a more modernist language than earlier housing projects, with clean volumes and planes. Although the approach to site and building design reflects the need for low development cost mandated by the federal housing program, elements such as stone veneers at unit entrances and the screen walls at service yards give the project an almost private character as opposed to the more institutional atmosphere of earlier projects. Well kept mature landscaping contributes to this situation. The architects for the project were prominent Arizona architects Lescher & Mahoney.

The property retains integrity of location. External setting has been compromised by the enlargement of the medical facility to the southeast of the complex, the construction of Interstate

Figure 86. A.L. Krohn AZ 1-8B building with stone veneer at unit entrance and patterned end wall

Figure 87. A.L. Krohn AZ 1-8B service courtyard screen walls

10 to the east and, recently, the demolition of Frank Luke Addition to the west. The complex retains integrity of design, materials, and workmanship. Changes associated with regular maintenance have occurred, including window, and probably rail, replacement. These modifications, however, have been sensitive. The property retains integrity of feeling, evoking the historic sense of the time when it was developed. With its modernist layout and architecture and having retained integrity of location, internal setting, design, materials, workmanship, and feeling, the property appears directly linked to the time and situation of its development, thus retaining integrity of association. Therefore, we recommend the property is eligible for National Register listing under Criteria A and C at the local level of significance.

SUMMARY

The documented public housing projects developed by the PHA between 1941 and 1964 reflect three phases of development. During the first phase, Marcos de Niza, Frank Luke, and Mathew Henson were built in 1941. The latter has been almost totally demolished; one courtyard with five buildings still remains. During the second phase, additions to these three projects were built in 1952. Only the Marcos de Niza Addition is still standing. During the third phase of development, the Sidney P. Osborn homes were built at two sites in 1960, and the A.L. Krohn homes were developed at three sites, two in 1962 and one in 1964. One of each has been demolished: Sidney P. Osborn AZ 1-7A and A.L. Krohn AZ 1-8A1.

In terms of site planning and architecture, projects from the first phase of development in 1941 and the 1952 additions in general incorporate the same planning principles and share design characteristics. In contrast, site planning and building design for the 1960s projects differ from the earlier developments. In general, the early and the late projects incorporate the superblock strategy and are based on the courtyard system. They all have land coverage of about 30 percent. Land uses include residential buildings, open spaces for front and service yards, and parking areas; in some cases recreational areas and/or community buildings and maintenance facilities are included. In their layout and architecture, they all reflect the cost constrains of the federal housing program. The early and late projects, however, have several differences. They differ in density, with the 1960s projects having about double the density of the early ones while maintaining a similar land coverage; which is achieved with two-story residential buildings. The projects of the second group (third phase) have a clearer hierarchy of spaces or uses. In the first group (first and second phases), buildings were designed in a simplified ranch style, while in the second group they have a more modernist architecture. Projects of the second group, with more architectural amenities than the first group, appear less institutional.

All the documented projects are significant under Criterion A for their association with social history; Marcos de Niza AZ 1-1 is also associated with ethnic (Hispanic) heritage. All the projects are significant under Criterion C for their association with community planning and development and architecture. The projects retain sufficient integrity to be recommended eligible for National Register listing.

The Marcos de Niza AZ 1-1 was the first public housing project developed by the PHA. Built in 1941, it reflects the initial efforts at low income housing development in Phoenix. It was a racially segregated project occupied by Hispanic residents only. It is representative of the first period of public housing development in terms of layout and building design. Reflecting the initial efforts at housing development, as opposed to other public housing projects that followed the superblock strategy, this development conformed to the existing street layout. Like most of the developments, it is based on the courtyard concept. Residences were built in a simplified ranch style, common to all the early developments. Unlike most of the projects, most buildings have a north-south orientation. In contrast to later housing projects, the complex lacks specific community-oriented areas.

Frank Luke AZ 1-2 also was built in 1941. It was a racially segregated development and was occupied by European American residents. It was the first housing project to be constructed north of Van Buren Street, the unofficial segregation line of mid-century Phoenix. The development is also representative of the first group of housing projects. In contrast to the Marcos de Niza AZ1-1 project, however, it incorporates the principles of the superblock concept.

Marcos de Niza Addition AZ 1-5, developed in 1952, is one of the three housing additions to the initial developments and the only one still standing. It reflects the federal government's renewed interest in public housing after World War ll. This project is also representative of the first group of public housing design. The complex combines the superblock strategy with a continuation of city blocks. It is based on the courtyard concept with a layout that differs from the earlier projects.

Building design, however, is very similar to that of the earlier projects, albeit even more restrained.

Sidney Osborn AZ 1-7B, developed in 1960, was the first project of the third tier of public housing development under the FHA. This project has a unique layout that reflects changes in architectural theory and public policy. The layout of the complex is decidedly modernist with a clean, airy plan of two story parallel linear buildings with a clear hierarchy of uses and spaces and large open public areas. This development, like the other two-story public housing projects, has about double the density of the earlier projects while maintaining similar land coverage of about 30 percent. Buildings were designed in a more modernist language than that applied to earlier projects and with more architectural amenities, which gave the project a less institutional appearance.

A.L. Krohn AZ 1-8A2 was built in 1962. It is one of the last developments under the PHA. In its layout and architecture, it is representative of the second group of housing projects. It exemplifies the courtyard system at a very small scale.

A.L. Krohn AZ 1-8B, developed in 1964, is the last development under the PHA. In its layout and architecture, the project is representative of the second group of public housing development. The complex incorporated the principles set forth by the FHPA for the design of public housing while reflecting local conditions. It is the only development of this group where the courtyard system was fully developed.

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APPENDIX A – **HISTORIC PHOTOGRAPHS**

Arizona Historical Society – Lescher & Mahoney Scrapbook

1. Frank Luke Housing, n.d.
2. Frank Luke Housing 2, n.d.
3. Marcos de Niza Aerial, n.d.

National Archives – Before and After Photos

4. Boyd before photograph 1, 1951
5. Boyd before photograph 2, 1951
6. Boyd after photograph 1, 1952
7. Boyd after photograph 2, 1952
8. Borquez before photograph 1, 1951
9. Borquez before photograph 2, 1951
10. Borquez after photograph 1, 1952
11. Borquez after photograph 2, 1952
12. Campbell before photograph 1, 1951
13 Campbell before photograph 2, 1951
14 Campbell after photograph 1, 1952
15 Campbell after photograph 2, 1952
16 Fernandez before photograph 1, 1951
17 Fernandez before photograph 2, 1951
18 Fernandez after photograph 1, 1952
19 Fernandez after photograph 2, 1952

Arizona State Library and Archives

20. Marcos de Niza AZ 1-1 ca. 1960
21. A.L. Krohn, n.d.
22. A.L. Krohn 1, n.d.
23. A.L. Krohn 2, n.d.
24. A.L. Krohn 1, n.d.
25. A.L. Krohn 1-8A2, n.d.

City of Phoenix

26. Peters Residence, before photograph, exterior, n.d.
27. Peters Residence, before description, n.d.
28. A.L. Krohn Homes 1-8A1, Peters Residence, after photograph, 1962
29. A.L. Krohn Homes 1-8A1, Peters Residence, after description, 1962
30. Peters Residence, before photograph, 1962
31. Peters Residence, before description, 1962
32. A.L. Krohn Homes 1-8A1, Peters Residence, after photograph, kitchen,n.d.
33. A.L. Krohn Homes 1-8A1, Peters Residence, after description, n.d.
34. Cano Residence, before photograph, exterior, n.d.
35. Cano Residence, before description, n.d.
36. A.L. Krohn Homes 1-8A1, Cano Residence, after photograph, n.d.,
37. Cano Residence, before photograph, kitchen, n.d.
38. Cano Residence, before description, n.d.
39. A.L. Krohn Homes 1-8A1, Cano Residence, after photograph, kitchen, n.d.
40. A.L. Krohn Homes 1-8A1, Cano Residence, after description, n.d.
41. A.L. James Residence, before photograph, exterior, n.d.

42. A.L. James Residence, before description, exterior, n.d.
43. A.L. Krohn Homes 1-8A1, James Residence, after photograph, exterior, 1962
44. A.L. Krohn Homes 1-8A1, James Residence, after description, 1962
45. A.L. Krohn Homes 1-8A1, James Residence, after photograph, interior 1962
46. A.L. Krohn Homes 1-8A1, James Residence, after description, 1962
47. Woods Residence, before photograph, yard, 1962
48. Woods Residence, before description, 1962
49. Woods Residence, before photograph, yard, n.d.
50. Woods Residence, before description, exterior, n.d.
51. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, exterior, 1962
52. A.L. Krohn Homes 1-8A1, Woods Residence, after description, exterior, 1962
53. Woods Residence, before photograph, family room, n.d.
54. Woods Residence, before description, n.d.
55. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, family room 1962
56. A.L. Krohn Homes 1-8A1, Woods Residence, after description, 1962
57. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, kitchen, 1962
58. A.L. Krohn Homes 1-8A1, Woods Residence, after description, 1962

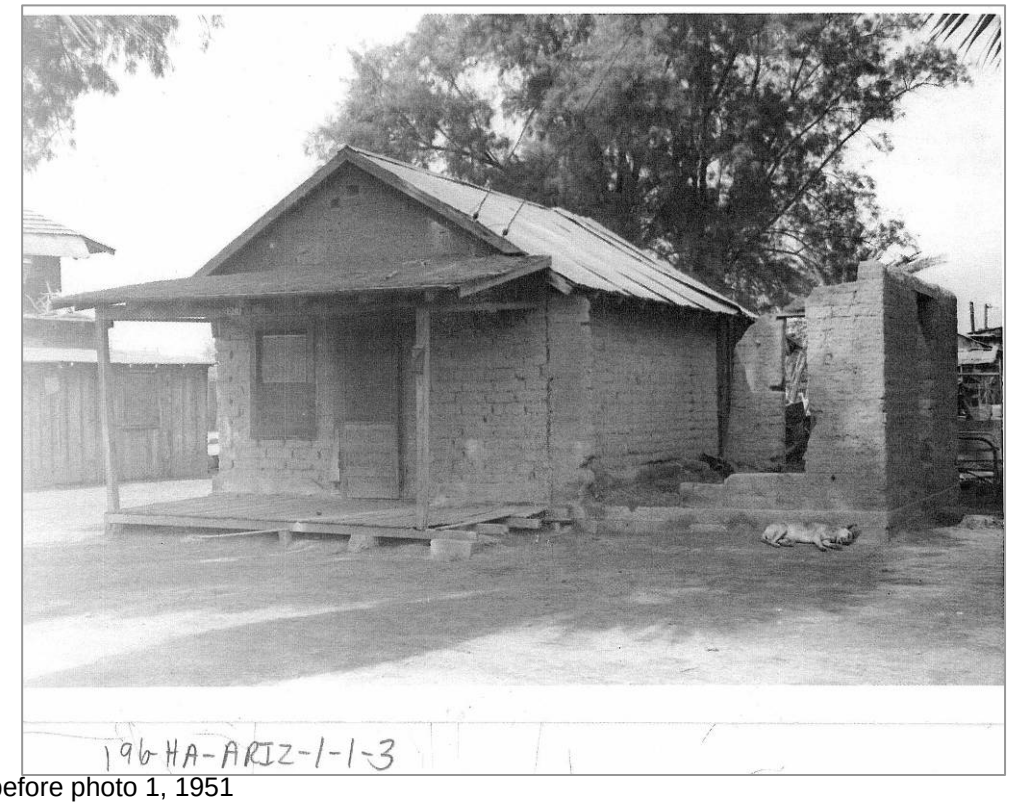
Arizona Historical Society – Lescher & Mahoney Scrapbook

1. Frank Luke Housing, n.d.

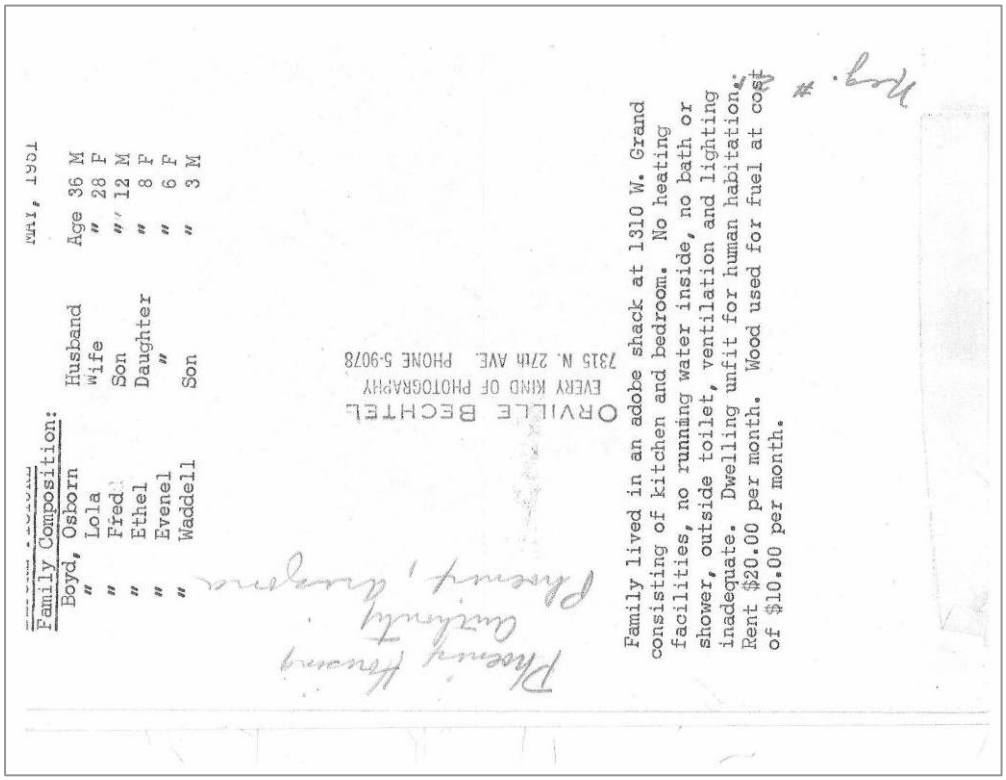
2. Frank Luke Housing 2, n.d.

3. Marcos de Niza Aerial, n.d.

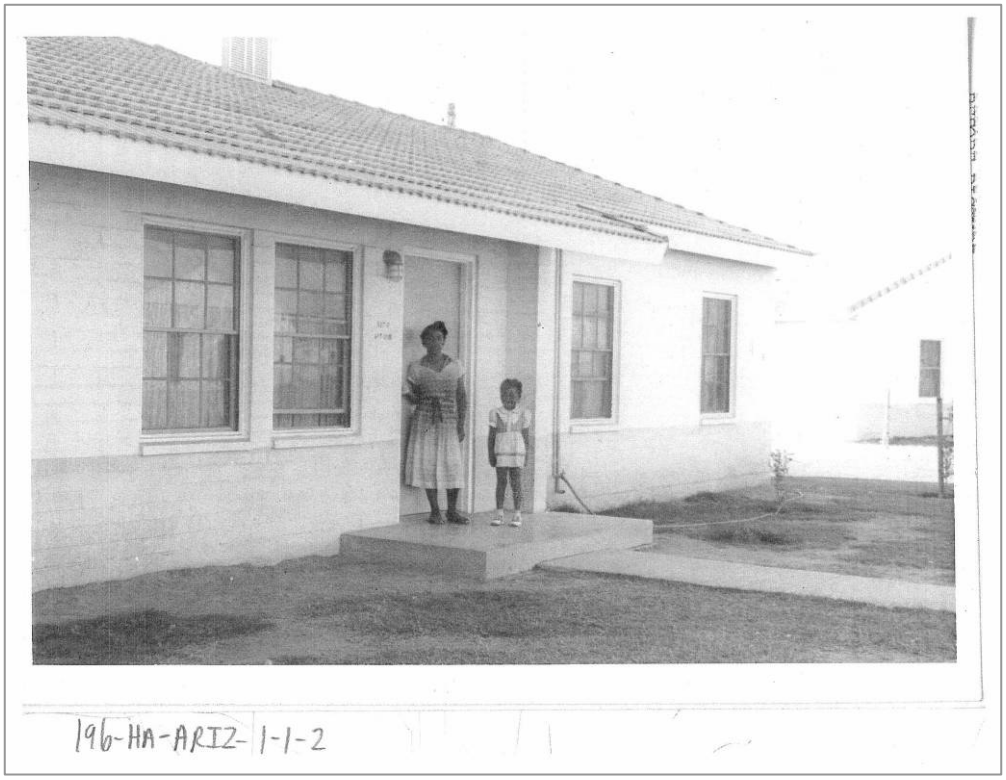
National Archives – Before and After Photos



4. Boyd before photo 1, 1951



5. Boyd before photo 2, 1951



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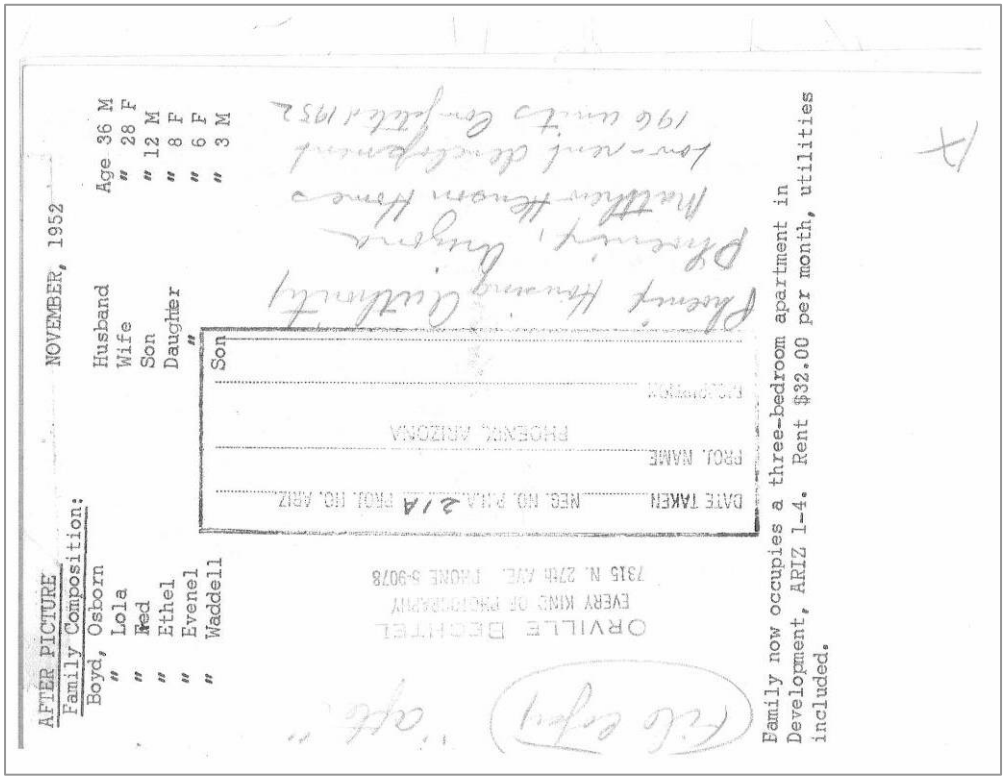
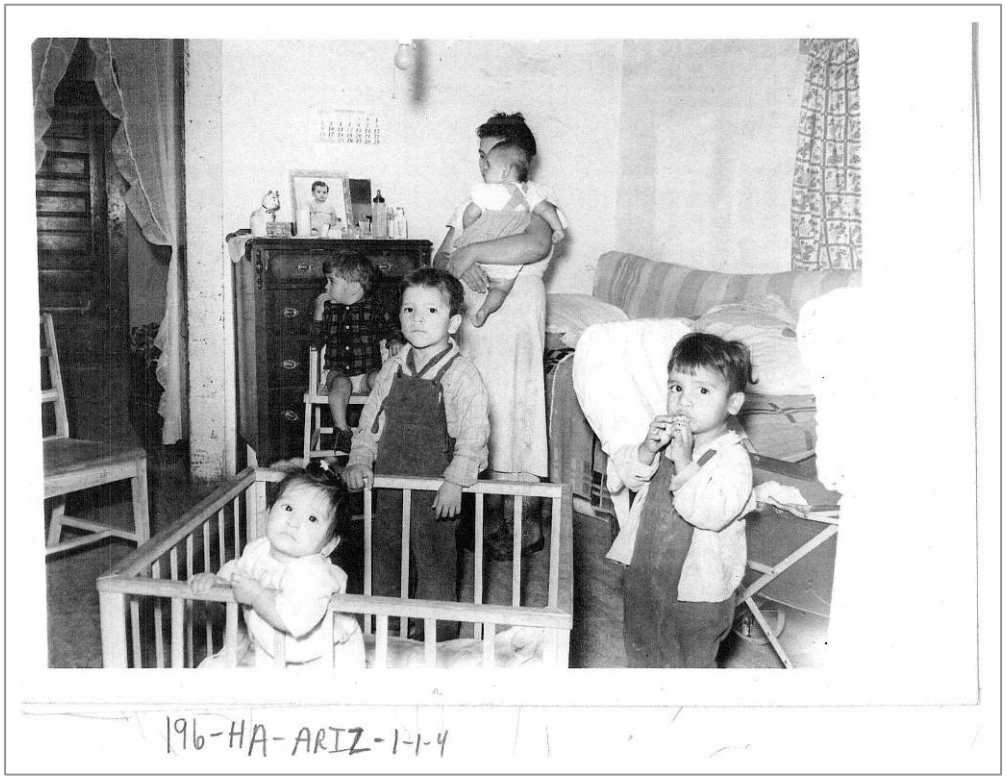
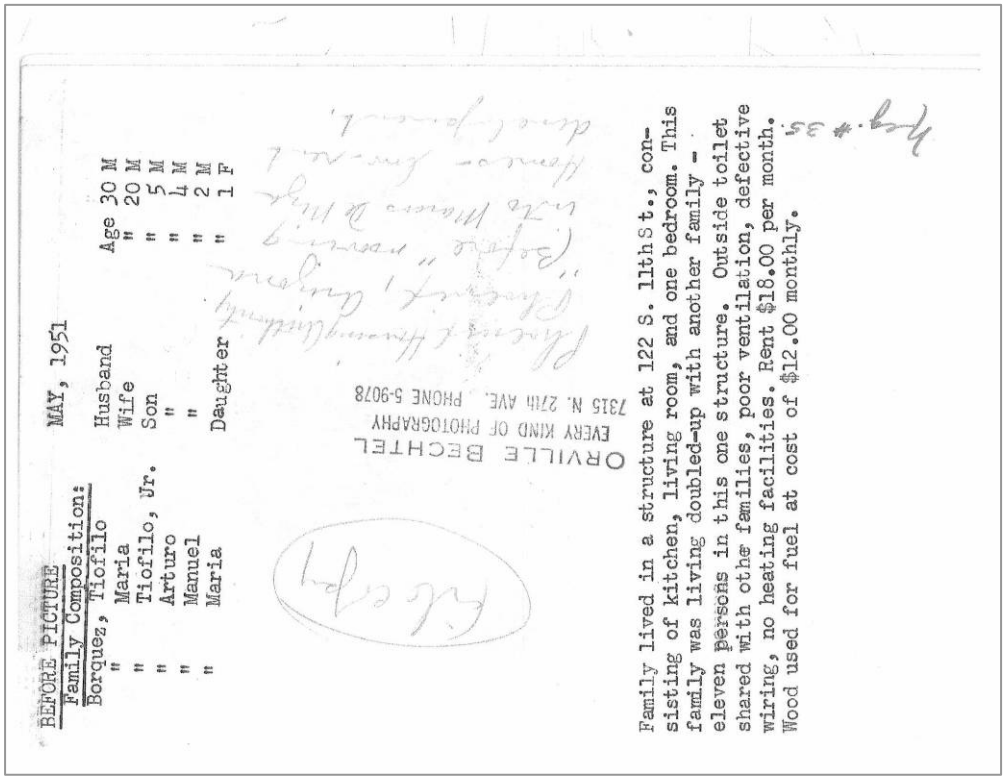


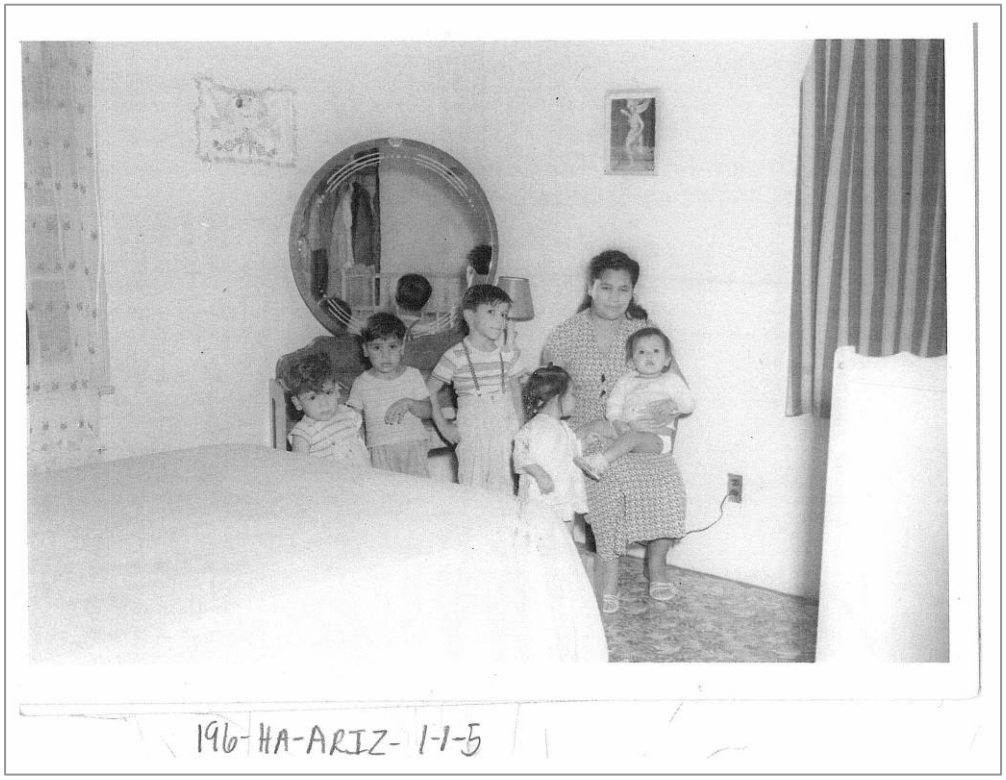
7. Boyd after photo 2, 1952



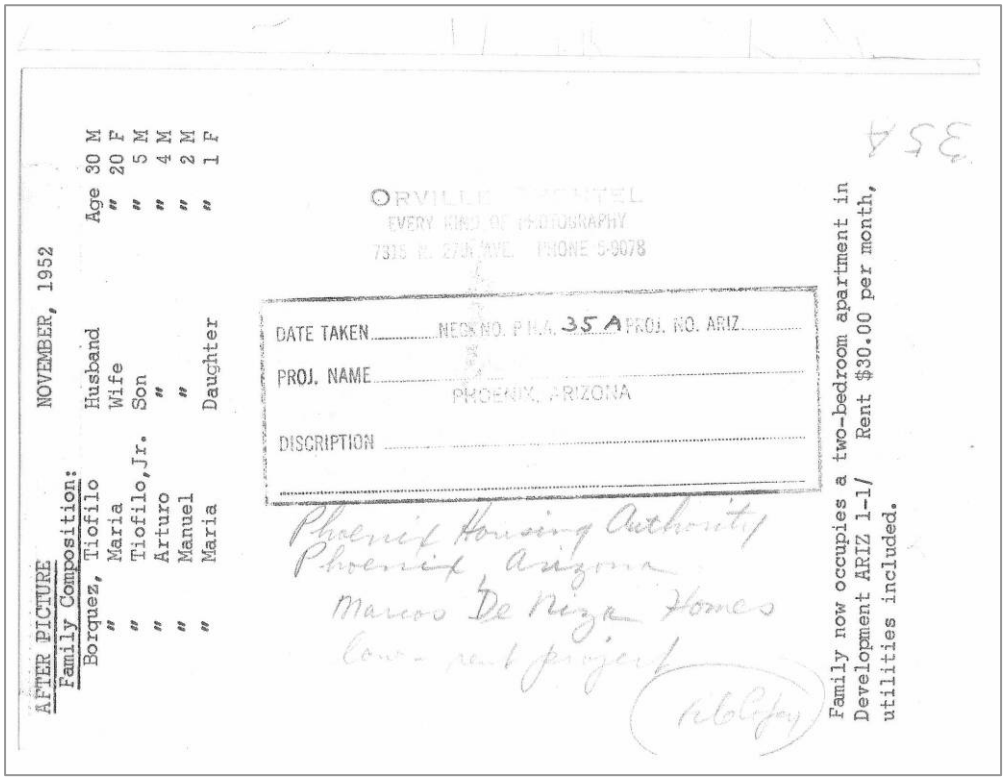
8. Borquez before photo 1, 1951



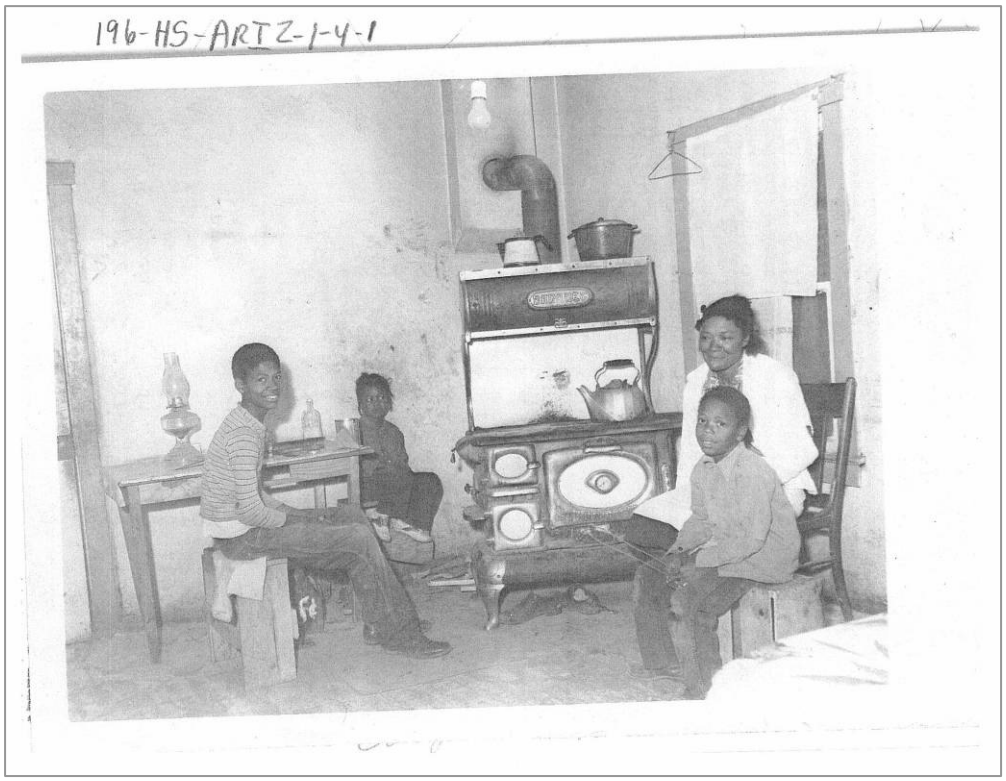
9. Borquez before photo 2, 1951



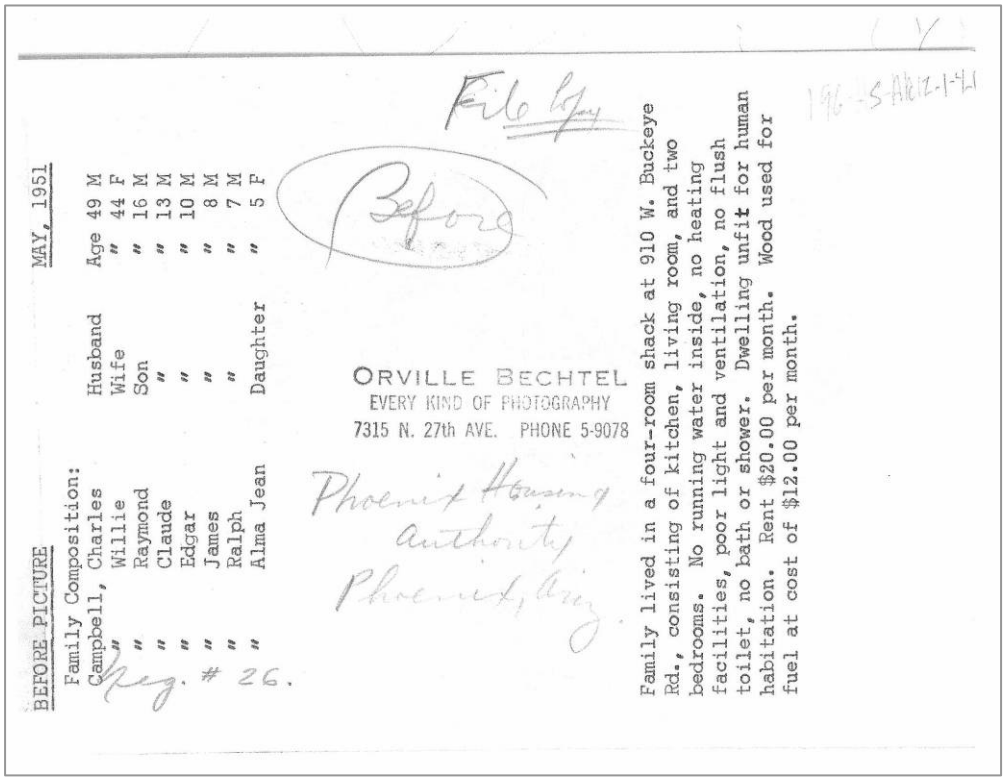
10. Borquez after photo 1, 1952



11. Borquez after photo 2, 1952

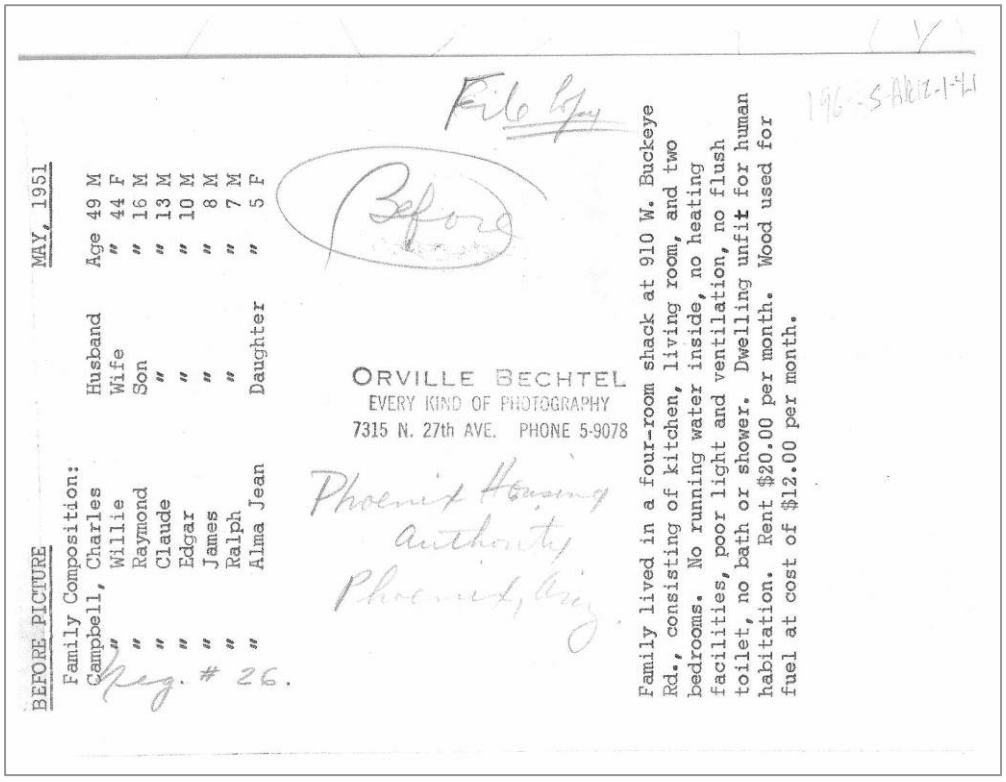


12. Campbell before photo 1, 1951

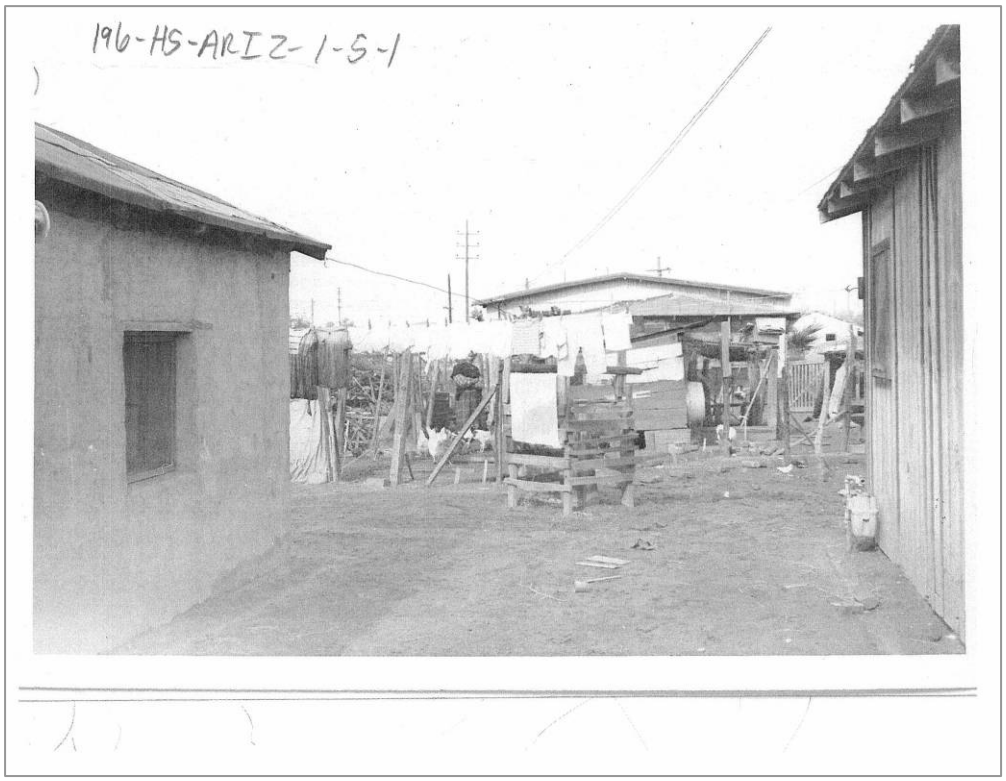


13 Campbell before photo 2, 1951

14. Campbell after photo 1, 1952



15. Campbell after photo 2, 1952



16. Fernandez before photo 1, 1951

196-HS-ARIZ-1-5-1

BEFORE PICTURE - MAY, 1951

Family Composition:

Fernandez, Roberto	Husband	Age	52 M.
" Lina	Wife	Age	27 F.
" Beatrice	Daughter	Age	7 F.
" Roberto, Jr.	Son	Age	6 M.
" Linda	Daughter	Age	4 F.
" Mary Lou	"	Age	2 F.

ORVILLE BECHTEL
EVERY KIND OF PHOTOGRAPHY
7315 N. 27th AVE. PHONE 5-9078

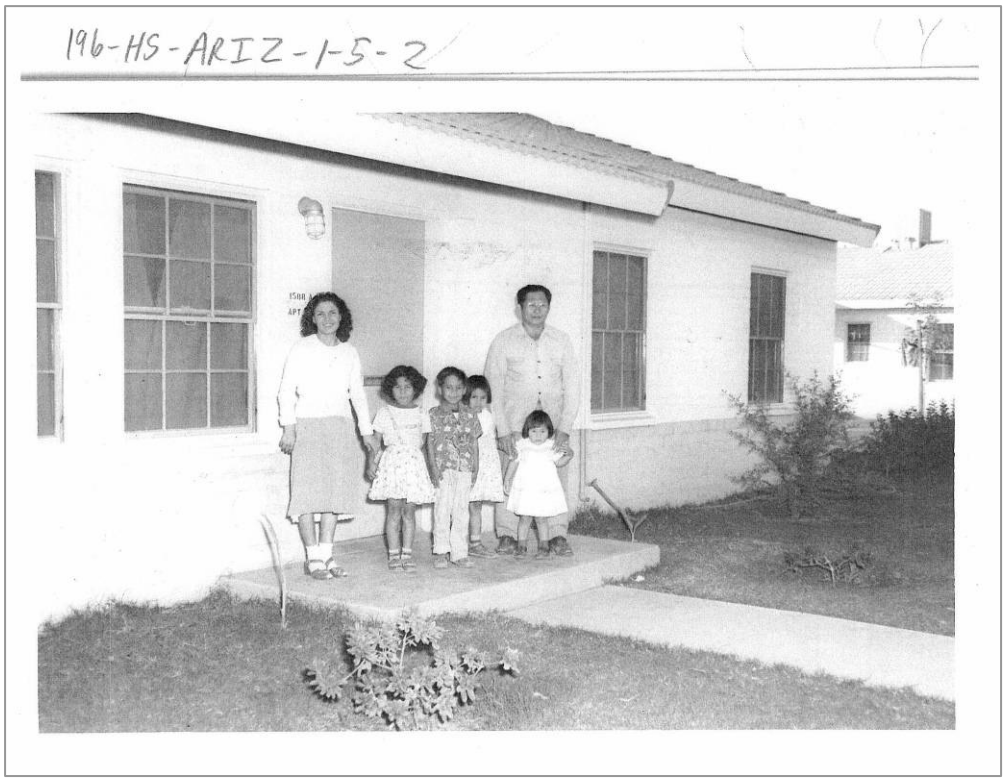
file copy

Six persons lived in a shack, 317 W. Mohave. Running water, but no sink. Shack had kitchen, living room, and one bedroom. Roof leaked badly; wiring was defective. No flush toilet. Outside toilet shared with other families; no heating facilities. Dwelling unfit for human habitation. Rent $12.00 per month. Kerosene used for fuel at cost of $6.00 per month.

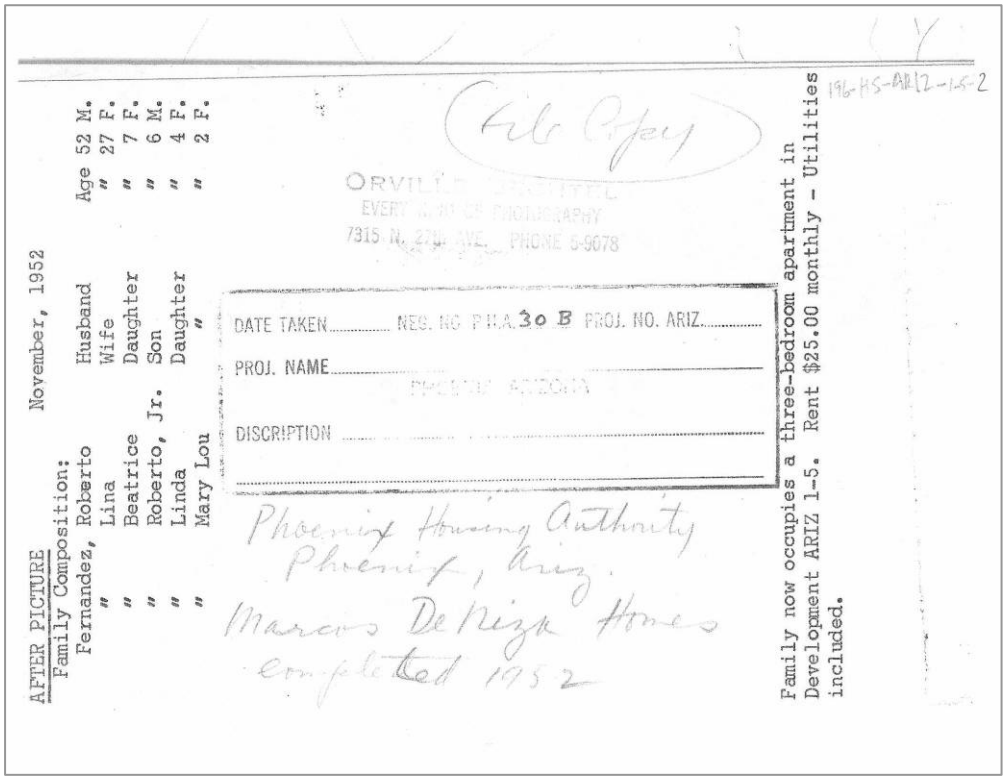
"Before" Tenants moved to Marcos De Niza Homes Phoenix, Ariz. Phoenix H. A.

Reg. # 32.

17. Fernandez before photo 2, 1951



18. Fernandez after photo 1, 1952



19. Fernandez after photo 2, 1952

Arizona State Library and Archives

20. Marcos de Niza AZ 1-1, ca. 1960

21. A.L. Krohn, n.d.

22. A.L. Krohn 1, n.d.

23. A.L. Krohn 2, n.d.

24. A.L. Krohn 1-8A2, n.d.

25. A.L. Krohn 1-8A2 (2), n.d.

26. Peters Residence, before photograph, exterior, n.d.

SET #1

BEFORE PICTURE May, 1962

Family Composition:

Peters,	Cassi	Husband	Age	34
"	Leanna	Wife	"	35
"	James	Son	Age	14
"	Benny	"	"	9
"	Cassie, Jr.	"	"	7
"	Peter	"	"	4
"	Barbara	Daughter	"	16
"	Cathy	"	"	12
"	Hazel	"	"	11
"	Rachel	"	"	10
"	Susan	"	"	3
"	Betty	"	"	2

1707 W. Yuma Street

Frame house, asbestos single siding stationery window. No doors between the rooms and roof leaks very bad. Two bedrooms for a family of 12. Very dusty location.

Rent	$35.00
Water	3.50
Electric	7.50
Gas	9.50
	$55.50

New Rent $ 44.00 Monthly---All Utilities furnished
1630 W. Tonto St. Apt.# 441 5 BR.
A. L. Krohn Homes-----Project Ariz 1-8A

27. Peters Residence, before description, n.d.

28. A.L. Krohn Homes 1-8A1, Peters Residence, after photograph, 1962

AFTER PICTURE May, 1962 Set # 1

1630 W. Tonto Apt.# 441

The Peter's family now occupies a five bedroom apartment in Development Ariz 1-8A, A. L. Krohn Homes. Rent is $ 44.00 per month including gas, lights and water. Stove and refrigerator are furnished by the Local Authority.

29. A.L. Krohn Homes 1-8A1, Peters Residence, after description, 1962

30. Peters Residence, before photograph, 1962

BEFORE PICTURE May, 1962 SET # 1

Interior view of the Peter's residence at 1707 W. Yuma St.

New Rent $ 44.00 Monthly---All utilities furnished
1630 W. Tonto St. Apt.# 441 5 Br.
A. L. Krohn Homes---Project Ariz 1-8A

31. Peters Residence, before description, 1962

32. A.L. Krohn Homes 1-8A1, Peters Residence, after photograph, kitchen,n.d.

AFTER PICTURE

Set #1

Mrs. Leanna Peters and her three youngest children, Peter, Susan and Betty , are pictured here in the kitchen of their new home, Apt.# 441, Proj. Ariz 1-8A.

Family now occupies a five bedroom apartment for which it pays $ 44.00 a month and all utilities are included. A gas range and an electric refrigerator are also furnished by the Housing Authority.

33. A.L. Krohn Homes 1-8A1, Peters Residence, after description, n.d.

34. Cano Residence, before photograph, exterior, n.d.

Set #5

BEFORE PICTURE

Family Composition:

Cano, Jose	Husband	Age	27
" Virginia	Wife	"	31
" Joe	Son	"	4
" Raul	"	"	2
" Gloria	Daughter	"	12
" Estella	"	"	7
" Ophelia	"	"	5

1805 W. Maricopa

This family lives in a frame house with only three rooms, front room, small kitchen and one bedroom. Unable to heat the house. Unable to use the bathroom and they have to use the kitchen with a wash tub to bath children.

Rent	$35.00
Water	4.00
Electric	6.50
Gas	9.50
	$55.00

New Rent $39.00 Monthly -- All Utilities are furnished
1602 W. Tonto Street. Apt. #453 -- 3 Br.
A. L. Krohn Homes -- Project Ariz 1-8A.

35. Cano Residence, before description, n.d.

36. A.L. Krohn Homes 1-8A1, Cano Residence, after photograph, n.d.,

37. Cano Residence, before photograph, kitchen, n.d.

BEFORE PICTURE
Family Composition:

Set #5

Cano, Jose	Husband	Age	27
" , Virginia	Wife	"	31
" , Joe	Son	"	4
" , Raul	"	"	2
" , Gloria	Daughter	"	12
" , Estella	"	"	7
" , Ophelia	"	"	5

1805 W. Maricopa

This family lives in a frame house with only three rooms, front room, small kitchen and one bedroom. Unable to heat the house. Unable to use the bathroom and they have to use the kitchen with a wash tub to bath children.

Rent	$35.00
Water	4.00
Electric	6.50
Gas	9.50
	$55.00

New Rent $39.00 Monthly -- All Utilities are furnished
1602 W. Tonto Street. Apt. #453 -- 3 Br.
A. L. Krohn Homes - Project Ariz 1-8A

38. Cano Residence, before description, n.d.

39. A.L. Krohn Homes 1-8A1, Cano Residence, after photograph, kitchen, n.d.

AFTER PICTURE Set #4

The Jose Cano family is shown here enjoying the comforts of their new home at the Proj. Ariz 1-8A Development. The family now occupies a modern three bedroom apartment complete with heating and cooling facilities, a gas range, and electric refrigerator, all utilities furnished for a rental of $39.00 per month.

40. A.L. Krohn Homes 1-8A1, Cano Residence, after description, n.d.

41. A.L. James Residence, before photograph, exterior, n.d.

BEFORE PICTURE SET #2

Family Composition:

James, Leroy	Husband	Age	30
" Barbara	Wife	"	21
" Michael	Son	"	3
" Leroy Jr.	"	"	2
" Paul	"	"	6 Mos.
" May Ann	Daug.	"	6

4139 E. Transmission Road

Old frame house with very difficult heating facilities. No hot water and no doors between the bedrooms. Rural water not as good as the city water.

Rent	$45.00
Water	2.50
Electric	6.00
Gas	9.00
	62.50 Monthly

New Rent $54.00 Monthly--All Utilities furnished--- 3 Bedroom
1610 W. Tonto St. Apt.# 449
Project Ariz 1-8A A. L. Krohn Homes

42. A.L. James Residence, before description, exterior, n.d.

43. A.L. Krohn Homes 1-8A1, James Residence, after photograph, exterior, 1962

AFTER PICTURE May, 1962 Set # 2

Family Composition

James,	Leroy	Husband	Age	30
"	Barbara	Wife	"	21
"	Michael Earl	Son	"	3
"	Leroy Jr.	"	"	2
"	Paul	"	"	6 Mos.
"	May Ann	Daughter	"	6

1610 W. Tonto Street - Apt.# 449

Family now occupies a 3 bedroom apartment with heating facilities in the Ariz 1-8A development, A. L. Krohn Homes. Rent is $54.00 per month including utilities.

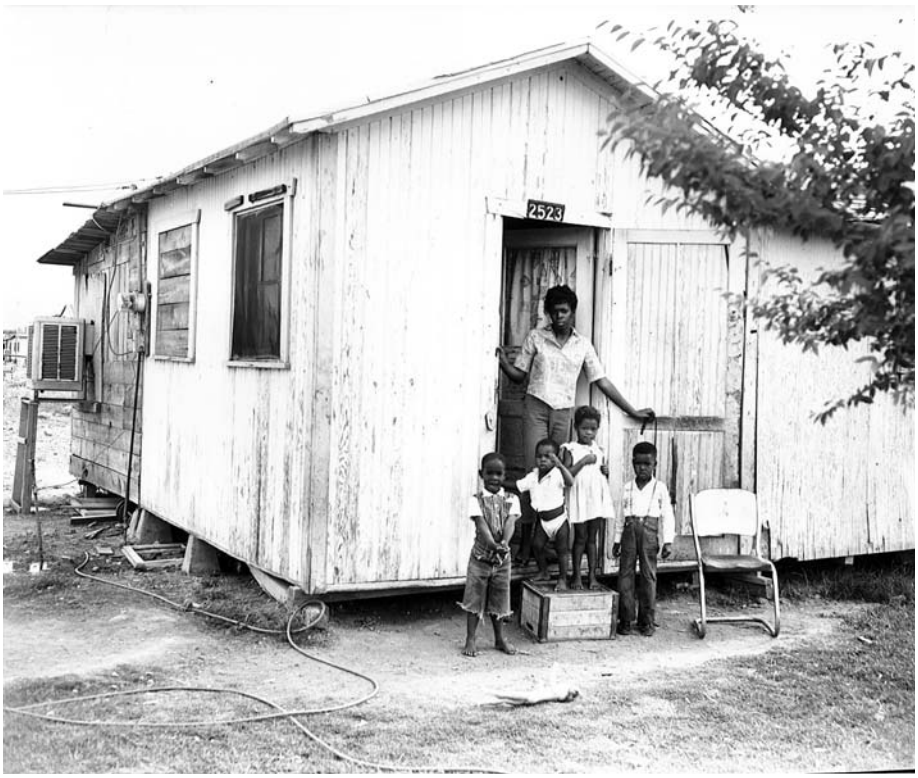
44. A.L. Krohn Homes 1-8A1, James Residence, after description, 1962

45. A.L. Krohn Homes 1-8A1, James Residence, after photograph, interior 1962

AFTER PICTURE May, 1962 Set # 2

The Leroy James family is shown here enjoying the comforts of their new home at the Proj. Ariz 1-8A Development. The family now occupies a modern three-bedroom apartment complete with heating and cooling facilities, a gas range, an electric refrigerator, and all utilities included, all for $ 54.00 per month rent.

46. A.L. Krohn Homes 1-8A1, James Residence, after description, 1962



47. Woods Residence, before photograph, yard, 1962

BEFORE PICTURE May, 1962 Set # 4

FAMILY COMPOSITION:

WOODS, Erma	Wife	Age	25
" Bryan	Son	"	1
" John	"	"	4
" Kelvin	"	"	5
" Frieda	Daug.	"	2
" Etta	"	"	4

2523 E. Corona

This family lives in a 4 room shack with two very small bedrooms, 1 small front room and a small kitchen, which does not have any kitchen facilities or cabinets. The kitchen does not have a sink and no inside water facilities. Toilet facilities are outside.

Rent	25.00
Water	2.25
Elect.	5.00
Gas	7.00
$	39.25 Monthly

New rent $ 36.00 Monthly--All Utilities are furnished
1610 W. Maricopa St. Apt.# 413 3 Br.
A. L. Krohn Homes Project Ariz 1-8A

48. Woods Residence, before description, 1962

49. Woods Residence, before photograph, yard, n.d.

BEFORE PICTURE SET # 4

FAMILY COMPOSITION:

Woods,	Erma	Wife	Age	25
"	Bryan	Son	"	1
"	John	"	"	4
"	Kelvin	"	"	5
"	Frieda	Daug.	"	2
"	Etta	"	"	4

2523 E. Corona

This family lives in a 4 room shack with two very small bedrooms, 1 small front room and a small kitchen, which does not have any cabinets. The kitchen does not have a sink and does not have any inside water facilities. Toilet facilities are outside.

Rent	25.00
Water	2.25
Elec.	5.00
Gas	7.00
	$39.25 Monthly

New Rent $ 36.00 Monthly---All utilities are furnished
1610 W. Maricopa St. Apt.# 413 3 Br.
A. L. Krohn Homes Project Ariz 1-8A

50. Woods Residence, before description, exterior, n.d.

51. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, exterior, 1962

AFTER PICTURE MAY, 1962 Set # 4

Family Composition:

Woods,	Erma	Wife	Age	25
"	Bryan	Son	"	1
"	John	"	"	4
"	Kelvin	"	"	5
"	Frieda	Daug.	"	2
"	Etta	"	"	4

1610 W. Maricopa St. Apt.# 413

This family now occupies a three bedroom apartment in the A. L. Krohn Homes, Ariz 1-8A, housing project. Rent is $ 36.00 monthly including the utilities.

52. A.L. Krohn Homes 1-8A1, Woods Residence, after description, exterior, 1962

53. Woods Residence, before photograph, family room, n.d.

BEFORE PICTURE Set # 4

FAMILY COMPOSITION:

Woods,	Erma	Wife	Age 25
"	Bryan	Son	" 1
"	John	"	" 4
"	Kelvin	"	" 5
"	Frieda	Daug.	" 2
"	Etta	"	" 4

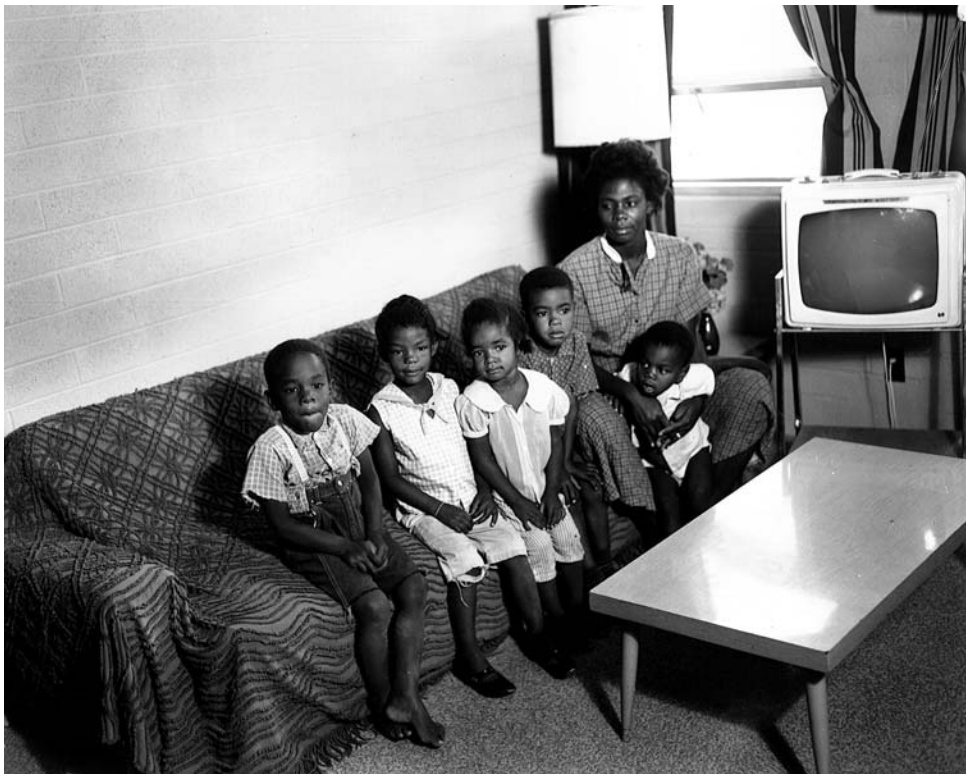
2523 E. Corona

This family lives in a 4 room shack with two very small bedrooms, 1 small front room and a small kitchen, which does not have any cabinets. The kitchen does not have a sink and does not have any inside water facilities. Toilet facilities are outside.

Rent	25.00
Water	2.25
Elec.	5.00
Gas	7.00
	$ 39.25 Monthly

New Rent $ 36.00 Monthly----All utilities are furnished
1610 W. Maricopa St. Apt.# 413 3 BR
A. L. Krohn Homes---Project Ariz 1-8A

54. Woods Residence, before description, n.d.



55. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, family room 1962

After Picture May, 1962 Set# 4

The Woods family now occupies a three bedroom apartment in the A. L. Krohn Homes, Project Ariz 1-8A.
They live at 1610 W. Maricopa St. Apt.# 413
Rent is $ 36.00 Monthly---All Utilities are furnished

56. A.L. Krohn Homes 1-8A1, Woods Residence, after description, 1962

57. A.L. Krohn Homes 1-8A1, Woods Residence, after photograph, kitchen, 1962

AFTER PICTURE May, 1962 Set # 4

The Woods family now occupies a three bedroom apartment in the A. L. Krohn Homes, Project Ariz 1-8A.
They live at 1610 W. Maricopa St. Apt# # 413
Rent is $ 36.00 Monthly---All Utilities are furnished.

58. A.L. Krohn Homes 1-8A1, Woods Residence, after description, 1962

APPENDIX B - **LETTERS**

John Zelaya of St. Anthony's Church to Terrance Carson PHA May 13, 1950
Howard M. Soule of Phoenix Elementary Schools to Terrance Carson PHA May 15, 1950
John Walker Maricopa County Juvenile Probation Office to Terrance Carson PHA May 15, 1950
Walter Dugan of San Pablo Mission to Terrance Carson PHA May 15, 1950
John Taylor Egan of Public Housing Authority to Senator Carl Hayden December 23, 1950
Roy B. Yanez of Public Housing Authority to Ray W. Wilson Phoenix city manager April 27, 1960
William A. Neumeyer Housing and Home Finance Agency to Senator Carl Hayden 23 February, 1961
Regional Director of HUD to Senator Carl Hayden 24 June, 1966

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St. Anthony's Church
Claretian Missionaries, C. M. F.
909 SOUTH FIRST AVENUE
PHOENIX, ARIZONA

May 13, 1950

Mr. Terrance Carson, Chairman
Housing Authority of the
City of Phoenix
Phoenix, Arizona

Dear Mr. Carson:

My attention has been called by some of my Parishioners to the opposition that has recently started against the construction of additional Low-Rent Housing in Phoenix.

The boundaries of our Parish include all of the residents of the Marcos de Niza Homes, and since the greatest portion of those tenants are members of our Church, we have been in a position to note the great improvement that has been accomplished with the children being raised with the necessary modern facilities which are provided in Low-Rent Housing. We have also noticed how little juvenile delinquency exists among project residents as compared with the children of families residing in the surrounding slums.

Since it is our belief that the Church plays a very definite part in combating juvenile delinquency, we are naturally extremely interested in anything that pertains to children. We have found that children of families residing in the Public Housing Projects and who are Catholics, attend Church more regularly and naturally we assume that the children of those families residing within the slums, who do not attend Church regularly is at least partly because of the lack of proper sanitary facilities in their homes.

A study of the need of Low-Rent Housing has been conducted by The National Conference of Catholic Charities, The National Catholic Welfare Council, The National Council of Catholic Men and the National Council of Catholic Women and they have all found the need and have publicly endorsed Low-Rent Housing. You can readily see that since all National Catholic Organizations are convinced of the need and since we are acquainted with the local need, we strongly recommend that the construction of additional Low-Rent Housing in Phoenix be brought to a completion at the earliest possible time.

Sincerely yours,

Rev. Fr. John Zelaya, C.M.F.
acting Pastor

BOARD OF TRUSTEES
LOUIS A. MYERS, PRESIDENT
A. F. O'DONNELL, CLERK
FAITH I. NORTH, MEMBER

SUPERINTENDENT
DONALD E. TOPE, PH. D

PHOENIX ELEMENTARY SCHOOLS
SCHOOL DISTRICT NO. 1, MARICOPA COUNTY, ARIZONA
125 EAST LINCOLN STREET
PHOENIX, ARIZONA

May 15, 1950

Mr. Terrence Carson, chairman
Phoenix Housing Authority
1301 S. Third Ave.
Phoenix, Arizona

Dear Mr. Carson:

Although I was not at Lowell School before the Marcos de Niza Housing Project was built, I feel sure that conditions are better now than they were then. The children who come from the project are fine children. We have found that many of them have been leaders in school.

I have talked with several of my teachers and have asked them for a comparative opinion of conditions before the Marcos de Niza Project and since it was built. They have told me the following things:

1. The children feel more secure in their better homes.

2. They have come to school much cleaner than before. They have taken more pride in their appearance.

3. They seem to have a greater sense of responsibility.

4. They have had advantages which did not exist before the project was built, such as supervised recreation, a recreation hall, and a library available to all.

5. Attendance at school seems to have improved.

In short, Marcos de Niza has been a source of pride to Lowell School and Lowell area.

Sincerely,

Howard M. Soule

Howard M. Soule
Principal
Lowell School

Juvenile Court
Maricopa County

JUVENILE PROBATION OFFICE
TELEPHONE 8-2781
3125 WEST APACHE

Phoenix, Arizona

THOMAS J. CROAFF
JUDGE

ADDRESS ALL COMMUNICATIONS TO
JOHN H. WALKER
CHIEF PROBATION OFFICER

May 15, 1950

Mr. Terrence A. Carson, Attorney
125 West Monroe Street
Phoenix, Arizona

Dear Mr. Carson:

In reply to your telephone request regarding juvenile delinquency and some of the factors causing it, I will give you a brief resume of the situation as it has been in the 12 years I have worked with the Juvenile Court.

One of the prime factors contributing to juvenile delinquency is the home situation. It goes without saying, that for years the greatest number of delinquencies have come from the slum districts. Without mentioning housing projects by names there is one on the west side that has caused a great decrease in juvenile delinquency in that area. It is amazing to note that in the years following its completion that the decrease in juvenile delinquency is about 60%.

Every year since housing projects have been installed delinquency has dropped in that area 40% easily, according to our figures. We have definite cases where people living under unpleasant home conditions have been moved into housing projects, and as many as two or three potential delinquents in the family have responded admirably.

Recreation facilities such as the Boy's Clubs and other city recreation centers have played a great part along with the housing projects.

Due to the above mentioned factors juvenile delinquency has not increased in Phoenix in proportion to the increase in population, and we can be very thankful for this, if the progress is continued.

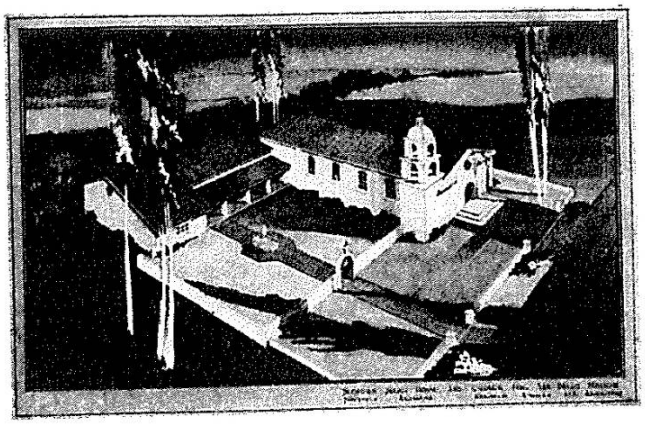
I am happy to submit this information to you, and trust it will be beneficial.

Sincerely,

John H. Walker

John H. Walker, Chief
Juvenile Probation Officer

JHW:mjs



Proposed Church and Parish Hall for

San Pablo Mission

(EPISCOPAL)

517 WEST PIMA STREET PHOENIX, ARIZONA

May 15, 1950.

Housing Authority of the
City of Phoenix, Ariz.

Dear sirs:

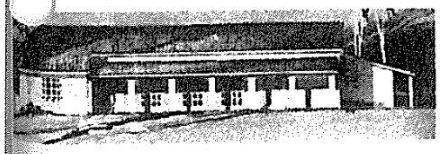
It has been brought to my attention that there has developed opposition to the Low Income Public Housing Project. As a resident of the area affected and one who lives and works with the people in this section, I wish to express to you my complete accord with the project. My hope is that the city council and all others who have a voice and authority in this matter will do all in their power to make cheaper, wholesome, snitary housing available to this needy district of the city.

While living in Tucson I had occasion to work for better housing conditions there, where the situation was not so urgent as here. Because of the defeat of the measure there the situation on the south west side of the city of Tucson will soon grow much worse. Here, where it is a more acute problem, let us not repeat their mistake.

To put it mildly, it is a disgrace to a city as prosperous as Phoenix to allow such disreputable shacks to exist. It is incredible that such housing, that can only breed disease, immorality, broken homes and general discontent and serve as a breeding place for Communism, should not be replaced at the earliest possible moment. The Housing Projects of Phoenix have proven their worth and should be extended.

Sincerely yours,

Walter H. Dugan



WILL YOU HELP US WITH YOUR PRAYERS AND OFFERING?

PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY — WASHINGTON 25, D. C.

OFFICE OF
THE COMMISSIONER

Honorable Carl Hayden
United States Senate
Washington, D. C.

Dear Senator Hayden:

President Truman has given approval to the Public Housing Administration to make preliminary loans to local housing authorities in 118 localities to cover the cost of planning 84,040 units of low-rent public housing which the authorities intend to build for rent to low-income families. The loans approved total $15,286,600.

This list of loans approved by the President under terms of the Housing Act of 1949 brings the total amount of preliminary loans approved so far to $35,862,000 to cover planning of 221,390 units by local housing authorities in 227 localities.

I am sure you will be interested to know that the new list includes the following:

Housing Authority of the City of Phoenix	1000 units	$250,000

The Public Housing Administration will enter into preliminary loan contracts with the authorities concerned as soon as possible so that they may proceed with their work.

Sincerely yours,

John Taylor Egan

Commissioner

HOUSING AUTHORITY
OF THE
City of Phoenix
P. O. BOX 3468
PHOENIX, ARIZONA

April 27, 1960

Mr. Ray W. Wilson
City Manager
City Hall
Phoenix, Arizona

Dear Mr. Wilson:

Enclosed herewith is a set of forms No. 1000-12-0, "Request for Council Action" in which we are requesting the adoption of a resolution of award to the successful bidder on the City of Phoenix, Third Issue of Housing Authority Bonds, for Project ARIZ 1-7, known as the Sidney P. Osborn Homes, in the amount of $2,440,000 maturing annually during the next forty years.

The sale of these bonds was advertised in the New York Daily Bond Buyer on April 20, 1960. Bids will be opened at the offices of the Housing Authority on May 4, 1960, at 9 A.M., MST. Immediately after opening of bids and ascertaining who the successful bidder is, the Housing Authority will clear same by telephone with the San Francisco Regional Office of the Public Housing Administration and this information will be incorporated in the resolution to be presented for council action.

Financing the low-rent public housing program is carried out by three types of obligations. In the early planning stages, the Public Housing Administration makes direct loans to the local housing authorities. As development of the project proceeds and capital requirements increase, the local housing authorities sell their own short term obligations known as Temporary Notes to private investors and repay the loans that were financed by the Public Housing Administration. When the project nears completion, it is permanently financed through the sale of Housing Authority Bonds which generally mature in forty years and the outstanding Temporary Notes are paid off with the proceeds from the sale of the bonds, as well as the final construction and equipment costs.

The Housing Authority Bonds are secured by a pledge of the annual contributions which the Public Housing Administration has contracted with the City of Phoenix to pay. Since the fixed amount of annual contributions contracted for is always enough to cover the local debt service and the faith of the United States is solemnly pledged to the payment of such contribution, the security underlying these bonds is comparable to that of the direct obligations of the Federal Government. The sale of Housing Authority Bonds, which is a permanent financing plan for public housing, does not add to the legal

indebtedness of the City as the bonds are revenue bearing and guaranteed by the Federal Government.

Although the annual contributions contracted for are sufficient to pay the level debt service on these bonds, this does not mean that the Public Housing Administration will be required to pay each year the full amount contracted for as the annual contributions are decreased by the residual receipts received as rentals from the tenants, which is the balance of the Housing Authority's income after operating expenses.

It is worthy to note that the Housing Act of 1954 adopted by Congress, provides that after the Housing Authority Bonds are paid for in full, the Federal Government will be reimbursed the amounts that were advanced to the Housing Authority as annual contributions or subsidies. The Act also provides that the Housing Authority will pay to the local taxing bodies the difference between the amount that was annually paid as payments in lieu of taxes and the amount the annual taxes would have been in the event the projects were not tax exempt. These payments are made from the income of the project or projects.

Since the City Council, at its informal meeting on Monday night, April 25, 1960, agreed to recess its regular weekly meeting of May 3 and reconvene at 11:30 A.M. on May 4, to consider action on this resolution, you may be assured that we shall have all the necessary documents at your office not later than 11 A.M. of said date.

If there is any further information you may desire, please do not hesitate to let us know.

Sincerely yours,

ORIGINAL SIGNED ROY B. YANEZ

Roy B. Yanez
Executive Director

RBY:ms
enc.

HOUSING AND HOME FINANCE AGENCY

OFFICE OF THE ADMINISTRATOR • WASHINGTON 25, D. C.

Federal Housing Administration
Public Housing Administration
Federal National Mortgage Association
Community Facilities Administration
Urban Renewal Administration

FEB 23 1961

The Honorable Carl Hayden
United States Senate
Washington 25, D. C.

Dear Senator Hayden:

I am pleased to reply to your February 14 inquiry regarding urban renewal projects in Phoenix, Arizona.

As you know, the urban renewal program is essentially a local undertaking. The decision to seek Federal financial aid, the selection of areas of the community in need of urban renewal treatment and other basic decisions, are responsibilities of local government. The Federal Government provides financial help to assist communities in their urban renewal program of eliminating blight and improving deteriorated areas but does so only after the local governing body makes application and justifies the need for such assistance.

In 1957, the City of Phoenix submitted applications for Federal assistance to plan the East Jefferson Street and Southwest Projects. These applications were approved, the Agency advanced funds to the City for the purpose of planning the projects and a reservation of Federal funds to assist in carrying out the projects was established in 1957. The plans for these projects were submitted in final form and approved by the Agency in March and April of 1960. Thereafter, Federal funds to assist in carrying out the projects would have become available to Phoenix as soon as the necessary local approvals were secured on final plans for the projects.

Ordinarily, local approvals on final plans are secured in a maximum of four months. Such approvals, however, have not been secured by Phoenix although two extensions of time were granted for this purpose by our Regional Office. We understand the delay in seeking local approvals by Phoenix involved the question of whether to proceed with or without Federal financial assistance.

On February 9, 1961, our San Francisco Regional Director of Urban Renewal met with responsible local officials in Phoenix and was informed that the locality had decided to proceed without Federal financial assistance.

Accordingly, Phoenix has been informed that unless information to the contrary is received in the Agency by February 28, 1961, the reservation of Federal funds for the projects will be cancelled. This action will, of course, not be taken if the City indicates that it wishes to proceed with these projects.

The President's message to the Mayor of Phoenix (referred to in the attached editorial) was similar to communications addressed to communities which had previously applied for Federal financial assistance to plan and carry out an urban renewal project. Since Phoenix is one of the many cities throughout the country (including Sacramento and Cleveland) which have received Federal funds to plan or carry out urban renewal projects, the telegram was addressed to such communities with the belief that they were interested in receiving the assurance of all possible Federal assistance toward progressing their renewal program in as timely a manner as possible, particularly in the areas where surplus manpower existed.

In answer to the question raised in the correspondance addressed to you, I believe you know that the Federal Government pays two-thirds of the net project cost of Federally-assisted urban renewal projects. Therefore, all persons who pay Federal taxes in a measure contribute to the cost of these projects throughout the country. If the community decides against utilizing Federal financial assistance, the funds for urban renewal would, of course, need to be raised in some other manner, which in most instances include local taxes for public improvements.

I appreciate your inquiry in this matter and will be pleased to provide any further information you desire. The communication addressed to you and attached newspaper clippings are returned herewith, as requested.

Sincerely yours,

William E. Neumeyer
Assistant Administrator for
Public Affairs and Congressional Liaison

Attachments

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PUBLIC HOUSING ADMINISTRATION

BOX 36027, 450 GOLDEN GATE AVENUE
SAN FRANCISCO, CALIFORNIA 94102

June 24, 1966

Honorable Carl Hayden
United States Senate
Washington, D. C. 20510

Dear Senator Hayden:

We have prepared a tabulation of the status of the Low-Rent Public Housing Program in the San Francisco Region, broken down by states and congressional districts. We are glad to send this tabulation for your state as of March 1, 1966.

Funds authorized by Congress to carry out the provisions of the Housing and Urban Development Act of 1965 call for an estimated 60,000 dwellings per year for the low-rent program for the next four years. The Act includes a number of innovations which are directed towards an increased cooperative effort between the public and private sectors of the housing field. The combination of efforts we believe will go a long way towards solving the housing problems which we face today.

One of the new approaches will provide financial assistance to local housing authorities to lease dwellings from private owners for sub-leasing to low-income families and elderly individuals. This financial assistance will permit these people to live in decent, safe, and sanitary housing which they can afford and at the same time return a fair rent to the private owner.

Another important approach provides for the development of new construction by private builders for sale to local housing authorities under an agreement entered into before construction. Likewise the 1965 Housing Act places greater emphasis on the acquisition and rehabilitation of existing dwellings by local housing authorities, who with our financial assistance may amortize the capital costs over a shorter period than the forty years usually established for new construction.

Many local communities have shown a great deal of interest in the tools which the Housing Act provides to improve the housing environment of their cities. Private enterprise also is showing an increasing desire to participate in this cooperative effort of providing homes for low-income families and our elderly citizens. This is evidenced by approval by a number of local governing bodies of the leasing program and the formation of new local housing authorities to administer this new program and other low-rent housing programs provided for by the Housing Act.

Of particular interest is the progress being made in the housing programs on Indian reservations. This as you may be aware is essentially a mutual self-help program. Its purpose is to meet the needs of the very low-income Indians on reservations. Participants contribute their labor in the construction of homes for their families and are given credit for these contributions in lieu of cash payments. This is a cooperative effort of local housing authorities established by the tribes, the Bureau of Indian Affairs, the Department of Health, Education and Welfare, and the Public Housing Administration.

If you have need for further information, please do not hesitate to call on us.

Sincerely yours,

Regional Director

Enclosure

Department of Housing and Urban Development
PUBLIC HOUSING ADMINISTRATION
San Francisco Regional Office
450 Golden Gate Avenue, Box 36027
San Francisco, California 94102

A R I Z O N A

Public Housing Program by Congressional Districts
March 1, 1966

Senators: Paul Fannin, Phoenix
Carl Hayden, Phoenix

FIRST DISTRICT: Representative John J. Rhodes, Mesa.

Location	Dwellings in Management	Dwellings under Construction	Under Annual Contributions Contract	Dwellings Reserved	New Applications
Avondale	30				
Buckeye	20				
El Mirage	30				
Fort McDowell Indian Reserv.(M)			10		
Glendale	122				
Gila River Indian Reserv.(M)		13	62		
Mesa	103				
Peoria	30				
Phoenix	1,604				
Phoenix area	300				
Salt River Indian Reserv.(M)		15	45		
Tolleson	20				
	2,259	28	117		

(M) = Mutual Help

ARIZONA (continued)

SECOND DISTRICT: Representative Morris K. Udall, Tucson

Location	Dwellings in Management	Dwellings under Construction	Under Annual Contributions Contract	Dwellings Reserved	New Applications
Colorado River Indian Reserv.(M)		10	60		
Eloy	30			50	
Maricopa	20				
Somerton			20		
Stanfield	30				
Tucson	160	—	200	—	
	240	10	280	50	

THIRD DISTRICT: Representative George F. Senner, Jr., Miami

Camp Verde Indian Reserv.(M)					X
Flagstaff	127				
Fort Apache Indian Reserv.(M)		16	134		
Hualapai Indian Reserv. (M)		10			
Navajo Indian Reserv. *					
Chinle			110		
Fort Defiance			50		
Kayenta			50		
Tuba City			60		
Window Rock			40		
San Carlos Indian Reserv.(M)	10	25	115		
Winslow	30	—	—	—	
	167	51	559		
STATE TOTALS	2,666	89	956	50	

(M) = Mutual Help
* Under the jurisdiction of the Fort Worth Regional Office, PHA.

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APPENDIX C – **PHOENIX CITY COUNCIL RECORDS**

Resolutions

Resolution 9222 – A Resolution Approving the Application of the Housing Authority of the City of Phoenix to the Public Housing Administration in Accordance with the Provisions of the United States housing Act of 1937, as Amended, for a Preliminary Loan in the Amount of Two Hundred Sixty Five Thousand Dollars ($265,000.00). September 20, 1949 2 pages.

Resolution 9418 – A Resolution Approving the Annual Contributions Contract between the City of Phoenix and the Public Housing Administration Relating to Project No. Ariz. 1-4, 1-5, 1-6, Authorizing the Execution Therefore and Declaring an Emergency. August 29, 1950 8 pages

Resolution 9429 - A Resolution Approving the Annual Contributions Contract between the City of Phoenix and the Public Housing Administration Relating to Project No. Ariz. 1-4, 1-5, 1-6, Authorizing the Execution Therefore and Repealing Resolution No. 9418 and Declaring an Emergency. October 3, 1950 10 pages.

Resolution 9728- Request for Ordinance, September 25, 1950 7 pages

Resolution 10198 - A Resolution Designation Certain Areas with Phoenix as Slum or Blighted Areas; Declaring that the Redevelopment of Such Areas is Necessary in the Interest of Public Safety, Moral or Welfare of the Residents of the City of Phoenix; Directing that the Urban Renewal Commission Prepare Proper Applications for Survey and Planning Advances and Declaring an Emergency. December 11, 1956, 3 pages.

Resolution 10359 - A Resolution Authorizing and Directing the Institution of Eminent Domain Proceedings for the Acquisition of Certain Real Estate Pursuant to the Provision of Chapter 82 of the 1939 Session Laws of the State of Arizona, Known as the Municipal Housing Law of Arizona and Declaring an Emergency. September 23, 1958 2 pages.

Resolution 10386 – A Resolution Reaffirming Need for Low Rent Housing and Declaring an Emergency, February 10, 1959 1 page.

Meeting Minutes

Report

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RESOLUTION NO. 9222

A RESOLUTION APPROVING THE APPLICATION OF THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TO THE PUBLIC HOUSING ADMINISTRATION IN ACCORDANCE WITH THE PROVISIONS OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED, FOR A PRELIMINARY LOAN IN THE AMOUNT OF TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS ($265,000.00).

WHEREAS, the Housing Authority of the City of Phoenix is applying to the Public Housing Administration in accordance with the provisions of the United States Housing Act of 1937, as amended, for a Preliminary Loan in the amount of two hundred sixty five thousand dollars ($265,000.00) to cover the costs of surveys and planning in connection with the development of not to exceed approximately eleven hundred fifty (1150) dwelling units of low-rent public housing, and

WHEREAS, there exists in the City of Phoenix a need for such low-rent public housing at rents within the means of low-income families, especially families of living or deceased veterans and servicemen, which need is not being met by private enterprise, and

WHEREAS, such a condition constitutes a menace to the health, safety, morals and welfare of the inhabitants of the City,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX that the City Council of the City of Phoenix does hereby approve the Application of the Housing Authority of the City of Phoenix to the Public Housing Administration for a Preliminary Loan in an amount not to exceed two hundred sixty five thousand dollars ($265,000.00), to cover the costs of surveys and planning in connection with the development of not to exceed approximately eleven hundred fifty (1150) dwelling units of low-rent public housing in the City of

Phoenix, and does hereby declare its intent to hereafter enter into an agreement pursuant to the provisions of the Housing Act of 1937, as amended, with the said Housing Authority providing for local cooperation by the City of Phoenix in the development and construction of low-rent public housing in accordance with the terms of said Act.

PASSED by the Council of the City of Phoenix this 20th day of September 1949.

Vice-chairman

APPROVED by the ~~Mayor~~ this 20th day of September 1949.

~~Mayor~~
Vice-chairman

ATTEST:

Deputy City Clerk

Approved as to form.

City Attorney

-2-

RESOLUTION NO. 9418

A RESOLUTION APPROVING THE ANNUAL CONTRIBUTIONS CONTRACT BETWEEN THE CITY OF PHOENIX AND THE PUBLIC HOUSING ADMINISTRATION RELATING TO PROJECTS NO. ARIZ. 1-4, 1-5 and 1-6, AUTHORIZING THE EXECUTION THEREOF, AND DECLARING AN EMERGENCY

WHEREAS, the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority") proposes to develop low-rent housing with financial assistance from the Public Housing Administration (herein called the "PHA") and in connection therewith to enter into an Annual Contributions Contract with the PHA (herein called the "Contract"), covering Projects No. ARIZ. 1-4, 1-5, and 1-6.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

Section 1. The Contract between the Local Authority and the Public Housing Administration covering the aforesaid Project is hereby approved and accepted both as to form and substance and the proper officers are hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Local Authority and to impress and attest the official seal of the Local Authority on each of said four counterparts of said Contract.

Section 2. The appropriate officer of the Local Authority is hereby authorized and directed forthwith to forward all counterparts of said Contract, as executed on

This was repealed + replaced by 01479

behalf of the Local Authority, to the PHA, together with such other documents evidencing the approval and authorizing the execution of said Contract as may be required by the PHA.

Section 3. The proposed contract referred to in Sections "1" and "2" hereof, is in substantially the following form:

R 9418

Section 4. The immediate operation of the provisions of this Resolution being necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist and this Resolution shall be in full force and effect from and after its passage by the Council of the City of Phoenix; the approval thereof by the Mayor; the publication and posting thereof as required by law; and the same is hereby exempted from the Referendum Clause of the City Charter.

Passed by the Council of the City of Phoenix, this 29th day of August, 1950.

Approved by the Mayor this 29th day of August, 1950.

Nicholas Udall
MAYOR

ATTEST:

City Clerk

Approved as to form:

Jack C. Rousseau
City Attorney

PHA-1926
PART ONE
4-28-50

CITY OF PHOENIX

Project No. ARIZ 1-4
1-5
1-6

ANNUAL CONTRIBUTIONS CONTRACT

PART ONE

THIS AGREEMENT entered into as of the _____day of _____, 19____(herein called the "Date of the Contract"), by and between the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of Arizona, and the Public Housing Administration (herein called the "PHA), which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public No. 412, Seventy-Fifth Congress (said act, as amended, being herein called the "Act"), WITNESSETH:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

Sec. 1. The Local Authority.

The Local Authority certifies that it is authorized to purchase and acquire land, to clear buildings therefrom, to develop, operate, and administer low-rent housing projects for the purpose of providing decent, safe and sanitary dwellings for families of low income, to borrow money for such purpose, and to issue its bonds or other evidences of indebtedness, and, in connection with the foregoing, to take all such other actions as are provided for in this contract.

Sec. 2. The Projects

The Local Authority is undertaking the development of low-rent housing in the City of Phoenix (herein called the "Municipality"), County of Maricopa, State of Arizona, which will provide approximately 434 dwellings. Such housing will be developed as Project No. ARIZ 1-4

R 9418

with approximately 208 dwellings, Project No. ARIZ. 1-5 with approximately 144 dwellings, and Project No. ARIZ. 1-6 with approximately 132 dwellings, each of which is herein called a Project. (Project or Projects referred to in either Part One or Part Two of this Contract means the Project or Projects, as the case may be, covered by this Contract) and each of which is more fully described in a statement (herein called a "Development Program") which has been adopted by the Local Authority to serve as the basis of the development of such projects and which has been approved by the PHA. The Projects, including such changes therein (whether in the number of dwellings to be provided thereby or otherwise) as may be made from time to time with the approval of the PHA, together shall be known as Projects No. ARIZ 1-4, No. ARIZ 1-5 and No. ARIZ 1-6.

Sec. 3. Development cost of the Projects.

The Local Authority estimates that the development cost of the project will not exceed the amount of $1,891,600 for Project No. ARIZ 1-4, nor $1,363,500 for Project No. ARIZ 1-5, nor $1,093,500 for Project No. ARIZ 1-6, respectively, aggregating $4,348,600 for all of the projects (which amounts are herein called the "Maximum Development Cost" of the respective projects, or of all the projects in the aggregate as the context indicates). These estimates are approved by the PHA. The Local Authority, however, agrees to complete each Project at the lowest possible cost, but in no event at a cost in excess of the Maximum Development Cost therefor.

Sec. 4. Cost Limits.

The Public Housing Commissioner hereby finds that in the geographical area of the Projects (i) it is not feasible under the cost limitation for construction and equipment (excluding land, demolition, and non-dwelling facilities) of not to exceed $1750 per room as set forth in Section 15(5) of the Act to construct

12415

Project ARIZ 1-4, Project ARIZ 1-5 and Project ARIZ 1-6 without sacrifice of sound standards of construction, design, and livability, and (ii) there is an acute need for the housing which will be provided by the aforesaid Projects. Therefore, and in pursuance of the authorization in said Section 15(5) of the Act, the Public Housing Commissioner hereby prescribes the following cost limitations for the construction and equipment of the aforesaid Projects (excluding land, demolition, and nondwelling facilities):

For Project No. ARIZ 1-4- $2111.00 per room
For Project No. ARIZ 1-5- $2235.00 per room
For Project No. ARIZ 1-6- $1960.00 per room

The Local Authority hereby covenants that the cost for construction and equipment of the aforesaid Projects (excluding land, demolition, and nondwelling facilities) will not exceed the respective amounts so prescribed by the Public Housing Commissioner.

Sec. 5. Need for Project and Rental Gap.

The Local Authority has demonstrated to the satisfaction of the PHA: (i) that there is a need for such low-rent housing which is not being met by private enterprise, and (ii) that a gap of at least 20 per centum has been left between the upper rental limits for admission to the proposed low-rent housing and the lowest rents at which private enterprise, unaided by public subsidy, is providing (through new construction and available existing structures) a substantial supply of decent, safe, and sanitary housing toward meeting the need of an adequate volume thereof.

Sec. 6. Justification for Projects.

The Local Authority represents, and the PHA hereby finds, that the development, operation and administration of the Project in accordance with this Contract will provide decent, safe, and sanitary dwellings within the financial reach of families who are in the lowest income group and who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe, and sanitary dwellings for

R 9418

their use, and that the provisions of this Contract are adequate to assure that the Projects will be developed and managed in compliance with all the requirements of the Act.

Sec. 7. Justification for Financial Assistance by PHA.

The Local Authority represents, and the PHA hereby finds, that the loan herein provided for is necessary to assist the development of the Projects and that the annual contributions payable by the PHA in the amounts and in the manner herein provided are necessary to achieve, maintain, and assure the low-rent character of the Projects.

Sec. 8. Tax Exemption of Projects.

The Local Authority represents, and the PHA hereby finds, that under the Constitution and Statutes of the State of Arizona the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, city, county, or other political subdivisions.

Sec. 9. Cooperation Agreement.

The Local Authority represents, and the PHA hereby finds, that the Local Authority as of the 17th day of January, 1950, adopted an ordinance (as used herein and hereafter, the term "Cooperation Agreement" shall refer to the above mentioned Cooperation Ordinance) which ordinance has been approved by the PHA. In said Cooperation Agreement, it is provided among other things that (i) the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, county, or other political subdivision, (ii) the governing body will furnish the local cooperation which is required by the PHA pursuant to the Act without the payment of any real or personal property taxes, (iii) certain payments will be made by the Local Authority in lieu of taxes, and (iv) equivalent elimination of unsafe or insanitary dwellings will be accomplished as required by the Act.

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Sec. 10. Loan by PHA.

Subject to all the provisions of Part Two hereof, the PHA, in order to assist the development of the Projects, agrees to loan to the Local Authority an amount not to exceed $3,913,740 (which amount is hereby called the "Maximum Loan Commitment"); Provided, that on the date of delivery of and payment for the Bonds, the Maximum Loan Commitment shall be reduced in accordance with the provisions of Part Two; and provided further, that in no event shall the loan by the PHA exceed 90% of the Final Development Cost. Such loan shall bear interest at the rate of 2½% per annum (herein called the "PHA Loan Interest Rate").

Sec. 11. Annual Contrib tions by PHA.

Subject to and in accordance with the provisions of Part Two hereof, and in order to assist in achieving and maintaining the low-rent character of the Projects, the PHA agrees to make annual contributions to the Local Authority over a period of 40 years (or such lesser period as may be determined pursuant to the provisions of Part Two hereof) from the date the first contribution is made. Such annual contribution shall be in an amount equal to 4½% (herein called the "Fixed Contribution Percentage") (i) of the Minimum Development Cost of the Projects, as determined pursuant to the provisions of Part Two at the time of issuance of the Bonds, until a Revised Minimum Development Cost, if any, is determined pursuant to the provisions of Part Two, then (ii) of such Revised Minimum Development Cost until the Final Development Cost has been determined pursuant to the provisions of Part Two, and then (iii) of such Final Development Cost; less, in each case, such amount or amounts as may be available from other sources, all as provided in Part Two hereof; provided, however, that (except as set forth in Sec. 505 of Part Two hereof) the PHA will make no annual contributions available for the Projects unless such Projects are, at the time of the payment thereof, exempt from all real and personal

R 9418

RESOLUTION NO. 9429

A RESOLUTION APPROVING THE ANNUAL CONTRIBUTIONS CONTRACT BETWEEN THE CITY OF PHOENIX AND THE PUBLIC HOUSING ADMINISTRATION RELATING TO PROJECTS NO. ARIZ. 1-4, 1-5 AND 1-6, AUTHORIZING THE EXECUTION THEREOF; REPEALING RESOLUTION NO. 9418; AND DECLARING AN EMERGENCY.

WHEREAS, The City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority") proposes to develop low-rent housing with financial assistance from the Public Housing Administration (herein called the "PHA") and in connection therewith to enter into an Annual Contributions Contract with the PHA (herein called the "Contract"), covering Projects No. ARIZ. 1-4, 1-5, and 1-6.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The Contract between the Local Authority and the Public Housing Administration covering the aforesaid Project is hereby approved and accepted both as to form and substance and the proper officers are hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Local Authority and to impress and attest the official seal of the Local Authority on each of said four counterparts of said Contract.

SECTION 2. The appropriate officer of the Local Authority is hereby authorized and directed forthwith to forward all counterparts of said Contract, as executed on behalf of the Local Authority, to the PHA, together with such other documents evidencing the approval and authorizing the execution of said Contract as may be required by the PHA.

SECTION 3. The proposed contract referred to in Sections "1" and "2" hereof, is in substantially the following form:

R 9409

PHA-1926
PART ONE
4-28-50

CITY OF PHOENIX

Project No. ARIZ 1-4
1-5
1-6

ANNUAL CONTRIBUTIONS CONTRACT

PART ONE

THIS AGREEMENT entered into as of the _____ day of _____, 19__ (herein called the "Date of the Contract"), by and between the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of Arizona, and the Public Housing Administration (herein called the "PHA"), which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public No. 412, Seventy-Fifth Congress (said act, as amended, being herein called the "Act"), WITNESSETH:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

Sec. 1. The Local Authority.

The Local Authority certifies that it is authorized to purchase and acquire land, to clear buildings therefrom, to develop, operate and administer low-rent housing projects for the purpose of providing decent, safe and sanitary dwellings for families of low income, to borrow money for such purpose, and to issue its bonds or other evidences of indebtedness, and, in connection with the foregoing, to take all such other actions as are provided for in this contract.

Sec. 2. The Projects

The Local Authority is undertaking the development of low-rent housing in the City of Phoenix (herein called the "Municipality"), County of Maricopa, State of Arizona, which will provide approximately 484 dwellings. Such housing will be developed as Project No. ARIZ 1-4 with approximately 208 dwellings, Project No. ARIZ 1-5 with approximately 144 dwellings, and Project No. ARIZ 1-6 with approximately 132 dwellings, each of which is herein called a Project.

C9429

Project or Projects referred to in either Part One or Part Two of this Contract means the Project or Projects, as the case may be, covered by this Contract) and each of which is more fully described in a statement (herein called a "Development Program") which has been adopted by the Local Authority to serve as the basis of the development of such projects and which has been approved by the PHA. The Projects, including such changes therein (whether in the number of dwellings to be provided thereby or otherwise) as maybe made from time to time with the approval of the PHA, together shall be known as Projects No. ARIZ 1-4, 1-5 and 1-6.

Sec. 3. Development Cost of the Projects.

The Local Authority estimates that the development cost of the project will not exceed the amount of $1,892,000 for Project No. ARIZ 1-4, nor $1,364,000 for Project No. ARIZ 1-5, nor $1,094,000 for Project No. ARIZ 1-6, respectively, aggregating $4,350,000 for all of the projects (which amounts are herein called the "Maximum Development Cost" of the respective projects, or of all the projects in the aggregate as the context indicates). These estimates are approved by the PHA. The Local Authority, however, agrees to complete each Project at the lowest possible cost, but in no event at a cost in excess of the Maximum Development Cost therefor.

Sec. 4. Cost Limits.

The Local Authority covenants that the cost for construction and equipment of each Project (excluding land, demolition and non-dwelling facilities) will not exceed $1750 per room.

Sec. 5. Need for Project and Rental Gap.

The Local Authority has demonstrated to the satisfaction of the PHA; (i) that there is a need for such low-rent housing which is not being met by private enterprise, and (ii) that a gap of a least 20 per centum has been left between the upper rental limits for admission to the proposed low-rent housing and the lowest rents at which private enterprise, unaided by public subsidy, is providing (through new construction and available existing structures) a substantial supply of decent, safe, and sanitary housing toward meeting the need of an adequate volume thereof.

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Sec. 6. Justification for Projects.

The Local Authority represents, and the PHA hereby finds, that the development, operation and administration of the Projects in accordance with this Contract will provide decent, safe and sanitary dwellings within the financial reach of families who are in the lowest income group and who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe, and sanitary dwellings for their use, and that the provisions of this Contract are adequate to assure that the Projects will be developed and managed in compliance with all the requirements of the Act.

Sec. 7. Justification for Financial Assistance by PHA.

The Local Authority represents, and the PHA hereby finds, that the loan herein provided for is necessary to assist the development of the Projects and that the annual contributions payable by the PHA in the amounts and in the manner herein provided are necessary to achieve, maintain, and assure the low-rent character of the Projects.

Sec. 8. Tax Exemption of Projects.

The Local Authority represents, and the PHA hereby finds, that under the Constitution and Statutes of the State of Arizona the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, city, county, or other political subdivisions.

Sec. 9. Cooperation Agreement.

The Local Authority represents, and the PHA hereby finds, that the Local Authority as of the 17th day of January, 1950, adopted an ordinance (as used herein and hereafter, the term "Cooperation Agreement" shall refer to the above mentioned Cooperation Ordinance) which ordinance has been approved by the PHA. In said Cooperation Agreement, it is provided among other things that (i) the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, county, or other political subdivision, (ii) the governing body will furnish the local cooperation which is required by the PHA pursuant to the Act without the payment of any real or personal property taxes, (iii) certain payments will be

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made by the Local Authority in lieu of taxes, and (iv) equivalent elimination of unsafe or insanitary dwellings will be accomplished as required by the Act.

Sec. 10. Loan by PHA.

Subject to all the provisions of Part Two hereof, the PHA, in order to assist the development of the Projects, agrees to loan to the Local Authority an amount not to exceed $1,740,000 (which amount is hereby called the "Maximum Loan Commitment"); Provided, that on the date of delivery of and payment for the Bonds, the Maximum Loan Commitment shall be reduced in accordance with the provisions of Part Two; and provided further, that in no event shall the loan by the PHA exceed 90% of the Final Development Cost. Such loan shall bear interest at the rate of 2¼% per annum (herein called the "PHA Loan Interest Rate").

Sec. 11. Annual Contributions by PHA.

Subject to and in accordance with the provisions of Part Two hereof, and in order to assist in achieving and maintaining the low-rent character of the Projects, the PHA agrees to make annual contributions to the Local Authority over a period of 40 years (or such lesser period as may be determined pursuant to the provisions of Part Two hereof) from the date the first contribution is made. Such annual contribution shall be in an amount equal to 4⅛% (herein called the "Fixed Contribution Percentage") (i) of the Minimum Development Cost of the Projects, as determined pursuant to the provisions of Part Two at the time of issuance of the Bonds, until a Revised Minimum Development Cost, if any, is determined pursuant to the Provisions of Part Two, then (ii) of such Revised Minimum Development Cost until the Final Development Cost has been determined pursuant to the provisions of Part Two, and then (iii) of such Final Development Cost; less, in each case, such amount or amounts as may be available from other sources, all as provided in Part Two hereof; provided, however, that (except as set forth in Sec. 505 of Part Two hereof) the PHA will make no annual contributions available for the Projects unless such Projects are, at the time of the payment thereof, exempt from all real and personal property taxes levied

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or imposed by the State, city, county, or other political subdivisions; and provided further, that, at the election of the PHA, each such annual contribution may be made in semiannual installments as provided in Sec. 402(2) of Part Two hereof.

Sec. 12. Regulations as to Citizenship of Tenants.

The Local Authority represents that it has adopted a resolution containing regulations prohibiting as a tenant of the Projects by rental or occupancy any person other than a citizen of the United States, except that such prohibition does not apply in the case of a family of any Serviceman or the family of any Veteran who has been discharged (other than dishonorably) from, or the family of any Serviceman who died in the armed forces of the United States within four years prior to the date of application for admission to the Projects. The Local Authority further represents that said resolution provides that it shall not be altered, modified, amended or rescinded without the written consent of the PHA, so long as any annual contributions are payable by the PHA under the provisions of this Contract.

Sec. 13. Date of Initiation.

The Date of Initiation of the Projects means the date of the first contract for financial assistance in respect thereto entered into by the Local Authority and the PHA. The PHA hereby finds that the Date of Initiation of the Projects was the 18th day of January, 1950.

Sec. 14. Incorporation of Part Two in this Contract.

(A) For convenience, various provisions of this Contract are embodied in a separate document designated "Terms and Conditions", being Form PHA-1996 PART TWO, June 1950, which, as modified or amended by paragraph (B) of this Sec. 14, constitutes Part Two of this Contract. The provisions, terms, covenants, and conditions embodied in Part Two are binding upon the parties hereto, with the same effect as if set forth in full in this Part One of this Contract. The term "Contract" as used herein shall mean this Annual Contributions Contract, consisting of this Part One and the Terms and Conditions constitution Part Two thereof.

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(B) The Terms and Conditions comprising Part Two of this Contract are hereby modified and amended in the following respects:

(i) Delete the words "or out of any other moneys or assets of the Local Authority not otherwise pledged" appearing at the end of the first sentence of paragraph (B) of Sec. 204;

(ii) Delete the second and third sentences from Sec. 501 and insert in lieu thereof the following:

"To effectuate this purpose, the Local Authority covenants that upon written notice to it by the PHA of the occurrence of such Substantial Default, it will immediately and peacefully deliver to the PHA possession of all of the real and personal property then owned or held by the Local Authority in connection with the Project(s), and if such notice includes a determination by the PHA that a conveyance of title is necessary to achieve the purposes of the Act, will also promptly execute and deliver to the PHA such deeds of conveyance and bills of sale and other documents as the PHA may deem necessary to vest in the PHA title to all such real and personal property."

Sec. 15. Presidential Approval of this Contract.

The PHA certified that the undertaking by it of the loan and annual contributions herein provided for and the making of this Contract have been approved by the President of the United States on the 9th day of September, 1950, which approval appears on Pr. List No. 146. The PHA hereby finds that the going Federal rate as defined in the Act, at the date of such Presidential approval was 2½%, and that such going Federal rate is applicable to this contract.

Sec. 16. Performance of Conditions Precedent to Validity of this Contract.

The Local Authority certifies that all conditions precedent to the valid execution and delivery of this Contract on its part have been complied with and that all things necessary to constitute this Contract its

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valid, binding, and legal agreement on the terms and conditions and for the purposes herein set forth, have been done and have occurred, and that the execution and delivery of this Contract on its part have been and are in all respects duly authorized in accordance with law. The PHA similarly certified

Sec. 17. Amendment of Contract.

The Local Authority and the PHA agree that the making of this Contract on the terms and conditions herein provided is for the purpose of assisting the Local Authority in the expeditious prosecution of the development of the Project, and, to the extent that the Commissioner of the PHA may deem it necessary, the Local Authority will enter into such amendatory agreement with the PHA as may be necessary to conform the terms and conditions governing the development and management of the Project to the terms and conditions governing the development and management of other low-rent housing projects initiated after March 1, 1949 and developed and managed with financial assistance of the PHA.

Sec. 18. Additional Provisions.

The PHA shall be under no obligation to make funds available to the Local Authority on account of the loan or to make any annual contributions with respect to any Project unless, in addition to complying with all other provisions of this Contract, the Local Authority presents proof, satisfactory to the PHA, that the site of such Project is situated within the corporate limits of the Municipality.

IN WITNESS WHEREOF, the Local Authority and the PHA have caused this Contract to be executed in their respective names and have caused their respective seals to be hereunto affixed and attested on this _____ day of _____, 19___, as of the Date of the Contract first above written.

CITY OF PHOENIX

By _____
Mayor

(S E A L)

ATTEST:

_____
City Clerk

- 7 -

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SECTION 4. That Resolution No. 9418 be, and the same is hereby repealed.

SECTION 5. WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter.

PASSED by the Council of the City of PHoenix this 3d day of October, 1950.

APPROVED by the Mayor this 3d day of October, 1950.

Nicholas Udall, MAYOR

ATTEST:

City Clerk

Approved as to form:

Jack Chauncey, City Attorney

Reviewed by :

, City Manager

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WHITE—City Clerk
BLUE—City Attorney
GREEN—City Manager
PINK—Finance
CANARY—Departmental

9728

RESOLUTION

REQUEST FOR ~~ORDINANCE~~

SEP 25 CITY OF PHOENIX Manager's Office

To the CITY MANAGER: DATE September 25 195 0

Request made by LAW Department

The preparation of an ordinance for the following purposes is hereby requested:

(Give below all facts necessary for the City Attorney to prepare the requested ordinance. Also outline briefly the reasons for the proposed action by the City Council. In order to draft, review and file this ordinance before noon on Monday, this request must be in the City Manager's office not later than Thursday prior to the Council Meeting at which it is to be introduced. All requests for ordinances involving the expenditure of city funds must be presented for the approval of the Finance Department BEFORE going to the City Manager's office. Routine ordinances now being prepared by departments may be so prepared in the future and submitted with "Request for Ordinance.")

Request for Resolution by the Council asking of the Public Housing Administration to transfer Project Ariz-2312 (Duppa Villa Veterans' Housing Project) under Title VI of the Federal Housing Act of 1950 (Lanham Act). The transfer of the houses and personal property connected with the running of the project is without cost to eligible transferees but they must make arrangements for acquisition of the land underlying the project. In this instance the land is owned by the United States and under control of the Public Housing Administration; it has been offered to the City for a price of $14,257.21, payments to be made in ten equal installments beginning within one year after transfer; interest to be at the "going Federal rate"-- presently set at 2½%. However, it is provided that payments can be speeded up or paid all at once.

The only obligation attached are that the City does not transfer to unauthorized transferees for housing use; that when it ceases to be used for housing use by the City or at some future deadline not yet set the houses will be razed and the site used for non-housing uses. Further, that a schedule of veterans' preferences will be followd, also defense worked in the event the Secretary of Defense directs.

The project is presently being operated by the Phoenix Housing Resolution No. 9430 -- adopted 10/3-50.

Emergency clause ~~No~~ Yes (strike out one) If yes, give reasons

Desired effective date As soon as possible

Requested by [signature] DEPARTMENT HEAD

Account Numbers and Appropriation Balances Checked	Approved As to Availability of Funds
CITY AUDITOR	DIRECTOR OF FINANCE

To the City Attorney: Date 9-25 195 0

Please prepare an ordinance for submission to the City Council at the next regular meeting covering the subject outlined above. Copies of the ordinance must be in the City Manager's office not later than Monday noon, otherwise submission of the ordinance will be delayed one week. The ordinance (should) (should not) contain an emergency clause.

CITY CLERK BY

PHOENIX, ARIZ. SEP 25 1950

[signature]
CITY MANAGER

(4001)

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authority as a veterans' housing project and is not a low rent project. It is estimated to be netting between $35,000 and $40,000 a year. It will be unsubsidized and is getting older all the time so this can be expected to fall of as upkeep becomes more expensive.

The City represents that it will operate the project on a soung business basis including adequate reserves.

So far as this writer can find there are no restrictions as to how long the City must continue the land as a housing project or how much rent shall be charged.

The Application Resolution must be accompanied by an opinion of the City Attorney that the City has legal authority to make this request, accept this transfer, operate the project and to perform the obligations incurred by the transfer.

Applications must be made by December 31, 1950 but transfers are temporarily suspended due to the present national emergency.

ARIZONA 1-1 - Marcos De Niza Housing Project
1-2 - Frank Luke Jr. Housing Project
1-3 - Mathew Henson Housing Project

Sec 7 460

Arizona 1-4 - Mathew Henson Addition
1-5 - Marcos De Niza Addition
1-6 - Frank Luke Jr. Addition

CONTRACTS WITH U. S. GOVERNMENT - UNITED STATES HOUSING AUTHORITY OR PUBLIC HOUSING AUTHORITY

1211 11/2/39 - Loan contract between City of Phoenix, Arizona and United States Housing Authority.

1212 11/2/39 - Annual Contributions Contract between the City of Phoenix Arizona, and the United States Housing Authority.

1260 11/29/40 - Contract for Loan & Annual Contributions from U. S. Housing Authority (supersedes contracts Nos. 1211 and 1212)

1273 1/28/41 - Chemical Bank & Trust Company, New York, from U.S.H.A. Temporary Loan Notes, 2nd Series, Amount $1,600,000.00. Maturing 6/15/41

1502 2/19/46 - National Housing Agency, Federal Public Housing Authority (HA V-2396 ump-1) to provide temporary housing accommodations consisting of 148 family dwelling units.

1504 3/1/46 - Victoria Pasqualetti for lease of certain property for Emergency Veterans' Housing Project

1505 - 3/1/46 - Ottilia Linsenmeyer for lease of certain property for Emergency Veterans' Housing Project.

1546 - 8/13/46 National Housing Agency, Federal Public Housing Authority (HA V-2418 mph-1) to provide termporary housing accommodations consisting of 48 family dwelling units.

1764 - 5/19/48 - Housing and Home Finance Agency, Public Housing Administration (their No. Ariz-V-2424-MPH-1) combining City Contracts Nos. 1502 and 1546 (their Nox. Ariz -V-2396 mph-1 and Ariz-V-2418-mph-1) for accommodations of 148 and 48 family dwelling units respectively - Transfer to City of Phoenix dated January 10, 1950 attached.

2138 - Get Copy of this Contract Public Housing Administration, Annual Contributions Contract, Project Ariz. 1-4, 1-5 and 1-6

ORDINANCES AND RESOLUTIONS ADOPTED COVERING PUBLIC HOUSING

2897 4/5/39 Ordinance creating Housing Authority to be known as Housing Authority of the City of Phoenix & Conferring upon such housing authority certain powers & duties.

2944 6/6/39 Ordinance relating to low-rent housing projects to be developed in the city of Phoenix.

3016 10/17/39 Ordinance approving Loan Contract between the City of Phoenix & U.S. Housing Authority for Project Nos. Ariz. 1-1 Arizona 1-2 and Arizona 1-3, Authorizing its execution.

3017 10/17/39 Ordinance approving annual contributions contract between City of Phoenix & U.S. Housing Authority for projects Nos. Arizona 1-1 Arizona 1-2 and Arizona 1-3, Authorizing its execution.

3018 10/17/49 Delegating additional powers to the Housing Authority of the City of Phoenix.

3085 4/23/40 Vacating & closing to public use portion of hadley St. for use by Housing Authority.

3170 10/21/40 Establishing water rates to be charged Housing Authority of City of Phoenix.

F 98

3171	10/21/40	Vacating & closing to public use portion of Tonto Street lying between 7th & 9th Avenues and providei for use of said street by Housing Authority.
3188	11/29/40	Approving contract for loan and annual contributions between City of Phoenix and Housing Authority for Projects Nos. Arizl-1, Arizona 1-2 and Arizona 1-3, Authorizing its execution.
3234	2/4/41	Granting S.R.V.W.U.A. permission to construct and maintain power line along east side of N and S private driveway in Marcos De Niza Housing project and across certain streets.
3402	8/5/41	Amending Ordinance No. 2944 entitled "An Ordinance relating to low-rent housing projects to be developed in the City of Phoenix and declaring an emergency"
3830	9/16/43	Authorizing Execution of Water Service Installation Agreement with U.S.A. & Darrell Duppa Project)
3831	9/16/43	Authorizing execution of contract with U.S.A. for supplying of water to the Federal Public Housing Authority (Darrell Duppa Project
3904	1/27/44	Providing for sale and conveyance of Lot 13, Block 22, F. Q. Story addition
3905	1/27/44	Providing for sale of Lot 1, Block 24, F. Q. Story addition.
3906	1/27/44	Providing for sale of Lot 6 and west 9' of Lot 5, Block 34, F. Q. Story Addition.
3989	6/6/44	Authorizing execution of stipulation permitting condemnation by U.S.A. of portions of Garfield and McKinley Streets and execution of quit-claim deeds to U.S.A. (Formerly executed to National Housing Agency, Federal Public Housing Authority.)
5425 Get document	1/17/50	Relating to low rent housing projects proposed to be developed in the City of Phoenix; declaring intention of the City of Phoenix to cooperate with the Public Housing Administration in the development and operation of the proposed projects.
7034	7/2/40	Resolution accepting waivers to Loan Contract dated 11/2/39 between City of Phoenix and U. S. Housing Authority.
7035	7/2/40	Resolution authorizing the issuance of advance loan notes in the aggregate principal amount of not to exceed $1,613.00
7036	7/2/40	Resolution authorizing the issuance of temporary loan notes (first series) aggregating $550,000.00
7043	7/17/40	Resolution ratifying certain actions heretofore taken by the Commission of the City of Phoenix and by certain officers of said City of Phoenix with respect to temporary financing.
7044	7/17/40	Resolution awarding temporary Loan Notes authorizing delivery to Purchaser, and authorizing letter to paying agent.
7045	7/17/40	Resolution authorizing execution of requisition agreement No. 1 and authorizing execution & delivery of Advance Loan Note No. 5.

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7064 11/29/40 - Resolution restricing tenancy in USHA-Aided projects to citizens of the United States.

7067 12/3/40 - Authorizing the issuance of Advance Loan Notes in the amount of not to exceed $1,613,000.00, repealing resolution No. 7035.

7068 12/3/40 - Authorizing the execution and delivery of advance loan note No. 1 in exchange for Advance Loan Note. No. 5

7069 12/3/40 - Authorizing Execution and delivery of Advance Loan Note No. 2.

8034 6/3/41 - Authorizing issuance of Housing Authority Bonds (first issue) in principal amount of $1,904,000

8035 6/3/41 - Approving agreement evidencing appointment of fiscal agent.

8037 6/17/41 - Authorizing execution and recording of declaration of trust in sale of Housing Authority bonds.

8038 6/17/41 - Awarding Series A Bonds (Housing Authority) to J. S. Strauss and Company.

8039 6/17/41 - Awarding Housing Authority Bonds (First Issue) Series B to U.S. Housing Authority

8084 11/4/41 - Authorizing and directing institution of eminent domain proceedings in acquisition of additional real estate.

8085 11/4/41 - Authorizing execution and delivery of additional temporary Series B Bonds in amount of $58,000.00

8155 10/6/42 - Authorizing execution & delivery of Additional Temporary Series B Bonds in Principal Amount of $18,000.00

8160

~~8297xxxx9/25/45~~
8332 2/19/46 Authorizing execution of agreement with U.S.A. through Federal Public Housing Authority for acquiring, developing, administering, and removing emergency temporary housing under prosivions of Title V of Lanham Act.

8333 2/19/46 Authorizing City Manager to lease such acreage as necessary for location for 148-family dwelling units to be temporarily constructed pursuant to agreement with Federal Public Housing Authority.

~~8377xxxx8/6/46~~
8384 8/6/46 Authorizing execution of agreement with U.S.A. Acting by and through Public Housing Authority and acquiring, developing, administering, and removing emergency temporary housing under the Lanham Act (for additional units)

F-098

8434	12/17/46	Authorizing execution of an agreement with U.S.A. acting by and through the Federal Public Housing Authority and the city of Phoenix for acquiring, developing, administering and removing emergency temporary housing under the provisions of Title V of the Lanham Act.
8435	12/17/46	Authorizing execution of lease between Ottillia Linsenmeyer and the City of Phoenix for that certain real property located at Sixteenth and Roosevelt Streets for an "Emergency Veterans Housing Project" under the provisions of Title V of the Lanham Act.
8463	1/14/47	Authorizing agreement for assessments against public property for improvement of yavapai, Yuma, Papago, Pima, Cocopah and Mohave Streets and 3, 5, 6 and 7 Avenues.
8620	9/30/47	Advocating continued usage of Duppa Villa Homes as a public housing project with intention of converting it to a low income project for veterans and their families.
9222	9/20/49	Approving application of housing authority of City of Phoenix to public housing administration for preliminary loan in amount of $265,000,00.
9276	12/16/49	Providing for waiver of removal requirements of Lanham Act with respect to relinquishment and transfer of Government's interest in public housing project at 16th and Roosevelt Streets to City of Phoenix.
9296	1/17/50	Authorizing preliminary loan contract, requisitions, and notes to be forwarded to Public Housing Authority in connection with development of low-rent housing projects.
9418	8/29/50	Approving the annual contributions contract between the City of Phoenix and the Public Housing Administration relating to projects No. Ariz. 1-4, 1-5 and 1-6, authorizing the execution thereof, and declaring an emergency.
9428	9/26/50	Authorizing and directing the institution of eminent domain proceedings for the acquisition of certain real estate for municipal housing.
9429	10/3/50	Approving annual contributions contract between City of Phoenix and Public Housing administration relating to projects No. Ariz. 1-4, 1-5, and 1-6, authorizing execution thereof; repealing resolution No. 9418
9430	10/3/50	Making application for the transfer of the project Ariz-2312 (Duppa Villa Veterans' Housing Project) to the City of Phoenix
9438	10/31/50	Authorizing the issuance of advance loan notes in the aggregate principal amount of not to exceed $1,740,000.00
9446	12/12/50	Authorizing amendment to contract for loan and annual contributions between the City of Phoenix and Public Housing Administration, authorizing payments in lieu of taxes.
9458	1/30/51	Authorizing sale, issuance and delivery of temporary loan notes in the aggregate principal amount of $797,000; execution of requisition agreement No. 1 and execution and delivery of advance loan note No. C-1 (Housing Authority)

document might help w/ discussion on history of area

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F-098

9527 7/31/51 Resolution authorizing the sale, issuance and delivery of temporary loan notes in the aggregate principal amount of $3,116,000.00; the execution of Requisition Agreement No. 2' and the execution and delivery of advance loan note No. C-2, and declaring an emergency.

F-078

RESOLUTION NO. 10198

A RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF PHOENIX AS SLUM OR BLIGHTED AREAS; DECLARING THAT THE REDEVELOPMENT OF SUCH AREAS IS NECESSARY IN THE INTEREST OF THE PUBLIC SAFETY, MORALS OR WELFARE OF THE RESIDENTS OF THE CITY OF PHOENIX; DIRECTING THAT THE URBAN RENEWAL COMMISSION PREPARE PROPER APPLICATIONS FOR SURVEY AND PLANNING ADVANCES; AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council of the City of Phoenix by Ordinance No. G-188 adopted at a regular meeting held on the 4th day of December 1956, found that it is necessary in the interest of the public health, safety, morals and welfare of the residents of the municipality that certain areas within the City of Phoenix be redeveloped, and

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Agency Administrator is authorized to extend financial assistance to localities for the elimination and prevention of the spread of slums and urban blight through the planning and undertaking of urban renewal projects, and

WHEREAS, preliminary surveys have shown the existence of areas within the City of Phoenix which are blighted and in need of remedial action, and

WHEREAS, it is desirable and in the public interest that the City of Phoenix prepare applications for survey and planning advances in order to undertake and carry out urban renewal projects contemplated by said Title I in these certain areas proposed as urban renewal areas situate in the City of Phoenix, County of Maricopa, State of Arizona,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the following areas are hereby

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designated as slum or blighted areas existing in the City of Phoenix for which redevelopment is necessary in the interest of the public health, safety, morals and welfare of the municipality, to-wit:

AREA NO. 1

Commencing at the intersection of the north line of Harrison Street and the west line of 15th Avenue, thence continuing easterly along the north line of Harrison Street to the east line of 7th Avenue, thence continuing south along the east line of 7th Avenue to a point in the centerline of Durango Street, thence continuing westerly along the centerline of Durango Street to the west line of 15th Avenue, thence continuing northerly to the point of beginning.

AREA NO. 2

That block bounded by Washington Street, Central Avenue and Jefferson Street and First Avenue.

AREA NO. 3

That area bounded by Washington Street, 2nd Street, 3rd Street and the alley between Washington Street and Adams Street.

AREA NO. 4

Beginning with the intersection of the north line of Jefferson Street with the west line of 7th Street, thence continuing easterly along the north line of Jefferson Street to the east line of 11th Street, thence continuing southerly along the east line of 11th Street to the south line of Madison Street, thence continuing westerly along the south line of Madison Street to a point 250 feet west of the west line of 9th Street, thence southerly to the north line of Jackson Street, thence westerly 150 feet, thence northerly to the south line of Madison Street, thence westerly along the south line of Madison Street 300 feet, thence southerly to the north line of Jackson Street, thence westerly along the north line of Jackson Street to the west line of 7th Street, thence northerly along the west line of 7th Street to the point of beginning.

SECTION 2. That the Urban Renewal Commission of the City of Phoenix is hereby directed to prepare a separate application for survey and planning advances covering each of the above described areas for submission to the Housing and Home Finance Agency of the United States Government.

R-10198

SECTION 3. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter.

PASSED by the Council of the City of Phoenix this 11 day of December 1956.

APPROVED by the Mayor this 11 day of December 1956.

Jack Williams Mayor

ATTEST:

John E. Burke City Clerk

APPROVED AS TO FORM:

William G. Hoch City Attorney

REVIEWED BY:

Lloyd W. Wilson City Manager

-3-

A-1198

RESOLUTION NO. 10359

A RESOLUTION AUTHORIZING AND DIRECTING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF CERTAIN REAL ESTATE PURSUANT TO THE PROVISIONS OF CHAPTER 82 OF THE 1939 SESSION LAWS OF THE STATE OF ARIZONA, KNOWN AS THE MUNICIPAL HOUSING LAW OF ARIZONA AND DECLARING AN EMERGENCY.

WHEREAS, the Housing Authority of the City of Phoenix, pursuant to the authority conferred upon municipalities by Chapter 82 of the Session Laws of the State of Arizona for the year 1939, known as the Municipal Housing Law of Arizona and delegated to the said Housing Authority of the City of Phoenix by Ordinance No. 2897 and by Resolution No. 10261, dated the 30th day of July, 1957, which Resolution reaffirms the need for low-rent housing at rents within the means of low-income families and declaring same to be an emergency for the preservation of the public peace, health and safety; and,

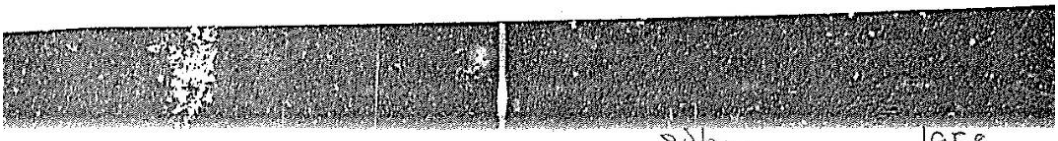
WHEREAS, it is necessary that title to certain private properties, to be used as a project site, be acquired by the City of Phoenix for the uses and purposes defined by the Municipal Housing Law of Arizona; and,

WHEREAS, it will be necessary to institute Eminent Domain proceedings to acquire title to certain parcels of property within said project site;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Phoenix, as follows:

1. That it is necessary to acquire title to all or any portion of the real property hereinafter more particularly described for use by the City of Phoenix under the provisions of Chapter 82 of the Session Laws of 1939 relating to municipal housing; and,

2. That the City Attorney be and he is hereby authorized and directed to institute Eminent Domain proceedings in the name of the City of Phoenix for the acquisition of all or any portion of the real property.



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lying within said project site, said property being more particularly described as follows, to-wit:

PROJECT ARIZONA 1-7:

The North one-half of Block 38;
The South one-half of Block 30; and
All of Block 35, Collins Addition to the City of Phoenix, according to that certain Map of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps, at Page 11 thereof; and

Lots 9 to 13, inclusive; and
Lots 21 to 30, inclusive,
Hickey Place, according to that certain Map of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 14 of Maps, at Page 28 thereof,

all thereof being located within the City of Phoenix, County of Maricopa, State of Arizona;

3. WHEREAS, the immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this Resolution shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter.

PASSED by the Council of the City of Phoenix this 23 day of September, 1958.

APPROVED by the Mayor this 23 day of September, 1958.

Mayor

ATTEST:

Clerk

Approved as to form:

City Attorney

Reviewed by:

City Manager

RESOLUTION NO. 10386

A RESOLUTION REAFFIRMING NEED FOR LOW RENT HOUSING, AND DECLARING AN EMERGENCY

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, the United States Housing Act of 1937, as amended, provides that there shall be local determination of need for low rent housing to meet needs not being adequately met by private enterprises; and

WHEREAS, the City of Phoenix did formulate a Workable Program for the elimination and prevention of slums and blight in the City of Phoenix, Arizona, which Workable Program was submitted by the Mayor of the City of Phoenix to the Administrator of the Housing and Home Finance Agency under date of September 17, 1956, and supplemented by letter dated December 1, 1956, and approved by the mentioned Administrator on February 28, 1957, as complying with requirements of the Housing Act of 1949, as amended, and recertified by the Administrator of the Housing and Home Finance Agency on July 23, 1958; and

WHEREAS, the City of Phoenix has found that there exists a need in the City of Phoenix for additional units of low rent housing to assist in meeting the housing goal of the locality in connection with the City's policy to eliminate substandard housing and to prevent the spread of slums and blight; and

WHEREAS, the application of the Housing Authority of the City of Phoenix on behalf of the City of Phoenix, as required by said United States Housing Act, was heretofore approved by the Council of the City of Phoenix on September 20, 1949, by the adoption of Resolution No. 9222 and approved later by the Public Housing Administration for 1,000 units; and

WHEREAS, the Housing Authority has built 484 units and is now completing the planning of 200 units scheduled to be under construction within a few weeks, there remains 316 units under the 1,000 unit Program Reservation also under a preliminary loan contract to be developed; and

WHEREAS, the results of a housing survey conducted by the Housing Authority of the City of Phoenix revealed that there is a need for 200 units of low rent public housing in addition to the 1,000 units mentioned in the foregoing paragraph.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, as follows:

SECTION 1. There still exists in the City of Phoenix, Arizona, a need of 316 units for low rent housing at rents within the means of low-income families, as well as for an additional 200 units.

SECTION 2. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter

PASSED by the Council of the City of Phoenix this 10 day of February, 1959.

APPROVED by the Mayor this 10 day of February, 1959.

Jack Williams Mayor

ATTEST:

Doris F. Barker Clerk

Approved as to form:

Fillmore L. Shumway, Acting City Attorney

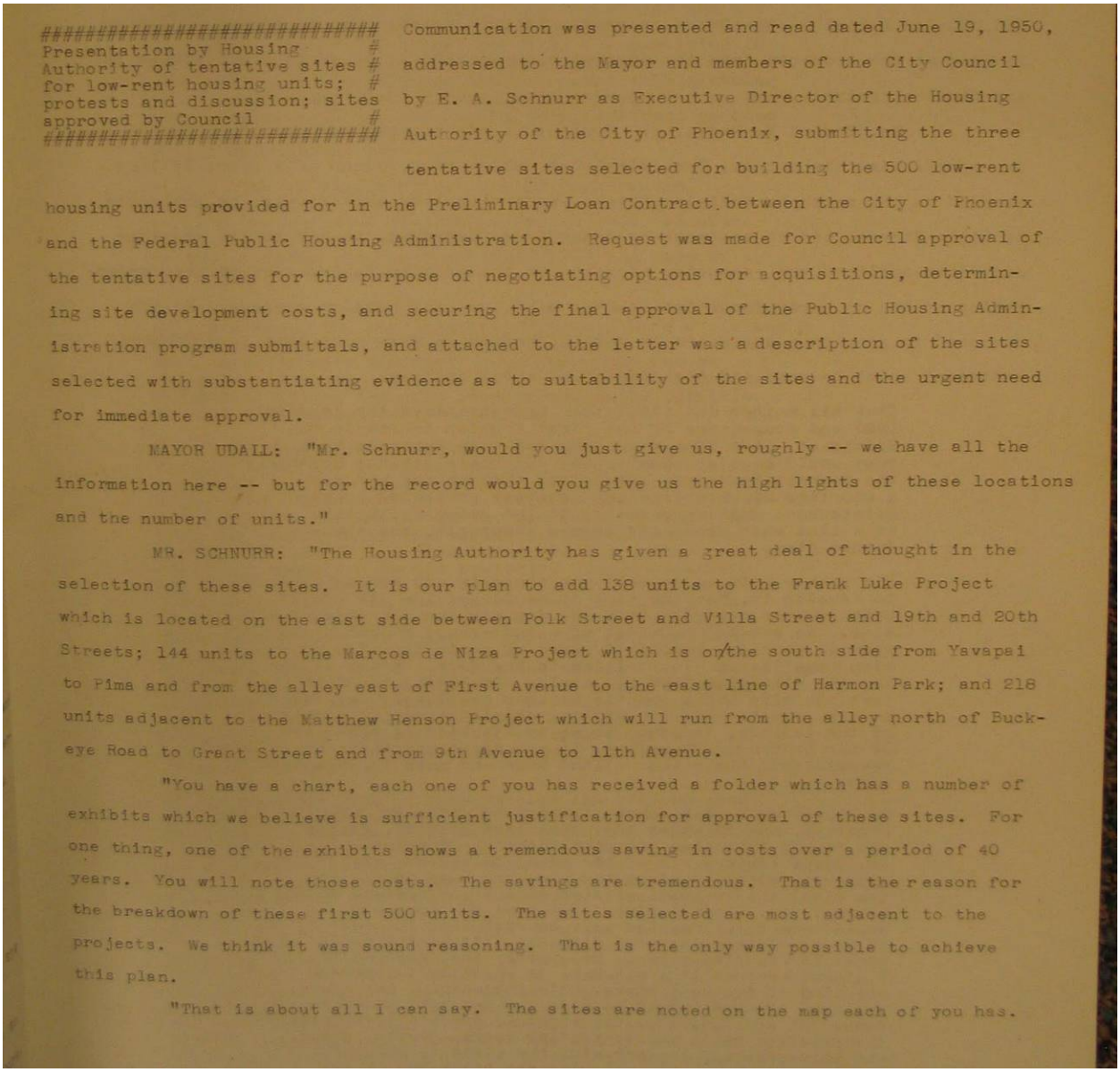
Reviewed by:

Ray D. Wilson City Manager

RECEIVED FEB 10 1959 CITY OF PHOENIX

1959

Phoenix City Council Meeting Minutes
Minute Book 29 Pages 31-36
20 June 1950



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############################
Presentation by Housing #
Authority of tentative sites #
for low-rent housing units; #
protests and discussion; sites
approved by Council #
############################

Communication was presented and read dated June 19, 1950, addressed to the Mayor and members of the City Council by E. A. Schnurr as Executive Director of the Housing Authority of the City of Phoenix, submitting the three tentative sites selected for building the 500 low-rent housing units provided for in the Preliminary Loan Contract between the City of Phoenix and the Federal Public Housing Administration. Request was made for Council approval of the tentative sites for the purpose of negotiating options for acquisitions, determining site development costs, and securing the final approval of the Public Housing Administration program submittals, and attached to the letter was a description of the sites selected with substantiating evidence as to suitability of the sites and the urgent need for immediate approval.

MAYOR UDALL: "Mr. Schnurr, would you just give us, roughly -- we have all the information here -- but for the record would you give us the high lights of these locations and the number of units."

MR. SCHNURR: "The Housing Authority has given a great deal of thought in the selection of these sites. It is our plan to add 138 units to the Frank Luke Project which is located on the east side between Polk Street and Villa Street and 19th and 20th Streets; 144 units to the Marcos de Niza Project which is on the south side from Yavapai to Pima and from the alley east of First Avenue to the east line of Harmon Park; and 218 units adjacent to the Matthew Henson Project which will run from the alley north of Buckeye Road to Grant Street and from 9th Avenue to 11th Avenue.

"You have a chart, each one of you has received a folder which has a number of exhibits which we believe is sufficient justification for approval of these sites. For one thing, one of the exhibits shows a tremendous saving in costs over a period of 40 years. You will note those costs. The savings are tremendous. That is the reason for the breakdown of these first 500 units. The sites selected are most adjacent to the projects. We think it was sound reasoning. That is the only way possible to achieve this plan.

"That is about all I can say. The sites are noted on the map each of you has.

I think we are all familiar with the location of them. We believe we have justified the selection of them, and we ask your approval of them."

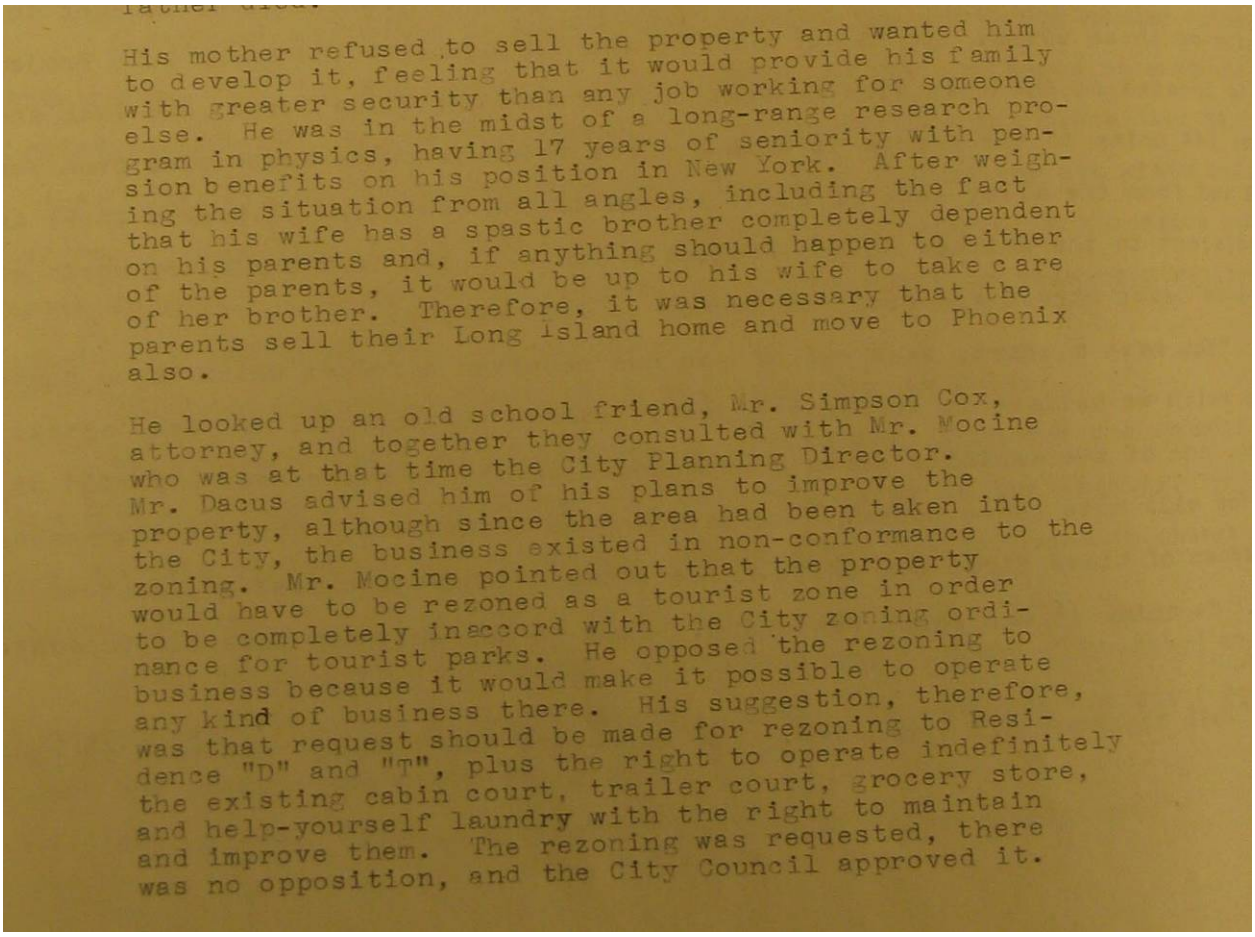
COUNCILMAN GOLDWATER: "How much have the appraisals come to on the value of these properties?"

MR. SCHNURR: "Only one site has been appraised, Mr. Goldwater. That is the site west of the Matthew Henson Project. That is the only one that has been appraised as yet, and that appraisal is about 23½ percent of the total development cost. Do you want the actual amount in money?"

When Councilman Goldwater replied that he did, Mr. Schnurr referred the question to Mr. Bert Thorud, Technical Adviser to the Housing Authority, who informed the Council that no final appraisals were yet available on any of the sites but gave the following figures which he termed, "horseback appraisals": on Site 15, $205,000; on Site 14, between $175,000 and $180,000; on Site 16, consisting of 4.66 acres at the present time in probate court due to a foreclosure, probably $25,000; on Parcel 1, the Dacus property, $45,000 established tentatively just by looking at the property from the outside but expected to go quite a bit higher in the final appraisal.

Mr. Edward M. Dacus, 602 North 18th Street, who reminded the Council that in representing his mother, Mrs. Jimmiebel Gallsworthy, owner of a tract of land bounded on the north by McKinley Street, on the east by 18th Street, on the south by Villa Street, and on the west by 17th Street extended, he had on two previous occasions outlined the essential elements of the problem facing them in the condemnation of the property for establishment of a low-rent housing project. He now proposed to give them the facts in detail, and those were contained in a 22-page statement which he read and the summary of which follows:

> That his mother and stepfather had purchased the land in 1920 and opened one of the first tourist courts in the Southwest, at a time when they had more business than they could handle, then losing all their savings during the depression years, struggling through the war when a shortage of materials and manpower prevented proper maintenance and improvements to the property, until, at a time when prospects seemed favorable, the step-father died.



His mother refused to sell the property and wanted him to develop it, feeling that it would provide his family with greater security than any job working for someone else. He was in the midst of a long-range research program in physics, having 17 years of seniority with pension benefits on his position in New York. After weighing the situation from all angles, including the fact that his wife has a spastic brother completely dependent on his parents and, if anything should happen to either of the parents, it would be up to his wife to take care of her brother. Therefore, it was necessary that the parents sell their Long Island home and move to Phoenix also.

He looked up an old school friend, Mr. Simpson Cox, attorney, and together they consulted with Mr. Mocine who was at that time the City Planning Director. Mr. Dacus advised him of his plans to improve the property, although since the area had been taken into the City, the business existed in non-conformance to the zoning. Mr. Mocine pointed out that the property would have to be rezoned as a tourist zone in order to be completely inaccord with the City zoning ordinance for tourist parks. He opposed the rezoning to business because it would make it possible to operate any kind of business there. His suggestion, therefore, was that request should be made for rezoning to Residence "D" and "T", plus the right to operate indefinitely the existing cabin court, trailer court, grocery store, and help-yourself laundry with the right to maintain and improve them. The rezoning was requested, there was no opposition, and the City Council approved it.

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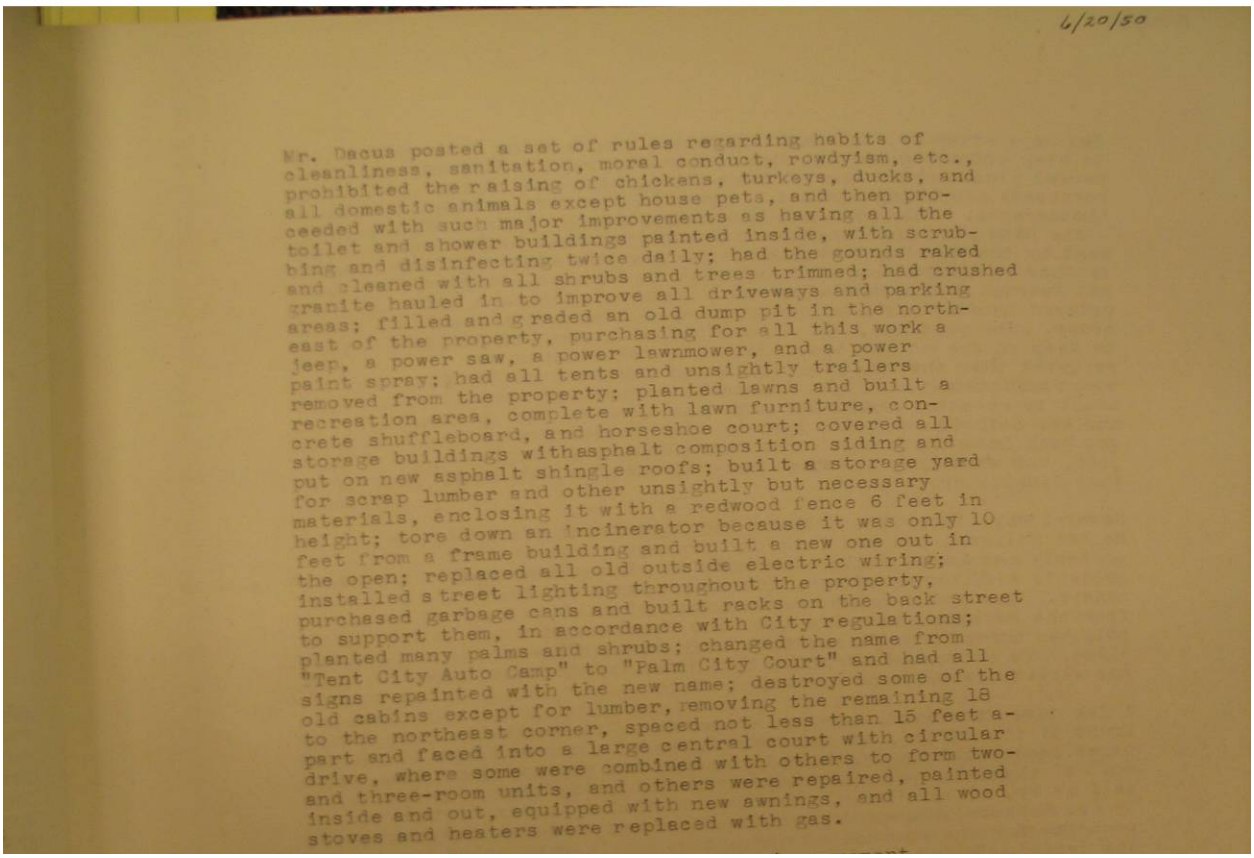

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Mr. Dacus posted a set of rules regarding habits of cleanliness, sanitation, moral conduct, rowdyism, etc., prohibited the raising of chickens, turkeys, ducks, and all domestic animals except house pets, and then proceeded with such major improvements as having all the toilet and shower buildings painted inside, with scrubbing and disinfecting twice daily; had the gounds raked and cleaned with all shrubs and trees trimmed; had crushed granite hauled in to improve all driveways and parking areas; filled and graded an old dump pit in the northeast of the property, purchasing for all this work a jeep, a power saw, a power lawnmower, and a power paint spray; had all tents and unsightly trailers removed from the property; planted lawns and built a recreation area, complete with lawn furniture, concrete shuffleboard, and horseshoe court; covered all storage buildings withasphalt composition siding and put on new asphalt shingle roofs; built a storage yard for scrap lumber and other unsightly but necessary materials, enclosing it with a redwood fence 6 feet in height; tore down an incinerator because it was only 10 feet from a frame building and built a new one out in the open; replaced all old outside electric wiring; installed street lighting throughout the property, purchased garbage cans and built racks on the back street to support them, in accordance with City regulations; planted many palms and shrubs; changed the name from "Tent City Auto Camp" to "Palm City Court" and had all signs repainted with the new name; destroyed some of the old cabins except for lumber, removing the remaining 18 to the northeast corner, spaced not less than 15 feet apart and faced into a large central court with circular drive, where some were combined with others to form two- and three-room units, and others were repaired, painted inside and out, equipped with new awnings, and all wood stoves and heaters were replaced with gas.

At the time of inauguration of this improvement, Mr. Dacus had estimated that it would require 5 years for his one-man slum clearance job. He now believed it to be two-thirds complete. To finance the project he had invested the money received from the sale of his property in the East.

He had already demonstrated, he felt, good faith in his obligations to the City and the community as a whole and to his neighbors. The City could not honestly permit a legitimate private business to be destroyed for so ridiculous a reason as the one given, that his business happens to occupy the only site economically feasible for the Housing Authority's purpose.

Mr. Dacus proceeded to outline the methods used by the Housing Authority in selecting his site: That his first knowledge of their intention came from tenants who had seen it in the newspapers. A few days before the newspaper release, he had noted two men going through the property making notes and asking questions about the number of rooms in the main house and the number of buildings belonging to the property. These questions Mr. Dacus had answered but refused to give further information until the men stated their business. One of them introduced himself as Mr. Benjamin Dodt and said that he had been asked to look the property over for the City, adding that he didn't know the purpose. Mr. Dacus became insistent, and the two men left, but a few minutes later both were observed back on the property walking around the grocery store building and making notes. Mr. Cox was unable to obtain any positive information from members of the Housing Authority regarding their intentions, and no one contacted the owner of the property.

In the meantime City of Phoenix cars and private cars were seen almost daily driving through the property with their occupants pointing and obviously discussing it. The tenants were becoming more agitated, several of them having already moved out. Mr. Cox then called Mr. Earl Schnurr to ask him to arrange a hearing for Mr. Dacus before the Housing Authority. Mr. Dacus listened in on the lengthy conversation between Mr. Cox and Mr. Schnurr, hearing from the latter that "Mr. Schnurr had been personally acquainted with the property for 5 years and knew it to be a mess, and that while I may have done a bit of cleaning up, I had not even done any painting; that my kind of people made big profits from slum property and naturally did not want to sell. And, furthermore, that Mrs. Gallsworthy, the owner, had contacted him within the last 6 months and expressed a desire to sell to the Authority, all untrue."

Two days after Mr. Cox had instructed the Housing Authority to keep off the property, Mrs. Dacus observed a City car parked close behind one of the cabins, with one of the occupants crouching against a tenant's trailer, taking photographs. This man gave his name as R. R. McGrew of the City Planning Department who stated that he had been sent by the Housing Authority. Another man appeared from another part of the ground and went to the car, so it was not learned whether he also had a camera. Both men were ordered to stay off the property until they had a court order. The yard man, Mr. Joseph Seibold, was instructed to keep an eye on the two. Within a few minutes he reported that the two had circled to the back of the court and parked near the northeast corner and were about to re-enter that area with the camera. Mr. Dacus and Mr. Seibold went out just in time to see the pair get back into their car. Mr. Dacus followed in his jeep, but when they saw that they were being followed, they finally drove away.

Several days later Mr. Seibold informed Mr. Dacus that he had followed two men into the grocery store on the property and heard their conversation with the tenant grocer's wife, Mrs. Quinton, in the presence of customers. One of these men represented himself to be from the Housing Authority and told the owner that this was one of the places that they were going to close. He expressed surprise that Mrs. Quinton was not already preparing to move.

A few days afterward, two men approached Mr. Dacus in front of the office, one of them being Mr. Dodt and the other identified by Mr. Seibold as the man who had done most of the talking in the store and who introduced himself as Mr. Alfred Rasor. The two carried a letter signed by Mr. Schnurr, requesting permission to go through the property for the purpose of appraisal. This permission was denied. A few days later, however, Mr. Dacus found it necessary to order off a group of surveyors who entered the northwest corner of the property.

During all this time cars were seen circling the property with men pointing in and obviously discussing it, but to Mr. Dacus' knowledge, no City car actually entered.

On May 24 a crew of men was heard just outside the kitchen window. Mr. Dacus asked why they hadn't had the decency to come to the office, and the men expressed amazement that any American citizen should be so treated, they having been under the impression that everything had been cleared with Mr. Dacus by the Housing Authority. These men, it was learned, worked for the firm of Yost and Gardner. They left the property at the owner's request and thanked Mr. Dacus for not blaming them. Being unable to get in touch with Mr. Cox, Mr. Dacus called Mr. Terrence Carson and, as he expressed it, "blew his top" in a "completely unpleasant coversation with an arrogant little man who obviously thought of himself as having all the rights, with me having none."

Mr. Dacus continued in the following words:

I would like to remind you that this was the morning of the day the Housing Authority was to meet at 4 p.m. to decide on sites. They had obviously already decided and told the surveyors to go ahead with their work.

I learned later that after the group of surveyors came in that morning that Mr. Seibold, who was no longer working for me, this morning had told this same group to leave the property and had quite an argument at about 8:30. They did leave, protesting vigorously, and it was at 9:30 that they came back.

Nearly all the tenants of our rentals have moved out. Many were tenants that had lived on the property for years. They are the kind we most depend on to carry us through the dull summer months, when few new tenants are obtained. About an equal percentage of trailer space occupants have moved out, but some have been replaced.

My income has dropped to almost nothing. One of the worst things that has happened was having my yard man, Joseph Seibold, quit me. He had been with me since last summer and had learned to handle his job so well that I could rely on him completely without supervision. His new employer heard that we were going to be closed out and offered him a reasonably secure job. This was more than I could do. He has a wife and two children. I could not in fairness advise him not to take it. He will be a lot harder to replace than the tenants I have lost.

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Now, ladies and gentlemen of the City Council, I have given you the factual information concerning the methods used by the Housing Authority, as well as its attitude towards Mom and me. This Authority is a creation of the City, and all of its powers were delegated by you. There is one power, however, that you did not delegate, and that is the one power directly concerning Mom and me, the power to acquire our property as a site for your public housing. You are our sole judge and jury. You will decide my future and give Mom a new lease on life, which, I might add, is at low ebb right now.

You have full legal authority to brush us aside and condemn the property. I pinch myself and ask, "Is this America? Am I an American citizen, or do I live in Russia or England, where the rights of the private citizen concerning ownership of property are nil?" I still have faith that there is a higher law, and that you will do justice.

** ** ** ** ** ** ** ** ** **

I sincerely hope your sense of fair play will give each one of you on this Council strength of character sufficient to do justice to Mom and me and follow the Golden Rule. After all, this is not the only site available in Phoenix. There are, for example, a number of small parcels of vacant land adjacent to the Duppa Villa and Frank Luke projects, which would aggregate more than is required for the Housing Authority's 138 units. I submit for your inspection photographs of these vacant sites and a map showing their location. Photographs in each case were taken facing the projects, and the point of view of the camera is indicated in each case on the map.

The economical side of the picture is so ridiculous we can almost pass it by. The statutes provide that you are not to make a profit or compete with private enterprise. If this law is followed, it cannot be economically sound. It is not supposed to be. Who is kidding whom?

To set forth a plea that our particular site will cut operating costs to such an extent that it is the only one economically feasible, in the face of the record contracts with one attorney, Irving Jennings, one Earl Schnurr, and one Roy Yanez, to say nothing about the change in location of one site in which I am told some $2,400 was wasted for appraising fees, it just does not make sense any way you look at it, unless you, the governing Council, will adjust the practical side and refer the whole public housing question to the people to see if they favor such extravagant practices.

** ** ** ** **

** ** ** ** ** ** ** ** ** **

To sum this all up I ask you to exercise your authority to refuse Mom's property because the Housing Authority has been unmoral and unethical, and because it would be unethical for you to take it. Although you might have the legal right to do so, it would be economically unsound to condemn it.

In the event that you are still in doubt as to your proper course, it would be fitting and proper to refer it to public referendum. If the majority of the people voting are in favor of public housing for the City of Phoenix, you will hear no further objections from me, and I will bow my head to the will of the people. If petitions are necessary for such a proceeding, I am told there will be no trouble in obtaining them.

I wish to thank you for this opportunity to be heard. You have been most kind and courteous.

Miss Jean DeWitt, 705 North 16th Street, again appeared for herself and the three other heirs of that property, the rear 2 acres of which are included in the Housing Authority's choice of sites. The property was left to Miss DeWitt, Mrs. Anderson, Mrs. Long, and Mr. Arthur Pickett by an aunt who formerly operated it as Sunny Rest Sanitarium. There are four cottages in the back which the present owners rent, and none of them wish to sell any part of the property.

Mr. D. V. Mulhern appeared as attorney for the administratrix of the estate of Emma C. Johnson, deceased. The estate, he said, is the owner of some 5-plus acres between 16th Street and 17th Street extended near Villa Street, the rear half or two-

Page 35 part 2

thirds of which is included in the recommended site. At the time Mrs. Johnson died, this parcel was the only property in the estate, and it was encumbered by a mortgage which now amounts to between $9,000 and $10,000. Owing to the size and location of the property, it is suitable only for special purposes. Negotiations have been under way with the Chinese Baptist Church and had reached the point of being confirmed by the Superior Court, with the buyer ready to put up the full cash amount, when the Housing Authority advised that they wanted to include a portion of the tract in their tentative site. The mortgage has been foreclosed, and the estate has about 60 days in which to redeem. He concluded: "The only thing I am interested in is my estate's sale of this property for $25,000 which we must do and do very quickly. As I understand, this is simply the Housing Authority asking for approval of their tentative selection which is necessary before they can negotiate or possibly commit themselves in any way. As I say, I would like to see that done very soon. We have been held up since the latter part of May. It would suit us much better if we could go ahead with our sale to the Chinese. However, if something else can be worked out, well and good. But it must be done in the very near future."

MR. IRVING JENNINGS, attorney for the Housing Authority: "Mr. Mulhern's statement is absolutely correct. The mortgage expires in September. He is willing to sell providing it is done immediately."

COUNCILMAN MURPHY: "Mr. Mayor, I believe we have heard both sides of this situation. I believe the Housing Authority have been delayed considerable time, and I make a motion that we approve the tentative sites that they have recommended to us."

Mrs. Kober seconded the motion.

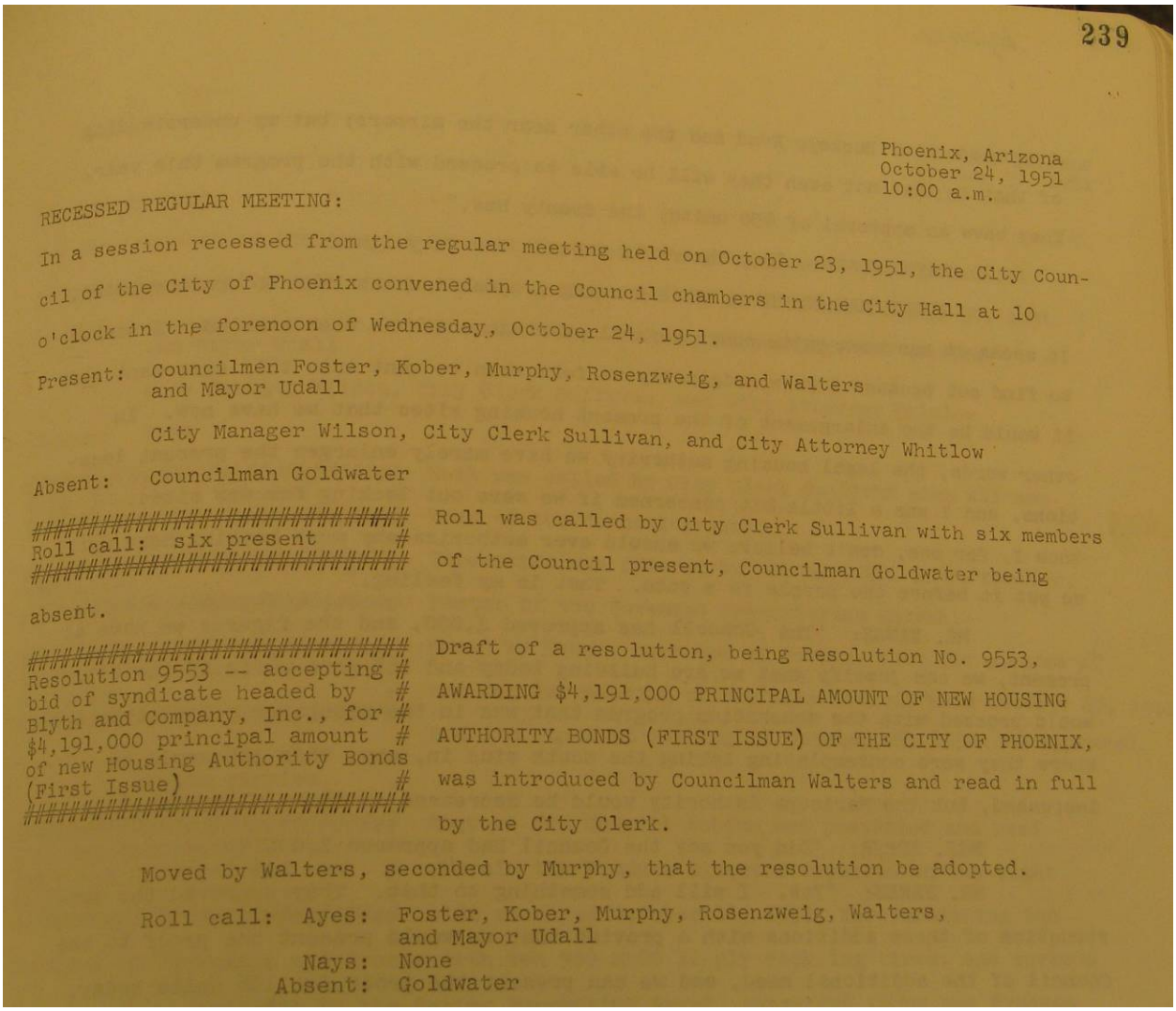
COUNCILMAN GOLDWATER: "Well, I would like to explain my vote which is going to be 'no.' I am going to vote 'no' in the hope that in the future the Housing Authority, in spite of its constituted authority, will change its methods and get back to the American way of acquiring property. I am not voting against the idea of housing; I am voting against the almost Gestapo methods that you have employed, and I hope in the future, if there are going to be any more projects developed that you change your methods, in spite of that paragraph that gives you the authority to do what you have done. These are called tentative, but you already have approval from Los Angeles on one and tentative approval on this other. If it comes up again, I am going to vote 'no' and just as loudly against it if you acquire them this way."

Motion carried, Councilman Goldwater voting in the negative.

########################## Meeting recessed to June 27 # ##########################

Moved by Murphy, seconded by Kober, that the meeting be recessed until 10 o'clock in the [illegible] of

Phoenix City Council Meeting Minutes
Minute Book 30 Page 239-240
24 October 1951



239

Phoenix, Arizona
October 24, 1951
10:00 a.m.

RECESSED REGULAR MEETING:

In a session recessed from the regular meeting held on October 23, 1951, the City Council of the City of Phoenix convened in the Council chambers in the City Hall at 10 o'clock in the forenoon of Wednesday, October 24, 1951.

Present: Councilmen Foster, Kober, Murphy, Rosenzweig, and Walters and Mayor Udall

City Manager Wilson, City Clerk Sullivan, and City Attorney Whitlow

Absent: Councilman Goldwater

Roll call: six present

Roll was called by City Clerk Sullivan with six members of the Council present, Councilman Goldwater being absent.

Resolution 9553 -- accepting bid of syndicate headed by Blyth and Company, Inc., for $4,191,000 principal amount of new Housing Authority Bonds (First Issue)

Draft of a resolution, being Resolution No. 9553, AWARDING $4,191,000 PRINCIPAL AMOUNT OF NEW HOUSING AUTHORITY BONDS (FIRST ISSUE) OF THE CITY OF PHOENIX, was introduced by Councilman Walters and read in full by the City Clerk.

Moved by Walters, seconded by Murphy, that the resolution be adopted.

Roll call: Ayes: Foster, Kober, Murphy, Rosenzweig, Walters, and Mayor Udall
Nays: None
Absent: Goldwater

Page 239

Motion carried. The Mayor declared the resolution adopted.

Discussion on housing

COUNCILMAN FOSTER: "I would like to ask a question of either Mr. Jennings or Mr. Yanez. Is the Housing Authority now in the process of trying to find locations for new housing units that are not under construction at the present time or not authorized -- I shouldn't say not authorized because I think in accordance with the last deal that was set up for a thousand houses, and we are now building 500?"

MR. ROY YANEZ, Executive Director, Phoenix Housing Authority: "The program reservation is for a thousand units. We are building 486 at the present time. After an analysis was made of the housing census of 1950 by the P. H. A. economists, they found that we would not be eligible for the full thousand. As a result of that, we are not proceeding to go ahead with the thousand because we could not prove the need, although there is more substandard housing than the thousand we propose to build. Actually, the census report shows that there are 5,801 units of substandard housing within the corporate limits of the City, but the way they make the analysis, first of all, they take all the single persons occupying some of those substandard units. They they approve 50 percent of the eligible families who are within the low-income bracket."

COUNCILMAN FOSTER: "My question is, simply, have they been out looking for new sites for houses besides the ones you are now constructing?"

MR. YANEZ: "No."

COUNCILMAN FOSTER: "I understand the Housing Authority is now in the process or has been trying to find property out on the west side of town."

MR. YANEZ: "That is not the Phoenix Housing Authority; that is the Maricopa County Authority. I understand they were looking at two different sites, one on 23d

Page 239 part 2

Avenue south of Buckeye Road and the other near the airport; but my understanding of that is that not even they will be able to proceed with the program this year. They have an approval of 450 units, the County has."

MAYOR UDALL: "But theirs is outside the City limits."

COUNCILMAN FOSTER: "This housing proposition has been so controversial. It seems it has been quite controversial ever since it has been started. I wanted to find out because I know originally we felt when we went into this agreement that it would be the enlargement of the present housing sites that we have now. In other words, the legal housing authority we have merely enlarges the present locations, and I was a little bit concerned if we were out looking for new sites. I know I, for one, don't believe we should ever authorize any more housing here until we put it before the people to a vote. That is my feeling."

MR. YANEZ: "The Council has approved 1,000, and the figures we have at present, we can justify what we are building today and 166 more units. If the City would proceed with the annexation program that was in the newspaper a few weeks ago, where they were contemplating taking the south side in, why, this 166 would be increased, but the Maricopa Authority would be decreased in their allotment."

MRS. KOBER: "Did you say the Council had approved 1,000?"

MR. YANEZ: "Yes. I will add something to that. They approved the construction of these additions with a proviso that we would present the proof to the Council of the additional need, and we can present the proof for 166 units today, but we don't want to do anything of that sort. We just want to finish what we have today and occupy them."

COUNCILMAN FOSTER: "One more question, Mr. Jennings, and I will be quiet. This money for these bonds that are being sold now is merely for the houses that are under construction?"

MR. IRVING JENNINGS, Attorney for the Phoenix Housing Authority: "That is correct."

Report

160607

CITY OF PHOENIX, ARIZONA

COUNCIL REPORT

DATE: October 20, 1976

TO: The Honorable Mayor and City Council

FROM: The City Manager

SUBJECT: Selection of Architect for Rehabiliation of Foothills Village and 50 Scattered Sites - Public Housing Projects

The attached report is submitted for your information relative to agenda item No. 5

for the CONSENT AGENDA on October 25, 1976.

I concur in the recommendation.

cc: EXECUTIVE ASSTS. (4)
MR. BAUMERT
MR. HERMANN (2)
MR. HILL
MR. HOWLETT
MR. LANDRY
MS. PETERSON
MR. RHONE
MR. SHULTZ
MR. STARRETT
MGT. ASSTS (2)

CC - CAO (2)
Mr. Attebery
Mr. Stape
Press (7)

Marvin A. Andrews City Manager

10-66D
REV. 8-76

CITY OF PHOENIX

TO Mr. Glenwood Wilson
Executive Assistant to the City Manager

DATE September 30, 1976

FROM Mr. John S. Stape, Public Housing Director
and
Mr. J. E. Attebery, City Engineer

SUBJECT Selection of Architect to Prepare Plans and Specifications for Rehabilitation of Foothills Village and Fifty Scattered Sites Public Housing Projects

PURPOSE AND RECOMMENDATION

The purpose of this memorandum is to seek permission to select an architect to design and inspect the rehabilitation of the newly acquired Foothills Village and Fifty Scattered Sites Public Housing Projects. It is recommended that the P. E. Buchli Associates, Architects, be selected to provide the required architectural services.

BACKGROUND

The City is in the process of acquiring the Foothills Village and Fifty Scattered Sites projects and will be funded by HUD to rehabilitate the projects to bring them into sound physical condition. The allowed development period, including design and construction, is two years for Foothills Village and one year for the Fifty Scattered Sites. Foothills Village is presently 70% occupied while the Fifty Scattered Sites are all vacant.

DISCUSSION

Because of the limited time available to rehabilitate the fifty individual homes and due to the slow unit by unit rehabilitation that must be performed on the substantially occupied Foothills Village project, it is important that an architect be selected as soon as possible. The architect must also be familiar with major rehabilitation projects so that he may proceed quickly.

Detailed cost estimates of the required rehabilitation work for the two projects have been performed by Buchli under a contract with the City. These estimates will be the starting point for the architect selected to design and inspect the two project development programs. The estimated construction costs for the two projects are approximately $1,750,000 for Foothills Village and $250,000 for the Fifty Scattered Sites.

The normal architectural selection procedure for projects of this size normally takes 3-4 months. Add to this the design time to be included in the contract and 8-9 months of the development programs would be over before advertising for construction bids. HUD has indicated that they will closely hold us to the one and two year development program periods described above. Therefore, the City needs to select an architect as quickly as possible to meet the HUD development program deadline.

In addition to the time constraints, it is important that the architect selected have strong familiarity with HUD/FHA rehabilitation requirements, particularly of the type required for the two subject projects. Buchli performed the detailed cost estimates of the two projects and is fully knowledgeable of the required rehabilitation work. Buchli has also had direct experience in rehabilitating other housing projects like Foothills Village to FHA standards. If an architect other than Buchli is selected he would have to spend considerable time familiarizing himself with the required work to be performed. The reality of the HUD time constraint does not allow the City sufficient time to have an architect "learn" the rehabilitation needs of the projects.

FINANCIAL IMPACT

The entire cost of rehabilitating the subject projects is borne by HUD-financed development programs. After completion of development, the projects will be operated as conventional public housing projects with no cost to the City.

RECOMMENDATION

It is recommended that the normal architectural selection process for the Foothills Village and Fifty Scattered Site projects not be employed and that P. E. Buchli Associates, Architects, be selected to provide the architectural services for the two projects. It is also recommended that the Mayor and City Council authorize the City Engineer to negotiate and process a contract with P. E. Buchli as soon as possible.

This recommendation is based on the fact that the development program schedule for the projects does not allow sufficient time to use the architectural selection process; and secondly, that Buchli has extraordinary knowledge of the two projects and of FHA rehabilitation requirements. Selection of an architect other than Buchli would be excessively time consuming and probably more expensive to the City, due to the time spent on understanding the scope of the project and the additional staff time that would be required. It is felt that selection of P. E. Buchli would be in the best interest of the City.

CONCURRENCE

Both the Public Housing Director and the City Engineer agree that due to the special nature of these rehabilitation projects the recommendation is in the best interest of the City.

Paul Harris
Public Housing Planning Assistant

JSS:JA:PH:sa:mm

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APPENDIX D – PAMPHLETS, REPORTS AND PUBLICATIONS

Discrimination in these Ten Cities - 1951
Open Occupancy in Housing Programs of the Public Housing Authority - 1955
Housing and home Finance Agency News Release - 1957
Trends Toward Open Occupancy in Low-Rent Housing Programs of the Public Housing Authority – 1961
Monthly Review – Riot Report - 1967
Local Authorities Participating in HAA Low-Rent Programs – 1968
Urban Renewal – A Socialist Scheme to Confiscate Private Property – n.d.

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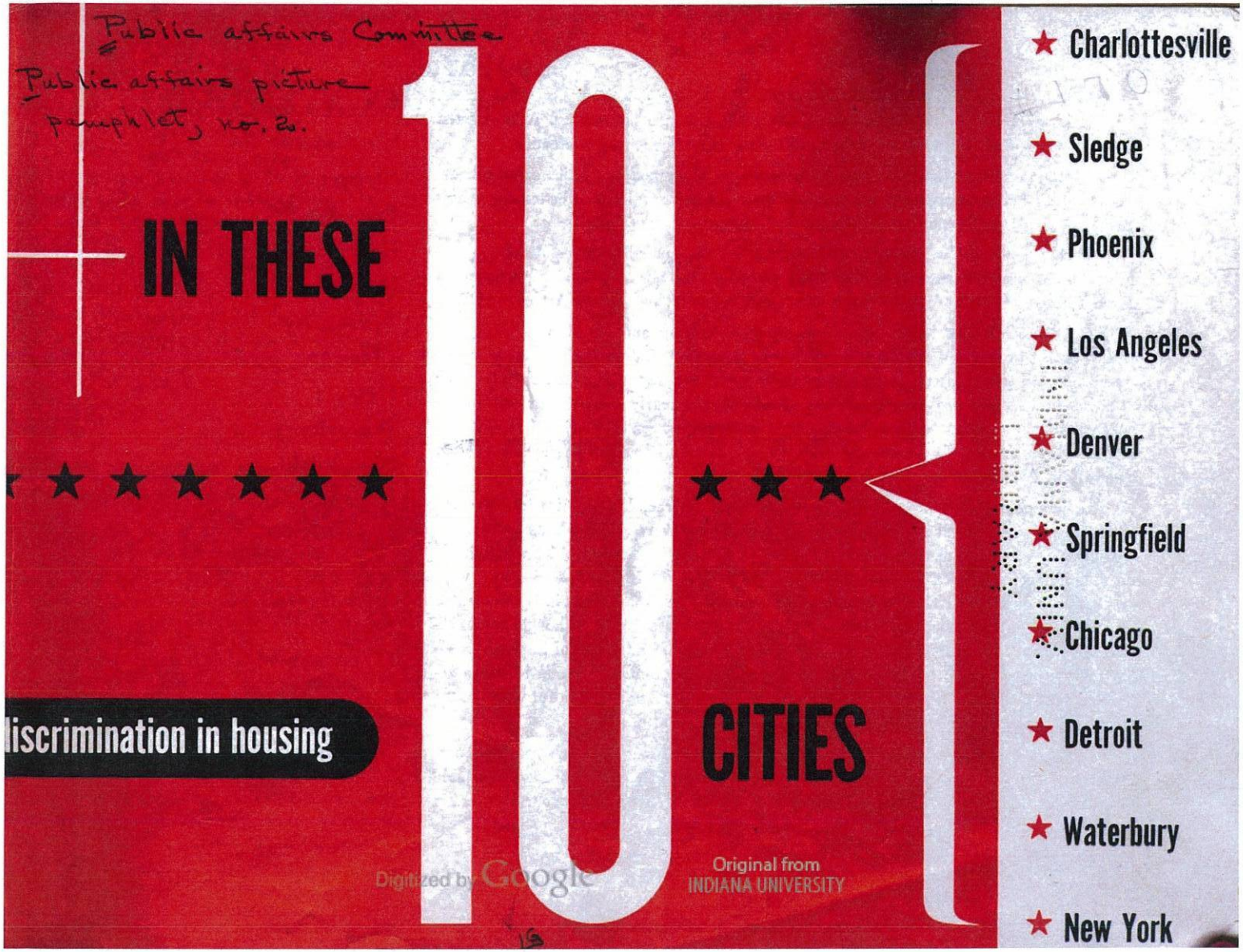
Public affairs Committee
Public affairs picture pamphlet, no. 2.
IN THESE
10
CITIES
liscrimination in housing
Charlottesville
Sledge
Phoenix
Los Angeles
Denver
Springfield
Chicago
Detroit
Waterbury
New York
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H31
.P955
no.2

THIS pamphlet tells how minorities are housed in ten communities of the United States. The house generally determines the family's place in the community. A segregated house leads to discrimination in schools, churches, employment and recreation.

Segregation is too often identified with the south. Many northern cities enforce housing segregation more rigorously than the south does. The nation's largest ghettos, for example, are not in New Orleans or Atlanta but in Chicago and New York.

Where people are working to end segregation, the pamphlet gives details. These efforts are of crucial timeliness. Most cities are preparing low-rent housing programs or urban redevelopment programs—or both—under the federal Housing Act of 1949.

The key fact is that urban redevelopment (the clearing and rebuilding of blighted areas) cannot be handled intelligently unless the principle of democratic housing is accepted. Central slums cannot be torn down until decent housing is provided elsewhere for their inhabitants, who are usually minority groups. And in nearly every city the only vacant land suitable for relocating these families is outside the segregated districts. The first step in redevelopment is to recognize the right of minorities to live anywhere they choose. Federal funds must not be used to build new ghettos.

This pamphlet is not meant to be a scientific study of racial discrimination. The ten cities are not a statistical sample. Rather, the pamphlet is a report, made as accurate as possible through checking with local and national authorities. The ten cities were picked for importance, size, location and special interest. Charlottesville and Springfield were chosen for their ties with Thomas Jefferson and Abraham Lincoln. California is represented by Los Angeles, where the city housing authority has done a fine job (although San Francisco also deserves praise for its Council for Civic Unity and its Board of Supervisors—the first local governing body to block both discrimination and segregation in urban redevelopment projects). Washington was omitted because its story has been fully told in the pamphlet, *Segregation in the Nation's Capital*, by Kenesaw M. Landis.

As this pamphlet goes to press, the federal government has announced a vast war housing program. In the last war we failed to make public and private war housing available to whites and Negroes alike. But segregated war housing gives the lie to our democratic faith. The rest of the world judges us by what we do, not by what we say. And in this country segregation divides the people at a time when unity is more vital than guns.

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Charlottesville	**1**
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Springfield	**13**
Chicago	**15**
Detroit	**20**
Waterbury	**24**
New York	**26**

Photographs by MARION PALFI

Written and designed by
ALEXANDER L. CROSBY

Edited by HORTENSE W. GABEL
and MAXWELL S. STEWART

Cover by AJAY

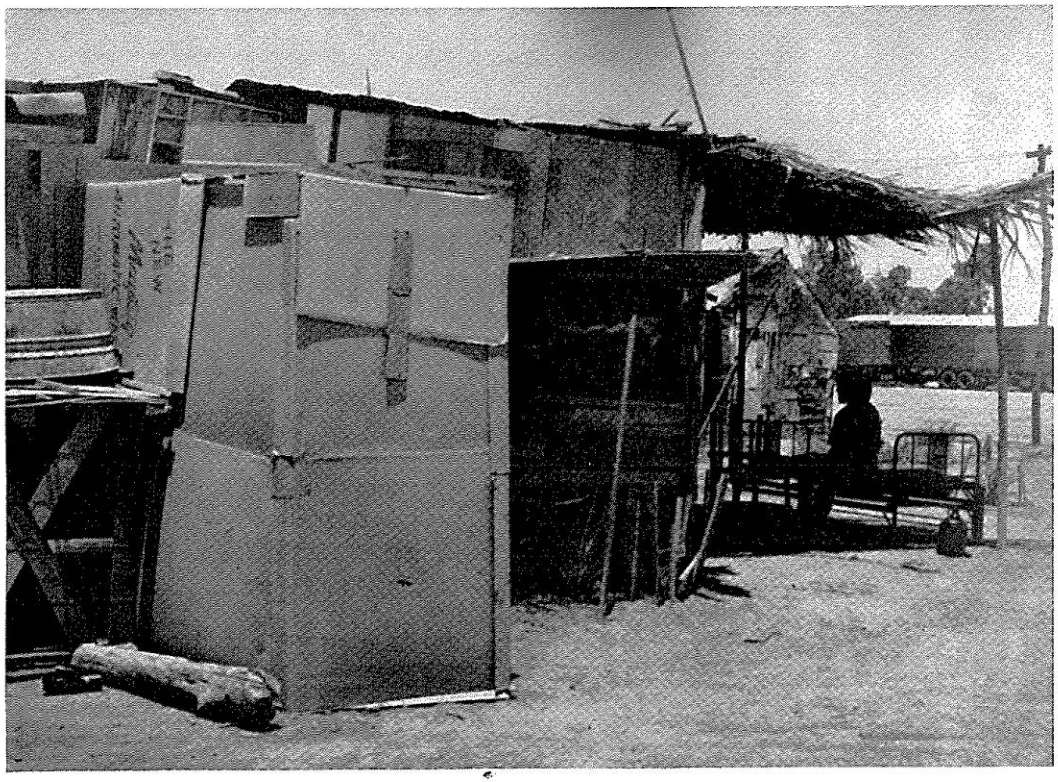
If you are interested in doing something about segregation in your community, write to the National Committee Against Discrimination in Housing, 35 West 32 Street, New York 1. Ask for two helpful pamphlets: Forbidden Neighbors *(20¢), which turns a spotlight on little known facts about segregation, and* How to End Segregation in Housing *(15¢).*

PUBLISHED MARCH 1951

PHOENIX

PHOENIX, a desert city on a broad plateau, is mostly horizontal. There are few tall buildings to block the view of the serrate mountains that ring the plateau. The city is divided roughly by the railroad tracks into a good residential section with paved streets, green lawns, palm trees, oleanders, and flowers, and the slum section, where the unkillable tamarisks are bathed in clouds of yellow dust from the streets and dirt yards. Here the Mexican-Americans, Negroes, and poor whites live in houses of old brick, adobe, frame and packing boxes. Few cities can boast of more wretched slums.

On several acres of bare dirt behind a warehouse there is a colony of migrant farm workers who pay $4 a month and up for 35 shacks built literally from the junkpile. Pedro Tellez rented a one-room hut for his wife and their three children: Ramona, 12, Manuela, 10, and Bobbie, 3. The rent is $6 a month with electricity; water is available two blocks away. Mr. Tellez collected enough packing boxes to add two rooms, one with a corrugated paper floor, so Ramona could have her own bedroom. Since he earns only $1.50 or $2 a day (when he can get work), Mr. Tellez could not afford lumber. Mrs. Tellez keeps the house immaculate. Ramona hauls water for her little patch of onions and her yucca plant.



The home of Mr. and Mrs. Pedro Tellez and their three children.

One of the most profitable residential properties in Phoenix is a row of flimsy frame stables on an alley. A structure that once housed 20 horses has been converted into miniature two-room apartments for 20 families, without water or toilets, renting for $20 a month.

Except that Negroes may sit anywhere in buses, Phoenix is as stanchly jim crow as the average southern city. Roadside restaurants have signs reading "Colored trade not solicited." Negroes go to separate schools, eat in separate restaurants. Few Negroes are permitted to buy property in the better districts.

The Mexican-Americans, who are legally whites, fare a little better. They can usually get restaurant service and their children are not segregated in school. But the Mexican-Americans also find it hard to buy in good

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neighborhoods and the better jobs are not open to them.

The population of Phoenix has doubled within a decade to reach about 100,000, of which some 10 percent is Negro. Many of the Negroes came to Phoenix without meaning to—the city was just a temporary stop on the road to fabulous California. Poorly organized and poorly educated, the Negroes have made little headway against the city's southern white majority.

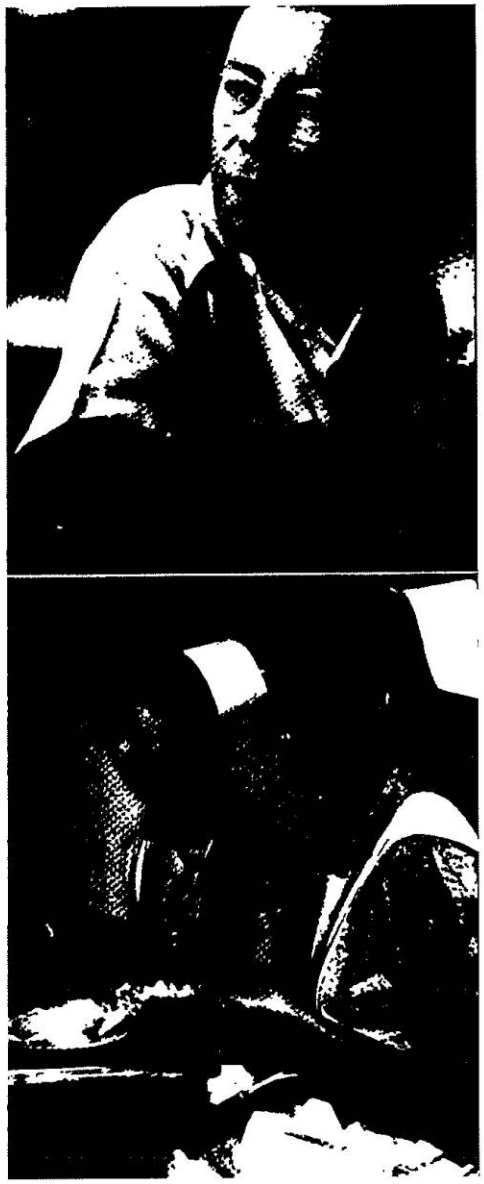
Little help has come from the city administration, except for an independent park commission which had the nerve to build a first-class recreation center and swimming pool—unsegregated—in the heart of the slum district.

A Monument to Decency

Across the street from the swimming pool is Arizona's foremost monument to racial justice: St. Monica's Hospital, built in 1944 by the Federal Works Agency as the successor to a tiny frame institution founded by Emmett McLoughlin, a young man with a dynamic conscience. In 1948 Mr. McLoughlin became full-time superintendent of the 230-bed institution.

St. Monica's was the first American hospital founded with a definite interracial policy. Of the 68 student nurses, 40 percent are Negro (mostly from cities all over the United States). The hospital cafeteria, open to the public, is one of the few places where Negroes can eat.

Top: Emmett McLoughlin, founder of St. Monica's. Below: Two nurses in the hospital cafeteria.



Despite modest prices, the cafeteria's $56,000 net income in 1949 almost covered the hospital deficit.

The American College of Surgeons rated St. Monica's in 1948 as "a good hospital . . . exceedingly important in the medical service of the area." Local doctors say it has the best equipment in the city. More and more paying patients are choosing St. Monica's, which needs them to balance its losses in serving the poor.

The three public housing projects of Phoenix were built under Mr. McLoughlin's direction as chairman of the housing authority. They are segregated projects because it seemed a decade ago to be a choice between segregation or no housing at all. Mr. McLoughlin and two other members of the five-man authority decided in 1949 that the scheduled 1,000 new dwellings should be wholly interracial. That was one reason why Mr. McLoughlin was dropped when his term expired in 1950. The city administration replaced him with a man who provided a 3 to 2 majority in favor of segregation.

"The purpose of public housing should be to make better citizens," Mr. McLoughlin says. "Segregation does just the opposite. We have proved at St. Monica's that an interracial policy is sound."

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A PUBLIC AFFAIRS PICTURE PAMPHLET • 30¢

Published by
PUBLIC AFFAIRS COMMITTEE Inc.
22 East 38 Street • New York 16, N. Y.
Special rates for quantity orders

PUBLIC Affairs Committee Inc. is a nonprofit, educational organization founded in 1935. Its purpose is to bring readable facts on economic, social, health and family problems to American readers at minimum cost. Issuing a new pamphlet about every month, the Committee has distributed more than 16,000,000 pamphlets. You may subscribe to the next 12 pamphlets for $2 or to the next 20 for $3. *In These Ten Cities* is the second in a new series of picture pamphlets.

The Committee's officers are Mark Starr, chairman; F. Ernest Johnson, vice-chairman; Erling M. Hunt, secretary, and Miss Beulah Amidon, treasurer. Maxwell S. Stewart is editor of the pamphlet series, Miss Mabel C. Mount is associate editor and Mrs. Dallas Johnson is educational director.

In These Ten Cities was prepared by the New York State Committee on Discrimination in Housing, organized in 1949 by representatives of racial, religious, housing, labor and other groups. Citizens and public officials in other states got interested in the new organization. Nothing quite like it had ever been organized before in a nation that organizes practically anything at the drop of a manifesto. Result was that conferences called by the Committee attracted delegates from Boston to San Francisco.

Naturally enough, all this commotion led to action. The most important achievement of the Committee was the Wicks-Austin law of 1950, through which the New York legislature prohibited discrimination in publicly assisted housing. Algernon D. Black is chairman of the Committee, Mrs. Hortense W. Gabel is executive director and Miss Katherine Morton is administrative secretary. These organizations cooperate with the Committee:

American Association of University Women, New York State Division
American Civil Liberties Union
American Jewish Committee
American Jewish Congress
American Veterans Committee
Anti-Defamation League of B'nai B'rith
Board of Home Missions, Congregational-Christian Churches
Citizens Union
Commission on Christian Social Relations of the Episcopal Diocese of New York
Human Relations Commission of the Protestant Council of New York
Intergroup Relations Committee, New York Ethical Society
Jewish Labor Committee
Jewish War Veterans, Department of New York
National Association for the Advancement of Colored People
National Conference of Christians and Jews, New York Region
New York State Industrial Union Council (CIO)
United Neighborhood Houses of New York
Urban League of Greater New York

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OPEN OCCUPANCY IN HOUSING PROGRAMS
of the
PUBLIC HOUSING ADMINISTRATION
4
As of March 31, 1955
Based on latest information available up to June 1, 1955

*

A Trends Record, restricted to localities
which have open occupancy policies, operations,
or both, with respect to Negroes.

Housing and Home Finance Agency
PUBLIC HOUSING ADMINISTRATION
Office of Special Assistant to the Commissioner
(Racial Relations)

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OPEN OCCUPANCY IN HOUSING PROGRAMS OF THE PUBLIC HOUSING ADMINISTRATION
As of March 1955

SUMMARY TOTALS

STATES: Open Occupancy Policy	STATES: No Policy; Some Proj. Integrated	STATES: No Policy; No Proj. Integrated a/	NUMBER OF LOCALITIES AFFECTED: Total	Open Occupancy Policy: CI Proj.	Open Occupancy Policy: NP,PIT; No CI	Open Occupancy Policy: No CI, NP,PIT	No Policy; 1 or more CI Proj.	PROJECTS IN LOCALITIES AFFECTED b/: Total Occupied	Projects with Negro Occupancy with Specified Pattern: Total	CI	NP	SWB	SB	CSPS	CS	PIT	NR	No Negro Occ.	Negro Occ. NR	OCCUPIED UNITS: Total	By Negro Tenants
TOTALS 9	18	3	272	102	22	119	29	722	535	341	43	4	33	21	74	9	10	183	4	252,200	75,929
	Arizona		8	2	1	4	1	15	8	3	1	--	2	--	2	--	--	7	--	1,371	421
	California		60	23	3	29	5	152	114	80	4	1	8	7	9	2	3	38	--	44,812	13,492
	Colorado		2	2	--	--	--	14	14	14	--	--	--	--	--	--	--	--	--	3,274	786
Connecticut			15	10	--	1	4	49	43	26	3	--	7	5	1	1	--	5	1	15,088	3,183
	Delaware		2	1	--	--	1	5	5	4	--	--	--	--	--	1	--	--	--	1,002	426
D. C.			1	1	--	--	--	18	16	5	--	--	--	--	10	1	--	2	--	6,201	3,813
	Illinois		7	1	1	3	2	25	21	12	2	--	--	--	6	--	1	4	--	12,595	7,873
		Indiana	3	--	--	3*	--	6	4	--	--	--	--	2	1	--	1	2	--	868	359
	Iowa		1	--	--	--	1	3	3	3	--	--	--	--	--	--	--	--	--	791	10
	Louisiana		1	1	--	--	--	2	1	1	--	--	--	--	--	--	--	1	--	76	13
	Maine		2	--	--	1	1	3	2	2	--	--	--	--	--	--	--	1	--	486	7
	Maryland		1	1	--	--	--	17	10	3	--	--	--	--	7	--	--	7	--	8,644	3,496
Massachusetts			19	6	5	7	1	44	32	17	11	--	--	2	1	--	1	12	--	16,548	1,544
Michigan			7	2*	--	5	--	19	9	2	--	--	--	--	7	--	--	9	1	8,509	2,283
Minnesota			6	2	1	3	--	8	5	3	2	--	--	--	--	--	--	3	--	2,058	200
		Missouri	1	--	--	1	--	4	2	--	--	--	--	--	2	--	--	2	--	3,755	1,442
		Montana	2	--	--	2	--	2	--	--	--	--	--	--	--	--	--	2	--	54	--
	Nebraska		1	1	--	--	--	6	6	3	--	3	--	--	--	--	--	--	--	1,778	729
	N. Hampshire		4	--	1	2	1	6	4	1	3	--	--	--	--	--	--	2	--	1,511	17
New Jersey			31	16*	2	12	1	81	61	44	5	--	--	--	9	2	1	19	1	19,919	6,230
	New Mexico		2	2	--	--	--	2	2	2	--	--	--	--	--	--	--	--	--	148	23
New York			16	12	--	4	--	59	53	49	1	--	--	--	2	1	--	6	--	42,800	12,380
	Ohio		8	4*	--	2	2	35	24	12	1	--	--	2	7	1	1	11	--	15,127	6,431
	Oregon		8	--	--	7	1	10	2	1	1	--	--	--	--	--	--	7	1	741	28
	Pennsylvania		36	10	4	18	4	83	62	33	4	--	14	1	10	--	--	21	--	27,461	8,869
Rhode Island			4	--	3	1	--	14	9	--	3	--	2	2	--	--	2	5	--	4,546	269
	Texas		1	1	--	--	--	1	1	1	--	--	--	--	--	--	--	--	--	32	4
	Utah		2	--	--	--	2	3	3	2	1	--	--	--	--	--	--	--	--	1,595	88
	Washington		18	3	1	12	2	29	16	15	1	--	--	--	--	--	--	13	--	8,721	1,114
Wisconsin			3	1	--	2	--	7	3	3	--	--	--	--	--	--	--	4	--	1,889	399

a/ Included because some localities within these states have made open occupancy policy statements.
b/ Excludes 51 projects with 69,749 units (starred in Columns 2 and 4 of state detail), under development but totally unoccupied.

* Includes Court Orders

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OPEN OCCUPANCY IN HOUSING PROGRAMS OF THE PUBLIC HOUSING ADMINISTRATION
As of March 31, 1955

ARIZONA

(1) City	(2) Active Public Housing in Locality Proj's	Units	(3) Program	(4) Occupancy by Negroes Proj's	Units	(5) Racial Occupancy Policy Statement	(6) Actual Pattern of Occupancy By number of occupied projects. Projects programmed but totally unoccupied (see note below) omitted. CI	Other	NR	NO
TOTALS 8	15	1871	2 USHA HA '49	8	421	7 Statements	3 1 USHA 2 '49	5 1 MP 2 SB 2 CB	....	7 3 USHA 4 '49
Flagstaff	1	47	HA '49	1	17	"The Authority does not practice segregation in any form..." - DP '49	1 '49 - Brannen Homes	.....	....	....
Glendale	1	51	USHA	1 NO		"Housing needs...will be met...irrespective of race." - DP '49	.....	1 MP - '49	....	1 USHA
	1	70	HA '49	1	1					
Maricopa (Pinal Co.) ..	1	20	HA '49	1 NO		"The LA has reaffirmed its policy of serving all eligible groups on the basis of need." - ERO	.....	.....	....	1 '49
Maricopa Co. ..	1	300	HA '49	1	30	"The policy of the Authority is one of non-discrimination." - DP '49	1 '49 - Coffelt-Lamoreaux	.....	....	....
Mesa	1	53	USHA	1	12	"The program will be handled on the basis of no discrimination." - DP '49	.....	1 SB - USHA	....	....
	1	50	HA '49	1	11			1 SB - '49		
Phoenix	3	604	USHA....	(1	150	"Authority has tentatively approved two sites with no race restrictions." - DP '49	.....	1 CB - USHA 1 CB - '49	....	2 USHA 2 '49
				(2 NO						
	3	484	HA '49..	(1	193					
				(2 NO						
Stanfield	1	30	HA '49	1 NO		"Will serve all eligible groups on the basis of need." - DP '49	.....	.....	....	1 '49
Tucson	1	162	USHA	1	7	.....	1 USHA - La Reforma	.....	....	....

NOTE: An asterisk beside figures in Col. 2, extended to Col. 4, indicates programmed projects approved for Annual Contributions Contracts but not yet available for occupancy. If the asterisk is not extended to Col. 4, some but not all units are completed and occupied.

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HOUSING and HOME FINANCE AGENCY

Office of the Administrator
Federal Housing Administration
Public Housing Administration
Federal National Mortgage Association
Community Facilities Administration
Urban Renewal Administration
Federal Flood Indemnity Administration

OFFICE OF THE ADMINISTRATOR
Washington 25, D. C.

NEWS

HHFA-OA-No. 1223
(EX. 3-4160, ext. 4433)

FOR RELEASE
Wednesday A.M.
March 6, 1957

The city of Phoenix, Arizona, one of the fastest-growing cities in the country, today received approval from Housing Administrator Albert M. Cole of its workable program for the elimination of slums and blight.

The necessity for urban planning is perhaps best indicated by Phoenix's fast growth, both in population and in area, and in the expectation that this trend will continue. Since 1950, for example, the city's population (now 172,000) has increased 62% and its area 106%.

Assuring a continuation of this growth, the City Council has authorized its administrative staff to proceed with an accelerated program of annexation of the unincorporated fringe areas of the city. The population of these fringe areas exceeds that of the city itself. Annexation of the fringe areas is considered necessary to provide adequate planning for the areas and to prevent future development of blighted areas and slums.

Phoenix is the capital of the state and the county seat of Maricopa County. It is located in one of the richest agricultural areas in the nation: all of the land is irrigated.

The city's interest in ridding itself of substandard housing and planning for the future is evidenced by numerous actions taken in recent years. Specifically, last year it adopted a Housing Code and a Mechanical Code and revised its plumbing code; it adopted an electrical code in 1953 and a fire prevention code in 1954. The City Planning Commission, created in 1946, has been active in preparing the various parts of a comprehensive community plan and in making neighborhood studies to determine what section of the city need renewal.

Of the 60,000 dwelling units in Phoenix, 11,000 are estimated to be dilapidated or to lack private bath or toilet facilities. Corrective action is being planned through enforcement of its housing code on a block and neighborhood basis.

-more-

The Housing Administrator, in advising Mayor Jack Williams of his approval of the city's workable program, said he was impressed with what the city has already done but added that there are a number of deficiencies in its housing code which, unless corrected, will impede upgrading the quality of existing housing. Mr. Cole said he is asking his Regional Office at San Francisco to offer suggestions for improving standards to overcome those deficiencies.

The Phoenix Housing Authority operates six low-rent public housing projects containing a total of 1088 units. In addition, the Authority manages a Lanham Act project of 200 temporary units which the city obtained from the PHA.

# # #

TRENDS TOWARD OPEN OCCUPANCY
In Low-Rent Housing Programs of the Public Housing Administration
as of March 31, 1961
Based on latest information available by June 1, 1961

NOTES

As previously, listings in this tenth directory of state and local progress toward open occupancy are alphabetical by state. In the 17 states with laws governing nondiscrimination in publicly assisted housing, all localities in that state are reported regardless of pattern of occupancy in the projects or the existence of local open occupancy commitment. When a County Housing Authority itself has a written nondiscrimination policy, all the localities under it are considered to have policy.

This is not a complete directory of occupancy by Negroes in the low-rent program of the Public Housing Administration. It is limited to states and localities with initially or completely occupied low-rent projects and with either open occupancy laws, policies, or directives, one or more integrated projects, or both. The tables preceding the locality data summarize the trends toward open occupancy since 1952 and compare the coverage of this document with the total occupancy by Negroes in the low-rent program.

Caution is advised in interpreting the data contained in this directory. It is not to be assumed that no Negro occupancy in a project listed herein necessarily represents restriction by race. Non-occupancy by Negroes may be because of the lack of an eligible market among Negroes, or a dearth of applications for low-rent housing from Negroes in the area. The reason for an all-Negro project, in areas with nondiscrimination policies, may be because the site is in an all-Negro neighborhood.

The following are abbreviations used to indicate actual patterns of occupancy (Column 5):

CI - Completely Integrated: White and more than one nonwhite family, including at least one Negro family. This should not be confused with the No Pattern definition below, which is concerned solely and specifically with one Negro family in an otherwise all-white project or vice versa

NP - No Pattern: One Negro family in an otherwise all-white project, or one white family in an otherwise all-Negro project. These cases are footnoted as they occur.

SWP - Segregated within project: A single development providing for more than one race, with some sort of segregation of the races such as separate buildings on the same site, separate project sites, etc.

CS - A project occupied exclusively by Negroes.

NO - No occupancy by Negroes, although there may be some occupancy by other nonwhites.

(over)

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Other abbreviations used:

DP - Development Program
DP'49 - Development Program under the Housing Act of 1949
HA,LHA - Local Housing Authority
IRO - Intergroup Relations Officer, PHA

Sources: Columns (1), (2), (3) - Statistics Branch, PHA
Column (4) - PHA and Intergroup Relations Office records
Column (5) - Information from the Regional Offices received by June 1, 1961

HHFA-PHA
Intergroup Relations
Pitts:Smith:mps
August 1961

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TRENDS TOWARD OPEN OCCUPANCY
In Housing Programs of the Public Housing Administration
As of March 31, 1961

SUMMARY TOTALS

States	State Law	Localities Included in Trend Data		Total Projects	Projects with Negro Occupancy				No Negro Occupancy	Total Units Occupied	2/ Units Occupied by Negroes	2/ Occupied by Negroes in CI Proj.
		Total	With Policy		Total	CI	1/ NP	Other				
Total 32	17	401	340	978	747	516	37	194	231	278,121	123,256	75,026
Alaska	X	4	4	4	2	2	---	---	2	325	43	43
Arizona	---	13	13	23	17	12	1	4	6	2,274	656	280
California	X	85	76	150	102	86	7	9	48	23,529	10,485	9,887
Colorado	X	2	2	15	15	15	---	---	---	3,427	813	813
Connecticut	X	15	13	32	32	30	---	2	---	9,385	3,978	3,480
Delaware	---	1	1	5	5	5	---	---	---	1,159	982	982
District of Columbia	X	1	1	28	28	6	---	22	---	7,620	7,161	1,253
Hawaii	X	2	2	9	5	5	---	---	4	1,832	8	8
Illinois	---	15	9	50	40	17	1	22	10	21,870	17,153	6,034
Indiana	X	11	4	25	15	3	---	12	10	4,631	2,326	192
Kentucky	---	1	1	9	7	3	---	4	2	4,986	2,480	483
Maine	---	2	1	2	1	---	1	---	1	223	1	---
Maryland	---	3	3	24	20	6	2	12	4	9,715	7,002	2,166
Massachusetts	X	24	22	55	39	30	6	3	16	17,893	2,217	1,751
Michigan	X	17	14	34	26	11	3	12	8	10,017	5,664	2,505
Minnesota	X	8	6	16	10	9	1	---	6	3,343	325	324
Missouri	---	4	3	16	14	10	---	4	2	7,719	5,193	2,615
Montana	---	3	3	4	1	---	1	---	3	180	1	---
Nebraska	---	2	2	7	6	3	---	3	1	1,808	780	475
Nevada	---	2	2	4	4	4	---	---	---	363	230	230
New Hampshire	---	4	4	5	3	3	---	---	2	747	34	34
New Jersey	X	39	35	110	91	69	2	20	19	26,095	10,197	7,680
New Mexico	---	2	2	2	2	2	---	---	---	143	41	41
New York	X	24	20	77	70	65	2	3	7	51,833	19,514	18,993
North Dakota	---	1	1	1	---	---	---	---	1	60	---	---
Ohio	---	12	10	55	49	31	1	17	6	18,573	10,505	5,743
Oregon	X	13	11	15	4	3	1	---	11	1,056	85	84
Pennsylvania	X	60	48	142	109	58	6	45	33	33,754	13,094	6,645
Rhode Island	X	4	4	15	11	11	---	---	4	4,480	657	657
Texas	---	1	1	2	1	---	1	---	1	49	1	---
Washington	X	21	18	32	14	13	1	---	18	6,611	946	945
Wisconsin	X	5	4	10	4	4	---	---	6	2,421	683	683

1/ Includes 27 projects with 1 Negro family in otherwise white occupancy and 11 projects with 1 white family in otherwise Negro occupancy.
2/ Excludes an unknown number of units occupied by Negroes in 2 projects in New York State.

The District of Columbia is counted as a state throughout.

HHFA-PHA
Statistics Branch

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TRENDS TOWARD OPEN OCCUPANCY
as of
March 31, 1961

ARIZONA

(1) City	(2) Occ. Low-Rent Public Housing in Locality Proj's	Units	(3) Occupancy by Negroes Proj's	Units	(4) Racial Occupancy Policy Statement	(5) Actual Pattern of Occupancy (By number of occupied projects) CI	NP	Other	No
TOTALS 13	23	2,274	17	656	13 Statements	12	1	4 2 CS 2 SWP	6
Avondale.....	1	30	1	4	"It is the policy of the Authority...to allocate dwelling units...without regard to race." DP'49	1 - Avondale Hms.	--	-----	---
Buckeye.....	1	20	1	2	"It is the policy of the Authority...to allocate dwellings units...without regard to race." DP'49	1 - H. W. Watson Apartments	--	-----	---
Eloy.....	1	30	--	--	"It is the policy of this Authority to allocate dwelling units...without regard to race." - DP'49	----------	--	-----	1
Flagstaff.....	3	126	3	65	"The Authority does not practice segregation in any form..." - DP'49	3 - Brannen Hms. Brannen Hms. ARIZ. 6-4	--	-----	---
Glendale.....	2	122	1	1	"Housing needs...will be met...irrespective of race." - DP'49	----------	1*	-----	1
Maricopa..... (Pinal Co.)	1	20	--	--	"Will serve all eligible groups on the basis of need." - DP'49	----------	--	-----	1
Maricopa Co.....	1	299	1	31	"The policy of this Authority is one of non-discrimination." - DP'49	1 - Coffelt-Lamoreaux	--	-----	---

* One Negro family in otherwise all-white occupancy.

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TRENDS TOWARD OPEN OCCUPANCY
as of
March 31, 1961

ARIZONA (contd)

(1) City	(2) Occ. Low-Rent Public Housing in Locality Proj's	Units	(3) Occupancy by Negroes Proj's	Units	(4) Racial Occupancy Policy Statement	(5) Actual Pattern of Occupancy (By number of occupied projects) CI	NP	Other	No
Mesa.....	2	103	2	30	"The program will be handled on the basis of no discrimination." - DP'49	----------	--	2 SWP	---
Phoenix.....	7	1,287	6	499	"...the LHA shall, in the selection of tenants, abolish the policy of segregation...applications for tenancy will be considered on the basis of need regardless of race..." HA Res. 11/55	4 - De Niza Hms. Luke Jr. Hms. Luke Jr. Hms. Add.* Osborne Hms.	--	2 CS	1
Stanfield.....	1	27	--	--	"Will serve all eligible groups on the basis of need." - DP'49	----------	--	-----	1
Tolleson.....	1	20	--	--	"It is the policy of the Authority...to allocate dwelling units...without regard to race." - DP'49	----------	--	-----	1
Tucson.....	1	160	1	22	"...a basically sound occupancy practice has been instituted making dwellings available without regard to race..." IRO Report 3/58	1 - La Reforma	--	-----	---
Winslow.....	1	30	1	2	"It is the policy of this Authority to allocate dwelling units...without regard to race." - DP'49	1 - Northwest	--	-----	---

* One Negro plus other nonwhite families.

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monthly review

Volume XIV, No. 2
August 25, 1967

RIOT REPORT

Shortly after ten p.m., Tuesday, July 25, 1967 a riot erupted near the Sidney P. Osborn Homes, a public housing project between 17th and 18th Streets from Van Buren to Washington.

The riot continued, with one lull of less than an hour, until after 4 a.m. Wednesday. Police were able to surround the riot area and contain it, but they lacked the manpower to stop it. Rioting resumed Wednesday night and threatened to spill out of the project area and spread to other parts of the City.

At 10 p.m. Wednesday, when it became obvious to City officials that an escalating riot was in progress, Phoenix Mayor Milton Graham declared a state of emergency and ordered an immediate curfew imposed on the riot area. This curfew was firmly enforced, immediately. The riot was broken.

Julian Levi, Professor of Urban Affairs at the University of Chicago, recently made this comment on riots in other U. S. Cities: "It has been repeatedly demonstrated that the only way you can control an escalating riot is to provide the most visible public power you can."

Most observers agree that the timing of Mayor Graham's decision to declare an emergency, impose a curfew on the riot area, and bring in enough public power to enforce the curfew was the key factor in ending the riot in Phoenix.

THE RIOT AREA – There were outbursts of violence in several areas of Phoenix, as will be described later, but the center of most of the uncontrolled rioting was in the vicinity of the Sidney P. Osborn Homes, where 164 apartment units house about 600 residents, predominantly Negro.

BEFORE THE RIOT – The Phoenix Police Department, the City Manager's Office and the Mayor and Council were alert to the possibility of civil disturbances, or a riot, as a result of the violence in other cities. For several months there had been isolated incidents of rocks being thrown at police cars and firemen, and bullets fired into police vehicles. There were periodic rumors of pending trouble in various sections of the City. But there was no definite indication that this riot would start where it did or when it did, other than a few disturbances reported the previous night.

At 12:25 a.m. Tuesday, July 25, a fire bomb was thrown at the Domino Bar, 1734 E. Van Buren. During the next hour similar bombs were thrown at 1705, 1707 and 1801 E. Van Buren, burning a car and two buildings. At 3 a.m., shots were fired at a police wagon and another fire was started at 1721 E. Van Buren.

These disturbances were unusual enough to be discussed in detail by Phoenix Police Chief Paul Blubaum at his regular staff meeting at 8:30 a.m. Tuesday. But they were not unusual enough to be considered evidence of a pending riot. Several police matters were discussed at this staff meeting. These disturbances occupied only a small portion of the meeting time.

It was decided to send two extra patrol cars to the project area Tuesday night, and to send eight detectives to the area as observers. The attitude of the police at this time was to keep an eye on this situation and be prepared for a series of disturbances. There were no thoughts of a pending riot.

cont'd.

incident indicating trouble in the project area occurred at 5:30 p.m. Tuesday, when police investigated a rape report at 17th Street and Monroe. The investigating officers were attacked by the suspects, residents in the area and even the victim. A knife was thrown slightly wounding one officer. Rocks and other articles were thrown at police officers. One suspect was arrested but others escaped.

From then until approximately 10:00 p.m. the number of disturbance reports in the area were not alarming -- about 11 reports in 4½ hours. A deputy police chief, in the radio room at 10:00 p.m. said, "Everything's pretty quiet."

Shortly after 10:00 p.m. a gang of juveniles with bottles were reported in the area. Then violence began.

Rocks were thrown at passing automobiles, a series of fires were reported, windows were broken, and fire bombs were thrown.

Police units from other areas of the City were quickly dispatched to answer the multitude of calls. In every instance they met fierce hostility. Officers were stoned when they attempted to help contain fires. Gun fire hit police vehicles.

Lacking enough manpower to single out and arrest each suspect, and also lacking the authority to order residents into their homes to isolate trouble makers from onlookers, the police were forced to fall back to the perimeter of the project area at 10:50 p.m. Their objective then was to contain the violence without attempting to subdue it.

The throwing of fire bombs, rocks and some rifle fire continued for approximately two hours while police patrolled the perimeter to keep the disturbance from erupting out of the project area. The containment tactic was successful.

A Negro leader, State Senator Clovis Campbell, was given permission by Deputy Chief Barney Dunn to go into the area to talk to leaders of the disturbance. Mr. Campbell later returned with Mr. James Harris and Mr. Floyd Decker, who claimed they were spokesmen for the rioters.

Mayor Graham, Charles Esser, Acting City Manager, and Police Chief Blubaum arrived on the scene and talked to Mr. Harris and Mr. Decker. The Negro leaders said the rioting would stop if, (1) the police would withdraw and (2) Mayor Graham would agree to meet with them at a public meeting to be held at Eastlake Park at 5 p.m. the following day.

Mayor Graham agreed to attend the meeting, Chief Blubaum agreed to withdraw some of the police, and the Negro leaders returned to the project area. At 1 a.m. some of the police units were withdrawn from the project area and there was a lull in the rioting.

Less than an hour later rioting again resumed. The police returned to the perimeter and the violence continued until after 4 a.m.

Neither the records nor officials at the scene pinpoint any single incident that precipitated the rioting initially, or caused its resumption after the slight lull following the removal of most police units.

PREPARING FOR A POSSIBLE RIOT – Wednesday, July 26, Mayor Graham, after consulting with members of the City Council, Governor Jack Williams, and members of the City staff, decided that further riots could not be tolerated in Phoenix. If another one erupted the City's objective would be to quell it as rapidly as possible, using as much public force as would be necessary.

Governor Williams pledged the support of the National Guard, if needed. A practice drill for the guard was ordered for that night. The Maricopa County Sheriff's Office and the State Highway Patrol agreed to be ready for emergency use.

The City Attorney was asked to prepare a proclamation that could be signed by the Mayor if and when it was deemed necessary, granting him emergency powers as specified in the City Charter.

The major provision of the proclamation would authorize the Mayor to impose a curfew on troubled areas within the City, and order all residents within those areas to remain inside their homes.

An extensive communications network was installed in the basement of the City Council Chambers, which was to serve as a command post if major trouble erupted.

Mayor Graham called a press conference announcing the City's intention to react with any force necessary to quell a riot, if one erupted, and also of his intention to meet with Negro leaders at 5 p.m. at Eastlake Park to hear their grievances. He made it clear that the meeting was not to be a bargaining session. He said the Negro community in Phoenix had legitimate grievances and the City, working with responsible Negro leaders, was attempting to remedy them. He said efforts to improve conditions for Negroes had been underway for many months and would continue. But he added that a riot, perpetuated by an irresponsible element of the Negro community would accomplish nothing, would not be tolerated, and would not be the basis for negotations at the Eastlake Park meeting.

At the 5:00 p.m. meeting the Mayor restated his determination to use public force if it became necessary to quell any civil disturbance, and reiterated the City's intention to continue working with responsible leaders among the Negro community to improve living and working conditions for the Phoenix Negro.

grievances to the Mayor, the principal one being the need for jobs for Negroes.

Adult Negroes present at the public meeting applauded the Mayor's remarks, including his determination to use force if it was needed to quell a riot. Younger Negroes, in their late teens and early twenties, gave more applause to Mr. Harris and Mr. Decker as they read their list of grievances.

The meeting ended without incident, or any specific agreements.

At dusk rioting again erupted as juveniles from the Osborn project area began throwing rocks at passing vehicles on Washington Street. Others were seen coming from the project with fire bombs. Again, no single incident precipitated the beginning of violence.

The pattern was the same as the preceding night; fire bombs, rocks, destruction of property, attempts to loot. Police again surrounded the area and attempted to contain the riot. Soon sniper fire was heard.

Mayor Graham and members of his staff listened to the police radio in the command post in the basement of the Council Chambers. At 9:25 p.m. they heard Police Captain Sanders, the shift commander, report to Deputy Chief Dunn that a sniper had shot at him near 17th Street and Washington.

Mayor Graham, Vice Mayor Jarvis and Mr. Esser, alarmed over the escalating violence, went to 18th Street and Washington with Chief Blubaum to survey the scene.

The police reports of increased violence, coupled with the fire bombs, gun shots, shouting and rock throwing visible or audible from 18th and Washington convinced the Mayor an emergency situation existed.

Chief Blubaum and Deputy Chief Dunn made one final tour of the perimeter of the project area before recommending that Mayor Graham sign the proclamation declaring that an emergency existed.

At 10:05 p.m. the Mayor signed the proclamation on the back of Chief Blubaum's car and defined the area to be under curfew, until 6 a.m. the following day; between 7th and 24th Streets, from Roosevelt to Buckeye Road. His objective was to impose a curfew in only those areas where riot conditions were evident.

Ten minutes later police cruisers patrolling the perimeter of the violence had their outside loudspeakers on announcing the proclamation and declaring the area under curfew. All persons were ordered off the streets and into their homes. Bars and liquor stores were ordered closed.

The initial announcement had little effect. A gang of juveniles was reported at 16th Street and Street and Adams windows of a police car were shattered by rocks.

To the west, at 15th Avenue and Buckeye Road, another gang was reported collecting.

At 16th Street and Monroe fire bombs were thrown at officers. Six shots were fired at 17th Street and Van Buren. On the north side of Van Buren an officer was slightly wounded by a shot gun blast.

At 10:45, 135 sheriff's deputies, armed with shot guns, began marching in waves east on Washington from 15th Street. They warned everybody in sight to get inside their homes or face arrest.

At 16th Street they turned south to Jefferson, then back to 15th Street, completely clearing the streets. From 15th Street to 18th Street, between Washington and Van Buren, they cleared every alley and street. Three police wagons and 15 patrolmen followed to take away those arrested. The Mayor, Vice Mayor and Acting City Manager accompanied the officers through the area.

In less than an hour the project area was clear and quiet. The riot was broken.

There were other outbursts. At 17th Street and Polk three white males with guns were turned back. They were reportedly on their way to the riot area to shoot at looters.

There were fires along Broadway at 16th Street, 20th Street, and 24th Street.

The State Highway Patrol, covering the west side, reported rocks and fire bombs in the vicinity of the Matthew Henson Housing Project, at 19th Avenue and Grant.

The last major incident of the riot occurred early Thursday when an attempt was made to set fire to the Kistler Industrial Service, 902 West Grant, across the street from the Matthew Henson project. State Highway Patrol cars were hit with fire bombs and stones. Highway Patrolmen quickly took control of the area and the rioting stopped.

THURSDAY THROUGH SUNDAY – Mayor Graham issued a second proclamation Thursday afternoon, setting a curfew from 8:30 p.m. to 6:00 a.m. in the same area as Wednesday. Curfews were also imposed on two additional areas where trouble had erupted the night before: from the railroad tracks to the Salt River, between 5th Avenue and the Black Canyon Freeway; and from the Salt River to Roeser Road, between 7th and 40th Streets. About 190 State Highway Patrolmen joined the police patrolling the curfew areas. There were 148 sheriff deputies ready to make another street by street march, if they were needed. They weren't.

Friday the curfew was imposed again, from 9:00 p.m. to 6:00 a.m. the following day. Saturday the curfew extended from midnight until 6:00 a.m. Sunday.

The number of disturbances reported was few and minor Thursday night. The curfew was continued Friday and Saturday to insure the end of disturbances over the weekend. With the absence of any major violence on either night Mayor Graham signed the proclamation on Sunday, July 30, ending the emergency and lifting all curfews.

AFTERMATH – It's impossible to determine the exact dollar cost of a riot, but reliable indicators include the equipment and manhours spent quelling it and the personal and property damage that resulted from it.

About $40,000 in property damage resulted from fires reported. There were 376 City police on duty around the riot area, 190 State Highway Patrolmen, 148 Sheriff's Deputies, and 64 Phoenix Fire Fighters.

There were no serious personal injuries. Two hundred eight persons, including 38 juveniles, were arrested. Most of the adults were sentenced to 30 days in jail.

STATISTICAL TRENDS

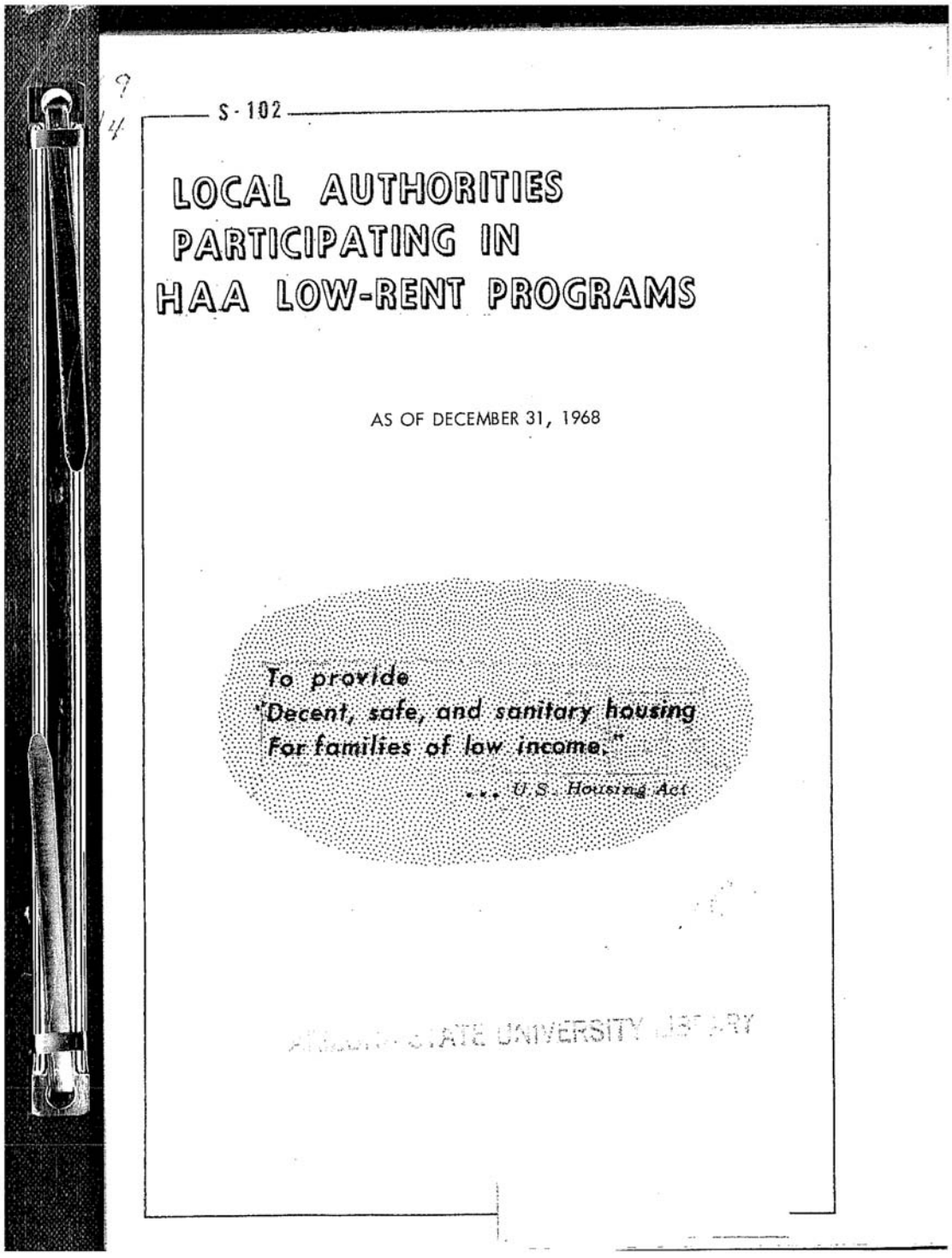
	1949-50 Fiscal Year	1959-60 Fiscal Year	AS OF JULY 31		
			1965	1966	1967
Square Miles	17.1	187.4	245.7	246.2	247.3
Population	107,016	442,300	504,448	511,238	519,006
Total City Employees*	1,282	2,683	4,156	4,180	4,434
Governmental	1,003	2,251	3,626	3,620	3,837
Non Governmental	279	432	530	560	597
Governmental Employees Per 1,000 Population**	9.4	6.2	7.2	7.1	7.4
Water Connections	41,093	115,800	146,722	150,192	153,787

* These totals do not include part-time employees.

** Includes utilities, LEAP, and Auditorium-Convention Center.

	MONTH OF JULY		FISCAL YEAR TO DATE	
	1966	1967	1966	1967
Aircraft Traffic Movements	27,524	32,374	27,524	32,374
Passengers: Enplaning-Deplaning	147,708	180,841	147,708	180,841
Street Miles Swept	11,204	13,097	11,204	13,097
Refuse Collected (Tons)	19,386	21,361	19,386	21,361
Building Permits (Value)	$13,473,952	$20,517,266	$13,473,952	$20,517,266
Building Permits (Total)	1,005	961	1,005	961
Number of New Living Units	224	355	224	355
Subdivision Plats Filed	5	3	5	3

on File City Clerks office



S-102

LOCAL AUTHORITIES PARTICIPATING IN HAA LOW-RENT PROGRAMS

AS OF DECEMBER 31, 1968

To provide
"Decent, safe, and sanitary housing
For families of low income."
... U.S. Housing Act

ARIZONA STATE UNIVERSITY LIBRARY

EXPLANATORY NOTES

This directory lists all local housing authorities with low-rent public housing projects under the jurisdiction of the Housing Assi tance Administration, or with active reservations for low-rent pub housing under the Housing Act of 1949. For each such local author this directory indicates the city in which the authority is head- quartered, the places in which it has HAA low-rent programs, the number of such units and projects, and the low-rent programs with which the authority is concerned.

Local authority and community served (Column 1)

States are presented in alphabetical order.

Local authorities are listed alphabetically within each state.

When an authority operates in two or more places, the places are listed (indented) in alphabetical order, below the name of the loca authority.

When an authority operates in only one place, and that place bears the same name as the local authority, no other lines follow the authority name. When an authority operates in only one place, but that place differs in name from the local authority, the place name will appear on a second line (indented) following the name of the local authority.

Number of dwelling units - Total (Column 2)

The total number of dwelling units under reservation, in precon- struction, under construction, and under management.

Number of units - Reserved (Column 3)

The number of units reserved but for which an Annual Contributions Contract has not yet been approved or executed.

Number of units - Under A.C.C (Column 4)

The number of units for which an Annual Contributions Contract has been executed, but which are not yet under construction, and units for which A.C.C. has been approved, but not yet executed.

Number of units - Under construction (Column 5)

The number of units under construction.

Number of units - Under management (Column 6)

The number of units under management under the Housing Act of 1937 (includes Public Laws 412, 671, and PWA), the Housing Act of 1949, and the Housing Act of 1950 (conveyed for low-rent use).

Projects - Total (Column 7)

The total number of projects under active development (preconstruction or construction) and management.

Projects - Under A.C.C. (Column 8)

The number of projects under Annual Contributions Contract, but not yet under construction.

Projects - Construction (Column 9)

The number of projects for which notices to proceed have been issued, but in which all units have not been completed.

Projects - Management (Column 10)

The number of projects in which all units have been completed.

Programs (Columns 11 - 15)

An asterisk in any of the five columns indicates that a project is under development or management under that program.

An "E" under HA '49 indicates that some or all units have been specifically designed for the elderly as provided for in the Housing Act of 1956.

S-182 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE ADMINISTRATION

ARIZONA

8

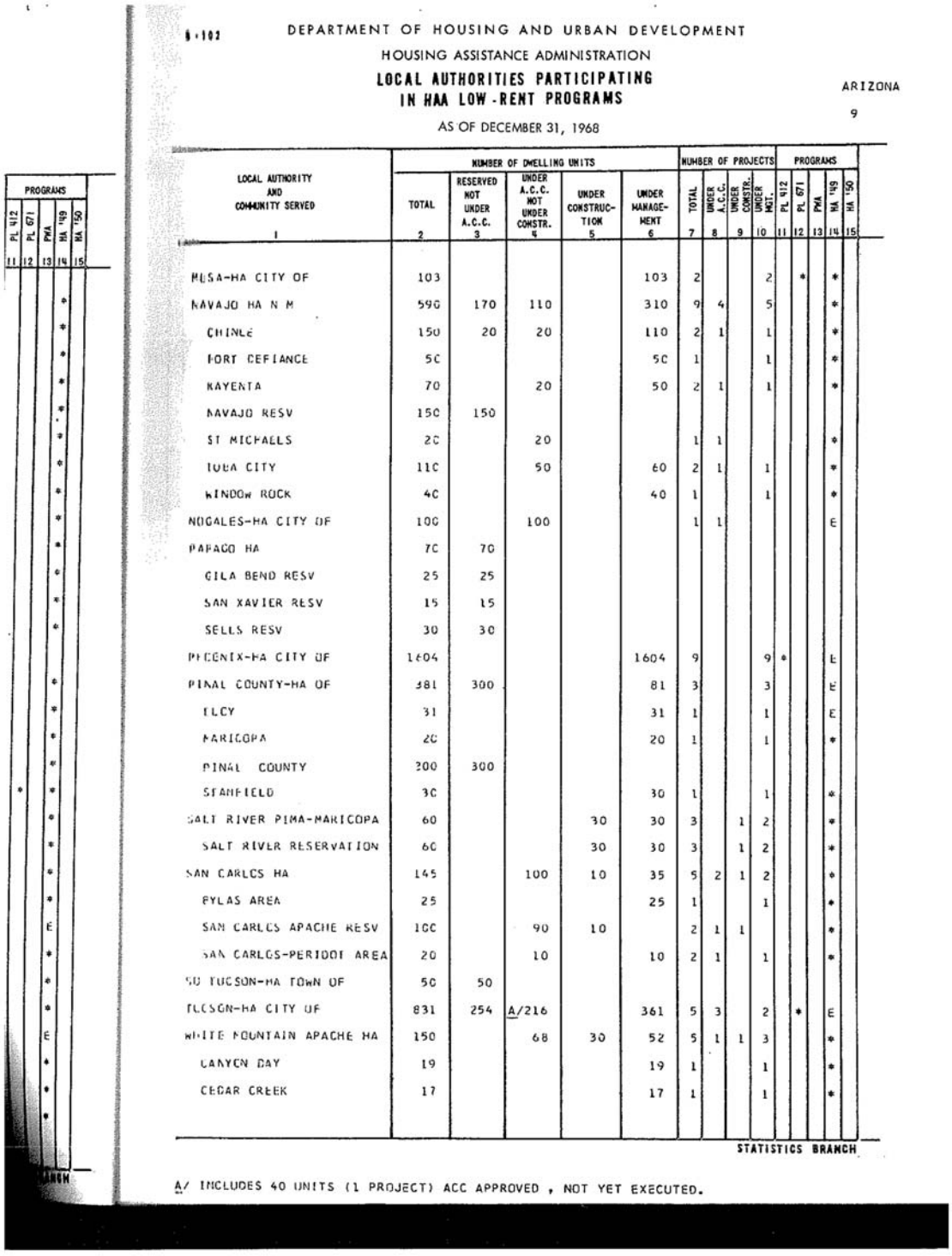
LOCAL AUTHORITIES PARTICIPATING IN HAA LOW-RENT PROGRAMS

AS OF DECEMBER 31, 1968

LOCAL AUTHORITY AND COMMUNITY SERVED	NUMBER OF DWELLING UNITS					NUMBER OF PROJECTS				PROGRAMS			
	TOTAL	RESERVED NOT UNDER A.C.C.	UNDER A.C.C. NOT UNDER CONSTR.	UNDER CONSTRUCTION	UNDER MANAGEMENT	TOTAL	UNDER A.C.C.	UNDER CONSTR.	UNDER MGT.	PL 412	PL 671	PHA	HA '69
1	2	3	4	5	6	7	8	9	10	11	12	13	14
CAMP VERDE HA	12				12	1			1				*
CAMP VERDE RESERV	12				12	1			1				*
COLORADO RIVER INDIAN HA	70		43	17	10	4	2	1	1				*
COLORADO RIVER RESV	70		43	17	10	4	2	1	1				*
ELOY-HA CITY OF	50			38	12	2		1	1				*
FLAGSTAFF-HA CITY OF	127				127	3			3				*
FT MCDOWELL MOHAVE-APACH	10		10			1	1						*
FT MCDOWELL MOHAVE	10		10			1	1						*
GILA RIVER HA	A/ 225	150	42	20	13	3	1	1	1				*
BAPCHULE AREA	10		10										*
BLACKWATER AREA	5		5										*
CASA BLANCA AREA	20			20		1		1					*
GILA CROSSING AREA	5		5										*
GILA RIVER RESV	150	150											*
SACATON AREA	20		7		13	2	1		1				*
ST JOHNS MISSION AREA	5		5										*
SANTAN AREA	5		5										*
SIFTONIC AREA	5		5										*
GLENDALE-HA CITY OF	122				122	2			2	*			*
HUALAPAI HA	10			10		1		1					*
PEACH SPRINGS AREA	10			10		1		1					*
KAIBAB-PAIUTE HA	10			10		1		1					*
MOCCASIN	10			10		1		1					*
MARICOPA COUNTY-HA OF	530		44		486	7		1					E
AVONDALE	30				30	1		1					*
BUCKEYE	20				20	1		1					*
ELMIRAGE	30				30	1		1					*
MARICOPA CO	100		44		56	1		1					E
PEORIA	30				30	1		1					*
PHOENIX AREA	300				300	1		1					*
TOLLESON	20				20	1		1					*

A/ INCLUDES 75 UNITS (1 PROJECT) LOCATED IN 8 AREAS.

STATISTICS BRANCH



6-102

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE ADMINISTRATION

LOCAL AUTHORITIES PARTICIPATING IN HAA LOW-RENT PROGRAMS

ARIZONA

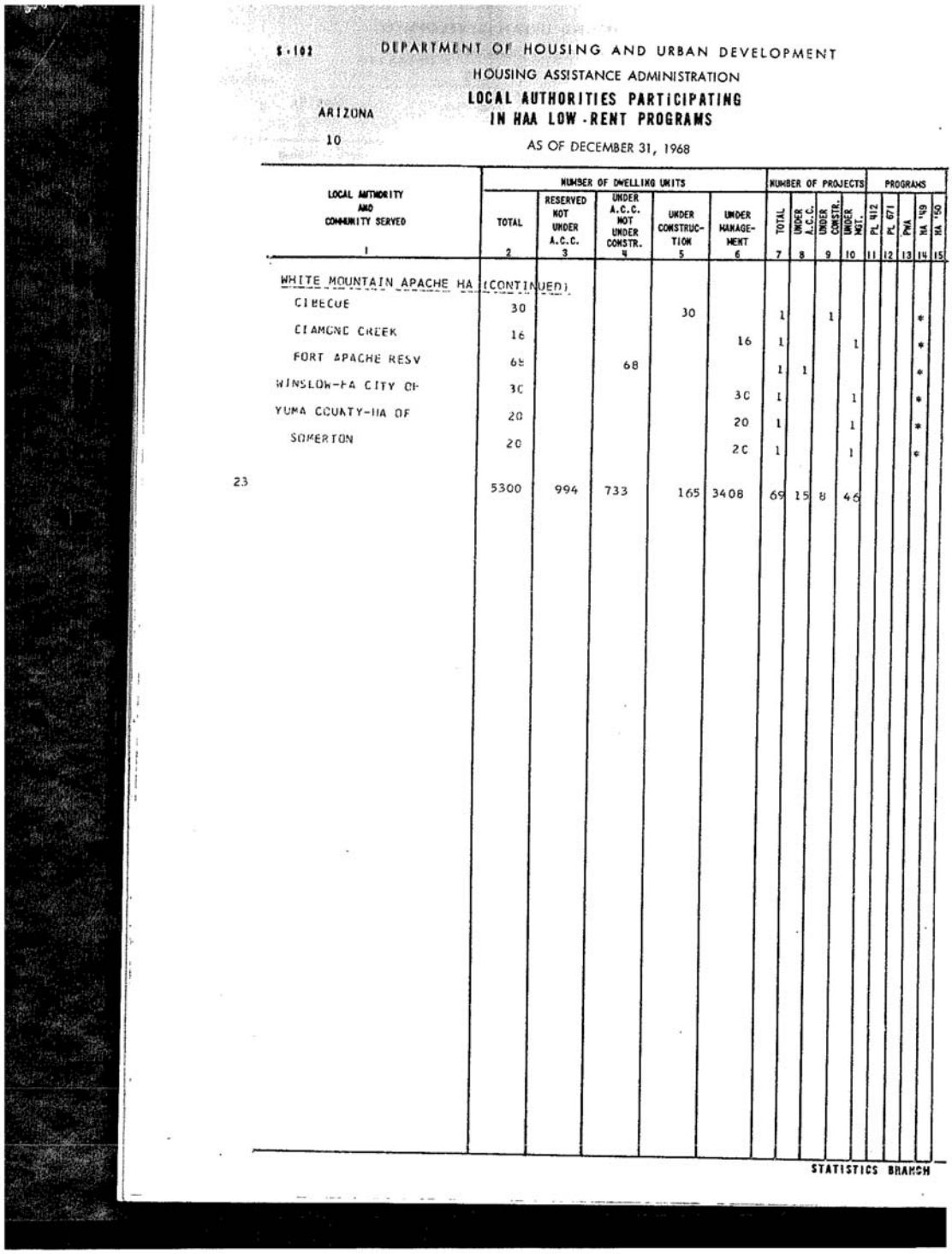
9

AS OF DECEMBER 31, 1968

LOCAL AUTHORITY AND COMMUNITY SERVED	NUMBER OF DWELLING UNITS					NUMBER OF PROJECTS				PROGRAMS				
	TOTAL	RESERVED NOT UNDER A.C.C.	UNDER A.C.C. NOT UNDER CONSTR.	UNDER CONSTRUCTION	UNDER MANAGEMENT	TOTAL	UNDER A.C.C.	UNDER CONSTR.	UNDER MGT.	PL 412	PL 671	PHA	HA 149	HA 150
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
MESA-HA CITY OF	103				103	2			2		*		*	
NAVAJO HA N M	590	170	110		310	9	4		5				*	
CHINLE	150	20	20		110	2	1		1				*	
FORT DEFIANCE	50				50	1			1				*	
KAYENTA	70		20		50	2	1		1				*	
NAVAJO RESV	150	150												
ST MICHAELS	20		20			1	1						*	
TUBA CITY	110		50		60	2	1		1				*	
WINDOW ROCK	40				40	1			1				*	
NOGALES-HA CITY OF	100		100			1	1						E	
PAPAGO HA	70	70												
GILA BEND RESV	25	25												
SAN XAVIER RESV	15	15												
SELLS RESV	30	30												
PHOENIX-HA CITY OF	1604				1604	9			9	*			E	
PINAL COUNTY-HA OF	381	300			81	3			3				E	
ELOY	31				31	1			1				E	
MARICOPA	20				20	1			1				*	
PINAL COUNTY	300	300												
STANFIELD	30				30	1			1				*	
SALT RIVER PIMA-MARICOPA	60			30	30	3		1	2				*	
SALT RIVER RESERVATION	60			30	30	3		1	2				*	
SAN CARLOS HA	145		100	10	35	5	2	1	2				*	
PYLAS AREA	25				25	1			1				*	
SAN CARLOS APACHE RESV	100		90	10		2	1	1					*	
SAN CARLOS-PERIDOT AREA	20		10		10	2	1		1				*	
SO TUCSON-HA TOWN OF	50	50												
TUCSON-HA CITY OF	831	254	A/216		361	5	3		2		*		E	
WHITE MOUNTAIN APACHE HA	150		68	30	52	5	1	1	3				*	
CANYON DAY	19				19	1			1				*	
CEDAR CREEK	17				17	1			1				*	

STATISTICS BRANCH

A/ INCLUDES 40 UNITS (1 PROJECT) ACC APPROVED , NOT YET EXECUTED.



S-102 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE ADMINISTRATION

ARIZONA

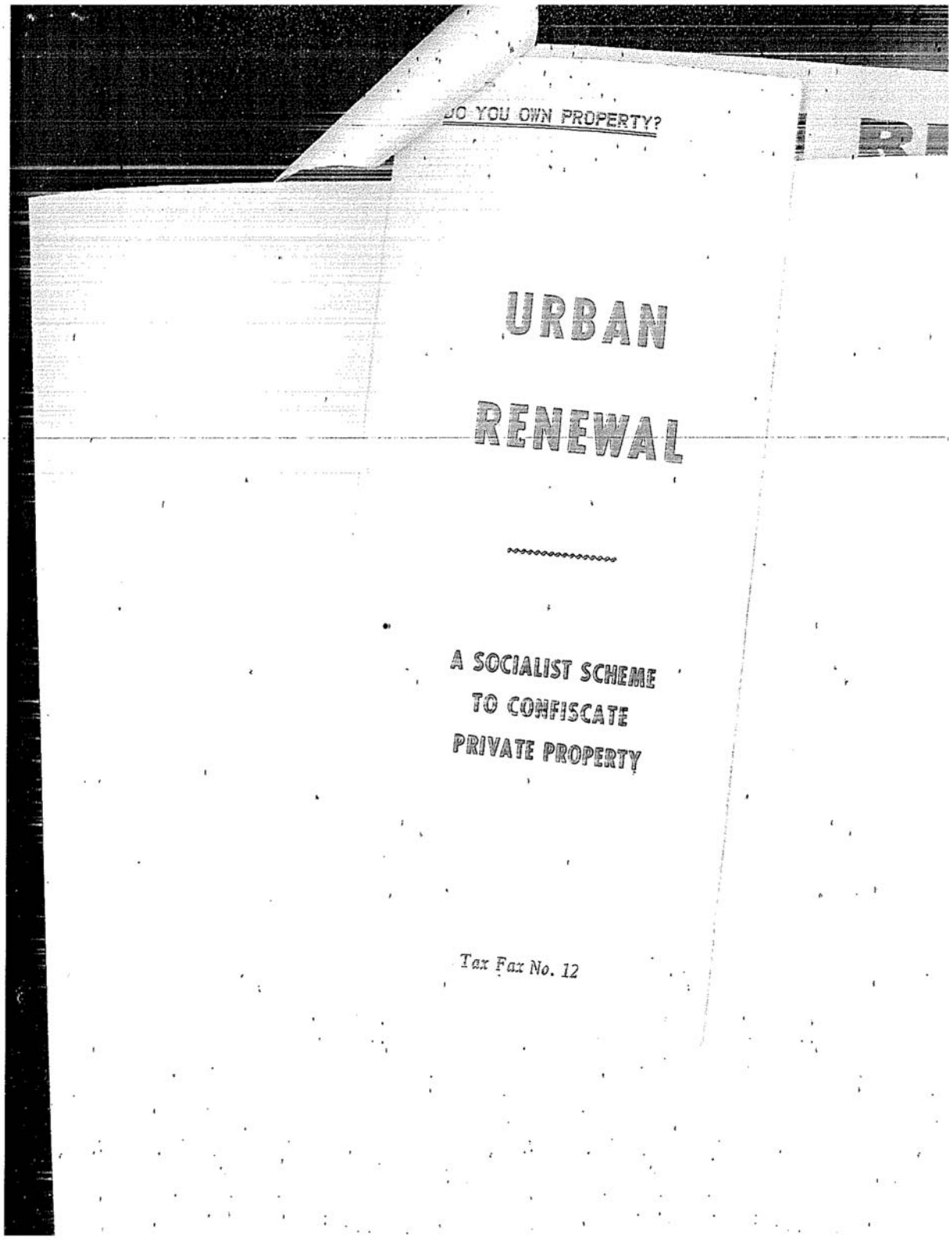
10

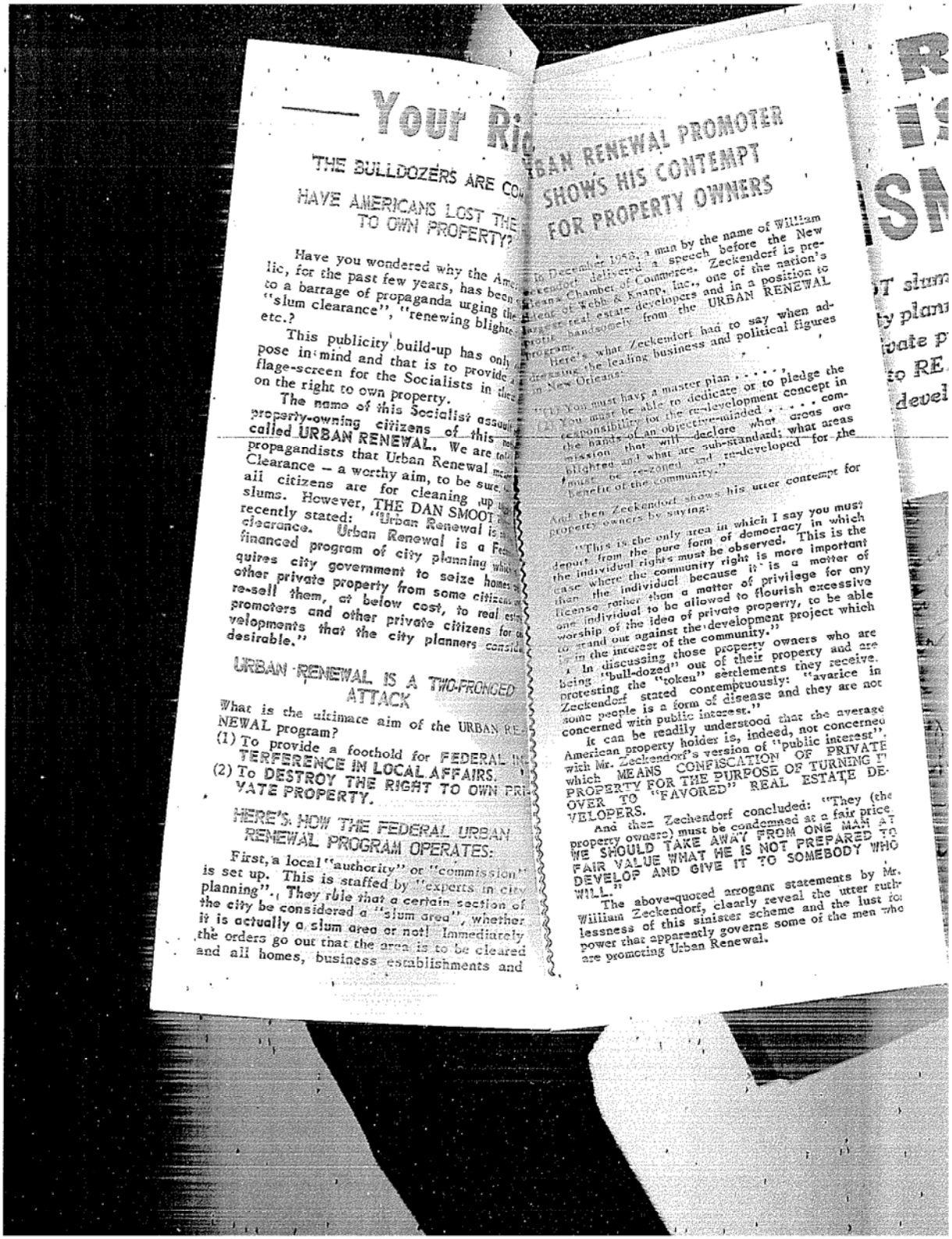
LOCAL AUTHORITIES PARTICIPATING IN HAA LOW-RENT PROGRAMS

AS OF DECEMBER 31, 1968

LOCAL AUTHORITY AND COMMUNITY SERVED	NUMBER OF DWELLING UNITS					NUMBER OF PROJECTS				PROGRAMS				
	TOTAL	RESERVED NOT UNDER A.C.C.	UNDER A.C.C. NOT UNDER CONSTR.	UNDER CONSTRUCTION	UNDER MANAGEMENT	TOTAL	UNDER A.C.C.	UNDER CONSTR.	UNDER MGT.	PL 412	PL 671	PHA	HA '49	HA '50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
WHITE MOUNTAIN APACHE HA (CONTINUED)														
CIBECUE	30			30		1		1					*	
DIAMOND CREEK	16				16	1			1				*	
FORT APACHE RESV	68		68			1	1						*	
WINSLOW-PA CITY OF	30				30	1			1				*	
YUMA COUNTY-HA OF	20				20	1			1				*	
SOMERTON	20				20	1			1				*	
23	5300	994	733	165	3408	69	15	8	46					

STATISTICS BRANCH


DO YOU OWN PROPERTY?
URBAN
RENEWAL
A SOCIALIST SCHEME
TO CONFISCATE
PRIVATE PROPERTY
Tax Fax No. 12



— Your Ri

THE BULLDOZERS ARE CO

HAVE AMERICANS LOST THE
TO OWN PROPERTY?

Have you wondered why the Ame
lic, for the past few years, has been
to a barrage of propaganda urging the
"slum clearance", "renewing blighte
etc.?

This publicity build-up has only
pose in mind and that is to provide
flage-screen for the Socialists in the
on the right to own property.

The name of this Socialist assaul
property-owning citizens of this
called URBAN RENEWAL. We are tol
propagandists that Urban Renewal mea
Clearance – a worthy aim, to be sure,
all citizens are for cleaning up
slums. However, THE DAN SMOOT
recently stated: "Urban Renewal is
clearance. Urban Renewal is a Fe
financed program of city planning which
quires city government to seize homes
other private property from some citizens
re-sell them, at below cost, to real est
promoters and other private citizens for
velopments that the city planners consid
desirable."

URBAN RENEWAL IS A TWO-PRONGED ATTACK

What is the ultimate aim of the URBAN RE-
NEWAL program?

(1) To provide a foothold for FEDERAL IN-
TERFERENCE IN LOCAL AFFAIRS.

(2) To DESTROY THE RIGHT TO OWN PRI-
VATE PROPERTY.

HERE'S HOW THE FEDERAL URBAN RENEWAL PROGRAM OPERATES:

First, a local "authority" or "commission"
is set up. This is staffed by "experts in city
planning". They rule that a certain section of
the city be considered a "slum area", whether
it is actually a slum area or not! Immediately
the orders go out that the area is to be cleared
and all homes, business establishments and

URBAN RENEWAL PROMOTER SHOWS HIS CONTEMPT FOR PROPERTY OWNERS

In December, 1958, a man by the name of William
Zeckendorf delivered a speech before the New
Orleans Chamber of Commerce. Zeckendorf is pre-
sident of Webb & Knapp, Inc., one of the nation's
largest real estate developers and in a position to
profit handsomely from the URBAN RENEWAL
program.

Here's what Zeckendorf had to say when ad-
dressing the leading business and political figures
in New Orleans:

"(1) You must have a master plan . . . . .,
(2) You must be able to dedicate or to pledge the
responsibility for the redevelopment concept in
the hands of an objective-minded . . . . com-
mission that will declare what areas are
blighted and what are sub-standard; what areas
must be re-zoned and re-developed for the
benefit of the community."

And then Zeckendorf shows his utter contempt for
property owners by saying:

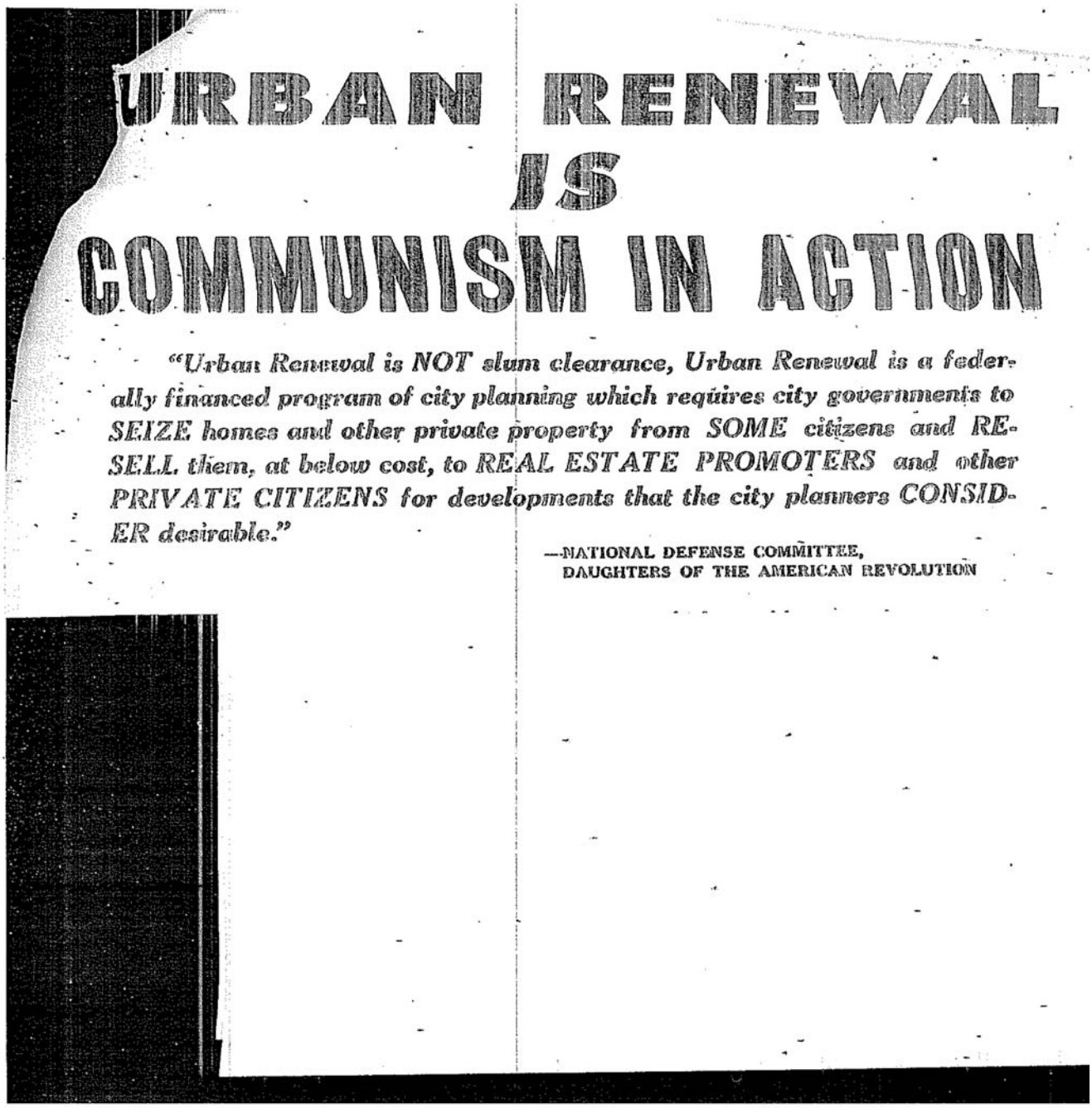
"This is the only area in which I say you must
depart from the pure form of democracy in which
the individual rights must be observed. This is the
case where the community right is more important
than the individual because it is a matter of
license rather than a matter of privilege for any
one individual to be allowed to flourish excessive
worship of the idea of private property, to be able
to stand out against the development project which
is in the interest of the community."

In discussing those property owners who are
being "bull-dozed" out of their property and are
protesting the "token" settlements they receive,
Zeckendorf stated contemptuously: "avarice in
some people is a form of disease and they are not
concerned with public interest."

It can be readily understood that the average
American property holder is, indeed, not concerned
with Mr. Zeckendorf's version of "public interest",
which MEANS CONFISCATION OF PRIVATE
PROPERTY FOR THE PURPOSE OF TURNING IT
OVER TO "FAVORED" REAL ESTATE DE-
VELOPERS.

And then Zeckendorf concluded: "They (the
property owners) must be condemned at a fair price.
WE SHOULD TAKE AWAY FROM ONE MAN AT
FAIR VALUE WHAT HE IS NOT PREPARED TO
DEVELOP AND GIVE IT TO SOMEBODY WHO
WILL."

The above-quoted arrogant statements by Mr.
William Zeckendorf, clearly reveal the utter ruth-
lessness of this sinister scheme and the lust for
power that apparently governs some of the men who
are promoting Urban Renewal.


URBAN RENEWAL
IS
COMMUNISM IN ACTION
"Urban Renewal is NOT slum clearance, Urban Renewal is a federally financed program of city planning which requires city governments to SEIZE homes and other private property from SOME citizens and RESELL them, at below cost, to REAL ESTATE PROMOTERS and other PRIVATE CITIZENS for developments that the city planners CONSIDER desirable."
—NATIONAL DEFENSE COMMITTEE,
DAUGHTERS OF THE AMERICAN REVOLUTION

Reprint of advertisement in
CHARLESTON POST & COURIER, April 25, 1960.

Are you ready to surrender your

RIGHT TO OWN PROPERTY?

● HOMES ● LOTS ● PLANTS ● WAREHOUSES ● LAND?

IF NOT, *then insist that the Legislature defeat all bills dealing with "Urban Renewal."*

URBAN RENEWAL IS NOT SLUM CLEARANCE

In the words of Mr. Dan Smoot, it is nothing more or less than a Federally Financed program of *City Planning* which requires City Governments to seize homes and other private property from citizens and re-sell, at below cost, to Real Estate promoters and other private citizens for developments that the *City Planners consider desirable.*

PRINCIPAL OBJECTIVE OF URBAN RENEWAL

According to David Walker, commissioner of Urban Renewal Administration, Washington, D. C., "is to show the other nations of the free world that this great country, by use of governmental and private effort, can solve its problem of an exploding population in an expanding world."
(Christian Layman—January-February 1960 issue)

No, Urban Renewal Is Not Slum Clearance.
You are asked to GIVE UP
YOUR RIGHT TO OWN PROPERTY
to help promote the
"ONE WORLD—AMERICA LAST" Program.

CENSUS INFORMATION TO BE USED TO PROMOTE URBAN RENEWAL SCHEME

Refusal to answer U. S. Census questions carries the threat of a $100 fine. The enumerator is subject to $1,000 fine for revealing information to anyone other than her supervisor. Yet, Robert W. Burgess, Director of the Bureau of the Census, makes this statement:

"The result of this census will provide a basis for action and analysis to a large number of persons and organizations. . . . The Urban Renewal program especially will find the new data of great value."
(Alabama Municipal Journal, September 1959 issue)

Comments On Urban Renewal by Distinguished Americans

SENATOR STROM THURMOND: "(Urban renewal schemes are) back door entrances to the roads of integration and collectivism . . . sugar-coated and camouflaged by Federal Grants."

JUSTICE M. T. PHELPS, ARIZONA SUPREME COURT (U. S. NEWS & WORLD REPORT, Dec. 28, 1959): "Under the Urban Renewal Act . . . if implemented by State or local law, we can be forced to sell our homes against our wishes. . . . This is Socialism in action in our country. . ."

NATIONAL SOCIETY, D. A. R. (1959 Resolutions): "Urban Renewal violates the ancient right of eminent domain by permitting property to be condemned without a jury finding of public necessity, contrary to the Constitution of the United States. . ."

THURMAN SENSING, EXECUTIVE SECRETARY, SOUTHERN STATES INDUSTRIAL COUNCIL, calls Urban Renewal a "Marxist Trap" which would "wreck the businesses and commercial establishments that make cities what they are."

WHEN WE LOSE OUR RIGHT TO OWN PROPERTY THE END OF FREEDOM IS HERE

Write BOX 7234
Citizens for the Preservation
of Property Rights

FEDERAL AID BRINGS FEDERAL CONTROL

PLEASE RETURN TO
SENATOR [illegible]

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APPENDIX E – **NEWSPAPER ARTICLES**

Arizona Republic

"Schedule set up for Slum Clearance." 10 December 1939.
"Three Sites for Housing Units Picked." 30 January 1946.
"City Slums Outrank Camps for Hovels, Filth and Disease." 1 March 1946.
"State, County, City Study of Phoenix Slums is Requested." 2 March 1946.
"City Council Vote Due on Slum Project." 20 September 1949.
"Council Okays $265,000 Slum Clearance Plan." 21 September 1949.
"Wide Support of Housing Plan Claimed." 16 May, 1950.
"City Received $730,800 for Housing Units." 23 November 1950.
"Councilman Opposes Further Expansion of Public Housing." 25 October 1951.
"Cordova Units End Next July." 26 August 1952.
"Housing Project Integration a Real Problem." 17 September 1965.

New York Times

"Phoenix Scorns U.S. Assistance for its Slum Clearance Project." 14 May 1961.

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Arizona Republic

Page Six (Section Two) Dec 10, 1939 Arizona Republic, Phoenix, S

SCHEDULE SET UP FOR SLUM-CL

Work Slated To Be Under Way By April

A progress schedule for work on the three Phoenix slum-clearance project units has been set as the result of a visit last week of Edward Bissontz, San Francisco, representing the regional offices of the United States Housing Authority, it was announced yesterday at the office of Lescher and Mahoney, supervising architects.

Under the schedule all drawings and plans for the $1,794,000 project are to be in the regional housing authority office by February 1, 1940, with the idea that the Phoenix Housing Authority can advertise for bids on February 10.

Blueprints and specifications are to be available to contractors by that time and the bids will be opened March 15. Construction, under the schedule, will begin April 1.

Plans Studied

Mr. Bissontz spent three days here checking over the preliminary drawings, studying site plans, utility service plans and similar matters. He left approval for proceeding with the working construction drawings.

To expedite the work the supervising architects have allotted the white unit to Gilmore and Ekman and H. H. Green; the colored unit to Paul Eaton, Malcolm D. Seashore, Orville A. Bell and V. O. Wallingford, and the Spanish-American unit to Fred W. Whittlesey, who will prepare the working drawings.

The buildings are to have cement floors, masonry walls and fireproof roofs. In all there will be 131 structural units, offering shelter to 510 families on the three sites.

Colonial Lines Feature New Cuddih

Colonial lines in a western setting [illegible] the residence being built for Mr. and Mrs. [illegible] on Maryland avenue, just west of Seventh avenue. Plans for the house were drawn by Orville A. Bell, architect. The drawing has an overall width of 164 feet and, as shown in the preliminary sketch above, the house wings stay back from the roadside [illegible]

Plant Protection In Garden And

Unusual Architectu New Home Of B. E

10 December 1939

Three Sites For Housing Units Picked

THREE SITES for the construction of 150 emergency housing units, which have been allotted to Phoenix by the federal government for veterans' temporary use, were chosen yesterday.

All were checked and approved by a representative of the location and development department, Federal Public Housing Authority, said Roy J. Heyne, city manager.

The white housing project will be constructed on 10 acres of land adjacent to Duppa Villa, Mr. Heyne announced. A Spanish-American project will be located on three acres immediately south of St. Monica's Hospital, and units for colored veterans will be set up on three acres adjacent to the Matthew Henson project.

Work To Start Now

Work will be started immediately to get the plots ready for housing construction, Mr. Heyne said, although neither city nor federal government officials could give an estimate of the length of time required for complete installation of the units.

The units as now outlined will consist of one and two bedroom apartments, and each building will contain four apartments, Mr. Heyne said.

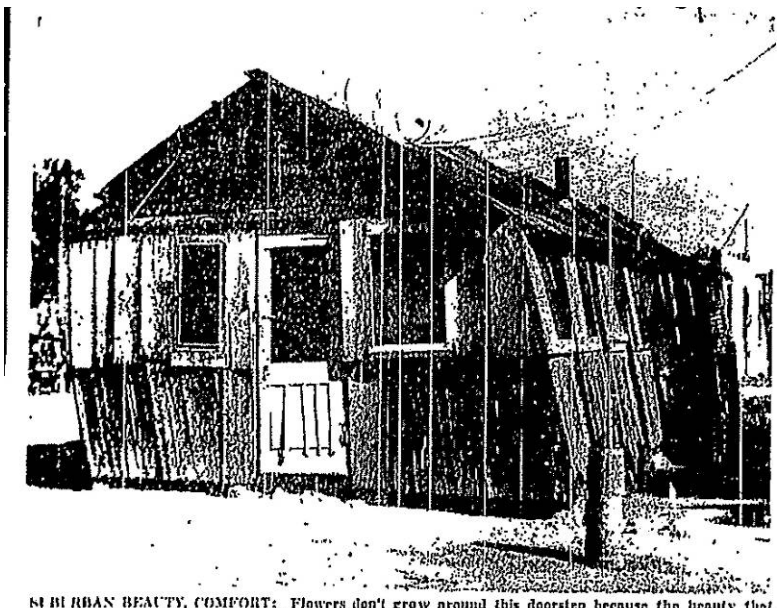
No applications for occupancy of the units will be taken until the projects are ready to be moved into, he said.

Additional Units Sought

Under a recent federal appropriation to provide emergency housing for veterans, Phoenix was allotted the 150 units, which will be brought here as soon as possible. Because of the extremely serious housing shortage, the city made application for an additional 350 units, but no action has been taken on this request.

The FPHA representative who conferred with Mr. Heyne yesterday assured him that every possible step to expedite bringing the housing here would be taken.

30 January 1946



SUBURBAN BEAUTY, COMFORT: Flowers don't grow around this doorstep because the beauty that inspires them is absent—it also is absent from the hearts of the inhabitants. Comfort could not exist where it is threatened constantly by such drunkenly leaning walls. But this is a seldom-seen part of *Phoenix*.—(Republic Staff Photo.)

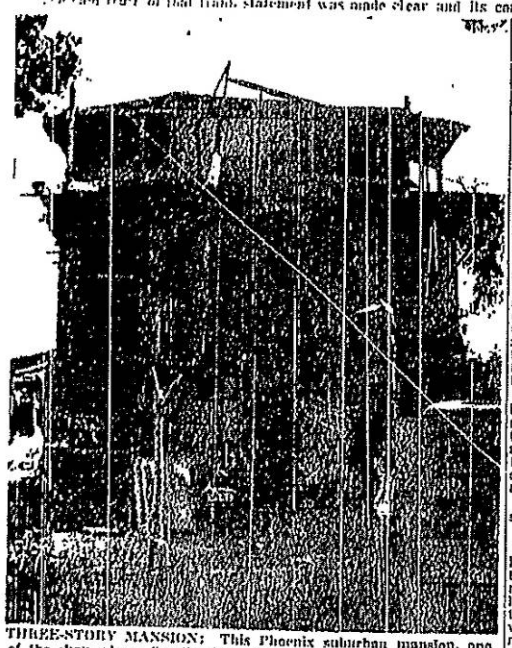
City Slums Outrank Camps For Hovels, Filth And Disease

By CLAIBORNE L. NICHOLLS

"We don't have to go out to the cotton camps to find bad conditions. I can show you conditions right here in the city of Phoenix that would amaze you."

So stated Dr. F. J. McMartin, director of the city-county health unit recently, in discussing cotton camps and their sanitation conditions.

The cold facts of that frank statement was made clear and its complete veracity fully substantiated in a comprehensive survey by interested observers which disclosed literally appalling slum conditions still existing within the city limits and in a vast area immediately contiguous thereto.



THREE-STORY MANSION: This Phoenix suburban mansion, one of the show places "south of the tracks" should be in a museum. Built of strips of tin, lumber scraps and packing boxes, it houses more humanity than many more elaborate structures.—(Republic Staff Photo.)

Relief Rolls Get Many

The "load families" of the cotton camps have, for the most part, loaded their pathetically slender and ragged belongings aboard their rickety automobiles; that is, those of the "upper crust" who possess such treasures, and departed. Not a few are remaining to enjoy the ideal late winter and early spring weather of the valley. Many among them undoubtedly will wind up on the relief rolls of the county and state.

But the sunshine is cleansing the dirty, squalid camps in which they existed and thus, that problem is pended until they return next season when the bolls pop open with the pressure of newly formed cotton. Then, the annual cycle will begin all over again.

But—and this is frankly conceded by Dr. McMartin and other health authorities—there exists a situation even more serious, greater in scope, and much closer to hand to the community than the cotton camps situated in outlying valley areas.

It is the old, old problem of the slums "south of the tracks."

Conditions Are Described

Phoenicians, from comfortable homes in the city's northern section, who seldom see anything but nice lawns and flower gardens, neat houses and paved streets, have but to step into a car and drive southward from the tracks for a few moments to learn how the other half of the city lives.

In areas both in and out of the city, they will—to their amazement—see row after row of open backyard toilets, smelling to high heaven. They will see block upon block of shacks and hovels, squalid and depressing to an almost incredible extent.

They will see dust-blanketed, littered streets and even dirtier alleys. They will see small children—white and black alike—playing in the midst of squalor that a hog raiser wouldn't tolerate in his pens.

They will see substandard, shack-like dwellings of every type and description. How some of them even stand up is astonishing. They will see, in one particular location, as many as a score of families crowded together in cracker-box, wooden shacks, all compressed into the confines of a 50-foot lot.

Stable Is Utilized

In another location they will find another score or more of families living in what was orginally built as a stable. The stalls and feed troughs are still there.

If they have a guide who knows the slums, he can point out to them a particular outdoor privy which, those who know conditions there say, is used by more than 100 persons.

Just outside the city limits and immediately in back of a large ice cream factory, there has sprung up a veritable city of tents, shacks, ramshackle trailers and other improvised structures. A sign at the highway's edge advertises this area, which covers several blocks, as being for sale as "industrial property." Meanwhile, it was said by those who know the slums, that the owner of this property is earning a little side money by charging the "squatters" thereon

(Continued On Page 10, Col. 1)

MODERN CONVENIENCES: Cattle, horses, chickens, children—a mass of humanity and animal life—create a "living space" problem copper in this beautiful suburban section of Phoenix. Most notorious structure in the area (lower) is this modern privy, which serves more than 100 persons. Its door is seldom closed.—(Republic Staff Photos.)

situation, Dr. McMartin said, 'Furson has little slum trouble because,' he declared, over the years it has kept a sharp lookout and prevented slum areas from starting.

Far from being an economic liability to the owner slum property is a good financial investment, declared certain other public officials interested in the problem, who ascribed that fact as being partly responsible for difficulties encountered in cleaning up blighted areas.

"If someone has eight shacks on a lot and rents them for $10 per month each he has an income of $80," this official said. "Taxes down in that area are nil and the owner never has to put out anything for repairs or upkeep, so the entire income is money in the clear."

Dr. McMartin recently tendered his resignation as director of the city-county health unit, for personal reasons, and effective at a later date.

Although he has never so stated or intimated, reports have been heard since that time that he is

Slums Outrank Cotton Camps

(Continued From Page One)

$2 per month for tent, shack or trailer space.

Mingle With Livestock

Visitors at the "squatter city" saw men, women and children of various races, mingling with a menagerie of horses, calves, goats and dogs. This squalid community, too, is dotted here and there by smelly outdoor toilets of clapboard, leaning drunkenly and with doors gaping open.

All these depressing scenes and conditions are not the result of the war or the current housing shortage.

In many localities slums existed long before the war, according to those interested in those conditions as they pertain to human and community welfare.

Phoenix made a start toward cleaning up its slums prior to the war when the solid and substantial Marcos de Niza, Matthew Henson and Frank Lake Jr., slum clearance and housing projects were built with government aid.

Now there is an urgent need for a much broader program of slum clearance.

"It is something that will have to be done eventually and it can be done," Dr. McMartin said. "Until it is done, much of our (the city-county health unit) work goes for nothing."

Problems Grows Rapidly

Dr. McMartin declared that the problem of regulating health and sanitation "has grown so fast that at the present time, it is beyond our ability to adequately cope with it."

"We have to do 50,000 things half-way instead of doing 25,000 things all the way. We clean up one slum area and another one springs up.

"I am not," he declared, however, "admitting defeat or failure. I'm just saying that if I've got a small hand shovel to work with, I can't do the same amount of work that I could if I had a steam shovel."

He candidly described the slum conditions existing within certain areas of the city itself and to a much greater extent in southside areas outside its limits, as a "possible explosive menace" from a disease standpoint.

"Some of our good people from the northside who own those things (slum area property) are the ones who ought to be blasted between the eyes," he outspokenly asserted.

In sharp contrast to the Phoenix

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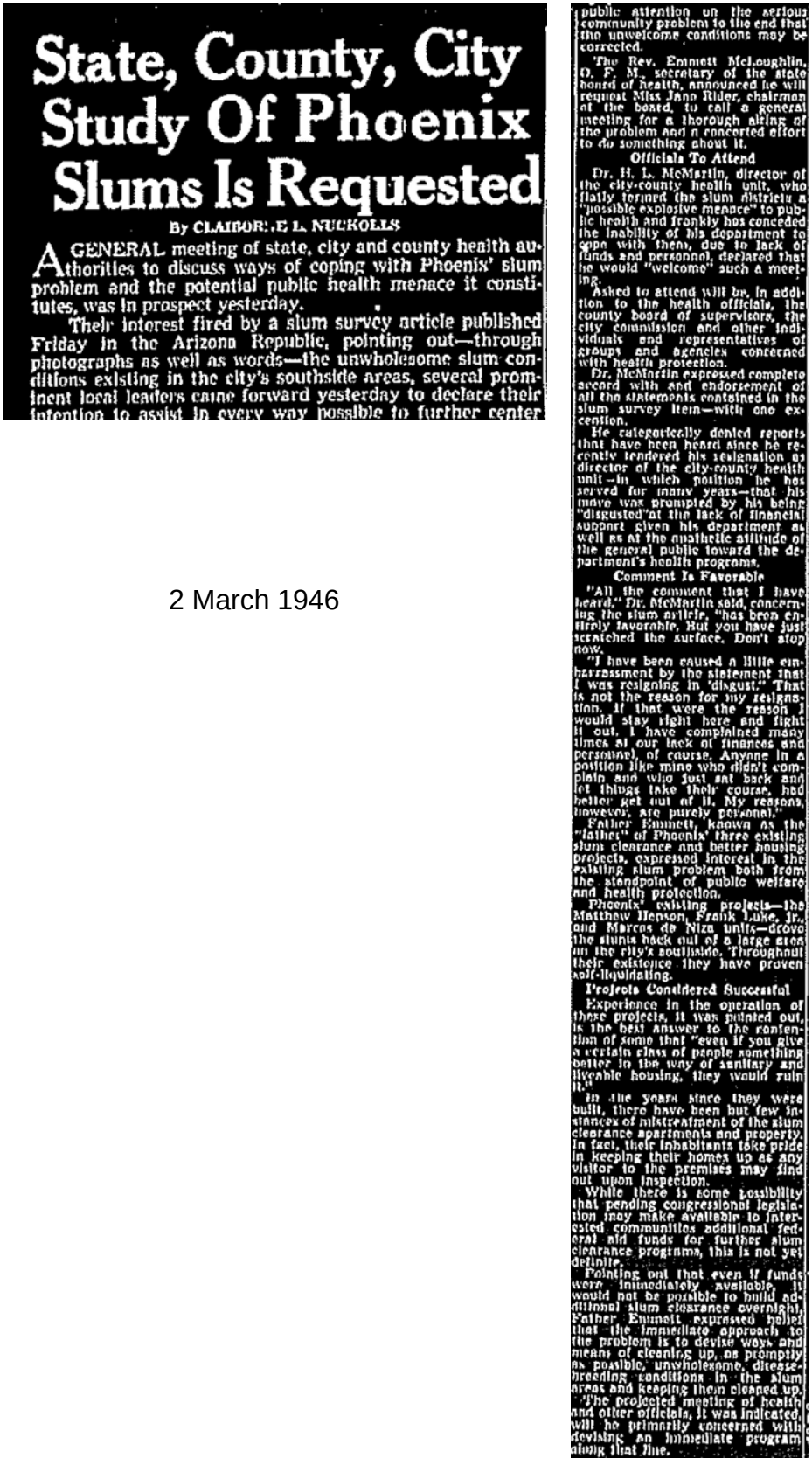


State, County, City Study Of Phoenix Slums Is Requested

By CLAIBORNE L. NUCKOLLS

A GENERAL meeting of state, city and county health authorities to discuss ways of coping with Phoenix' slum problem and the potential public health menace it constitutes, was in prospect yesterday.

Their interest fired by a slum survey article published Friday in the Arizona Republic, pointing out—through photographs as well as words—the unwholesome slum conditions existing in the city's southside areas, several prominent local leaders came forward yesterday to declare their intention to assist in every way possible to further center public attention on the serious community problem to the end that the unwelcome conditions may be corrected.

The Rev. Emmett McLoughlin, O. F. M., secretary of the state board of health, announced he will request Miss Jane Rider, chairman of the board, to call a general meeting for a thorough airing of the problem and a concerted effort to do something about it.

Officials To Attend

Dr. H. L. McMartin, director of the city-county health unit, who flatly termed the slum districts a "possible explosive menace" to public health and frankly has conceded the inability of his department to cope with them, due to lack of funds and personnel, declared that he would "welcome" such a meeting.

Asked to attend will be, in addition to the health officials, the county board of supervisors, the city commission and other individuals and representatives of groups and agencies concerned with health protection.

Dr. McMartin expressed complete accord with and endorsement of all the statements contained in the slum survey item—with one exception.

He categorically denied reports that have been heard since he recently tendered his resignation as director of the city-county health unit—in which position he has served for many years—that his move was prompted by his being "disgusted" at the lack of financial support given his department as well as at the apathetic attitude of the general public toward the department's health programs.

Comment Is Favorable

"All the comment that I have heard," Dr. McMartin said, concerning the slum article, "has been entirely favorable. But you have just scratched the surface. Don't stop now.

"I have been caused a little embarrassment by the statement that I was resigning in 'disgust.' That is not the reason for my resignation. If that were the reason I would stay right here and fight it out. I have complained many times at our lack of finances and personnel, of course. Anyone in a position like mine who didn't complain and who just sat back and let things take their course, had better get out of it. My reasons, however, are purely personal."

Father Emmett, known as the "father" of Phoenix' three existing slum clearance and better housing projects, expressed interest in the existing slum problem both from the standpoint of public welfare and health protection.

Phoenix' existing projects—the Matthew Henson, Frank Luke, Jr., and Marcos de Niza units—drove the slums back out of a large area on the city's southside. Throughout their existence they have proven self-liquidating.

Projects Considered Successful

Experience in the operation of these projects, it was pointed out, is the best answer to the contention of some that "even if you give a certain class of people something better in the way of sanitary and liveable housing, they would ruin it."

In the years since they were built, there have been but few instances of mistreatment of the slum clearance apartments and property. In fact, their inhabitants take pride in keeping their homes up as any visitor to the premises may find out upon inspection.

While there is some possibility that pending congressional legislation may make available to interested communities additional federal aid funds for further slum clearance programs, this is not yet definite.

Pointing out that even if funds were immediately available, it would not be possible to build additional slum clearance overnight, Father Emmett expressed belief that the immediate approach to the problem is to devise ways and means of cleaning up, as promptly as possible, unwholesome, disease-breeding conditions in the slum areas and keeping them cleaned up.

The projected meeting of health and other officials, it was indicated, will be primarily concerned with devising an immediate program along that line.

2 March 1946

City Council Vote Due On Slum Project

Home Owners Group Joins Proponents Of $6,000,000 Program

BATTLE LINES were drawn Monday for the showdown debate over resumption of slum clearance in Phoenix with a projected $6,000,000 program involving 1,100 family housing units at stake.

The issue will be settled at the regular meeting of the city council Tuesday morning when both proponents and opponents of the plan appear before the council to debate a resolution asking for a federal survey of Phoenix slums and funds for preparing project plans.

SPONSORS OF THE program, including the Phoenix Housing Authority, were joined Monday by the Home Owners' Protective Alliance, and opposing members of the Phoenix Real Estate Board held a closed meeting with council members during the afternoon.

The real estate men mostly asked for information concerning the project, said James T. Deppe, city manager. Deppe pointed out that the council previously had met with the housing authority and others interested in fostering the program.

In joining the fight for the program, Sam S. Levitin, who said he was authorized to speak for the home owners' alliance, declared it would be "an actual money-saver for Phoenix taxpayers."

HOWEVER, AS THE showdown on slum clearance resumption neared, there appeared to be differences of opinion both on the council and among the various groups as to just what the new federal housing bill provides.

Prior to World War II Phoenix built three major slum clearance projects- Frank Luke, Jr., Homes, Matthew Henson Homes, and Marcos de Niza Homes, for persons of white, Negro, and Mexican ancestry, respectively.

Segregation may become an issue in the program's resumption, because some argued that the new bill prohibits separating the various racial groups.

In addition to the housing proposal, the council has scheduled a long agenda of routine city business.

20 September 1949

Opponents Fail In Plea For Delay

Decision Marks Firs Step In Obtaining $5,000,000 Project

By BEN AVERY

THE FIRST step in a $5,000,0(slum clearance and low rent hou ing project was approved Tuesda by the Phoenix City Council

The council voted a resolutio applying for a $283,600 preliminar loan from the national housin agency for surveys and plans whil a packed council room applaude the action after day-long debat

OPPOSITION TO the proposa dwindled to a weak request for delay pending an investigation b the council in the face of over whelming support from veteran civic, women's, and church organi zations marshalled by the Phoeni Housing Authority.

Eben Lane, Phoenix real estat man, and K. T. Potter, vice-presi dent of the First Federal Savings and Loan Association, both mem bers of the Phoenix Real Estat Board, sparked the opposition, bu declared they were speaking a taxpaying citizens rather than members of any organization.

Their attack on the proposal wa from two angles. First they asked a long list of questions concerning operation of the present housing projects. Then they propounded questions concerning the new federal housing law, warning that such laws slowly are stifling private enterprise, which makes all such benefits possible.

EMMETT McLOUGHLIN, chairman of the Phoenix Housing Authority, answered many of the questions concerning the present projects and those raised in connection with the new law. He declared the opposition to the slum clearance program had not changed in the 10 years since the present projects were built. Then he drove home a final punch:

"It seems strange that anyone so vitally interested in public housing right now has not, in all these 10 years, made any attempt to find out the answers to some of these questions. The answers are all right here in our records and these records and our meetings are open to the public at all times."

McLoughlin offered the records of the city housing authority to the council or the opponents.

HE OPPOSED any delay, pointing out that the City of Los Angeles and other cities would be anxious to get the $5,000,000 currently being held for Phoenix.

Both he and Mrs. Clayton Orth, representing the Federation of Women's Clubs and the American Legion Auxiliary, declared the federal money would be spent in other cities if Phoenix does not act, and McLoughlin stressed the fact that the money is a loan similar to reconstruction loans, and is paid back from rentals.

"And today we are $30,000 ahead of our payments on the present projects," he said.

Throughout the morning a parade of 15 slum clearance supporters, representing most of the city's civic, church, and veterans organizations, pleaded with the council to approve the resolution citing many phases of the benefits cities derive from such projects and the need for them in certain areas of the city.

THE AFTERNOON session, devoted to the opposition, saw Lane and Potter joined by only three others: Frank Mossbarger, real estate man and appraiser; Albert Steel, who said he owns a large number of the shacks referred to as slums; and M. S. Fishback, who spoke as a member of the Home Owners Protective Alliance, whose spokesman, Sam Lessin, earlier had pledged the organization's support for the proposal.

Jack Blaine was the only councilman to qualify his vote. Alluded to earlier by Lane as a member of the Real Estate Board, Blaine said he would oppose low rent housing when it came before the council for final approval, but voted in favor of the resolution. The vote was unanimous with Mayor Nicholas Udall absent.

Storms Brew In Gulf Of Mexico, Caribbean

MIAMI, Fla., Sept. 20—(AP)—Two potential storm areas slowly

21 September 1949

Wide Support Of Housing Plan Claimed

Low-rent public housing in Phoenix has widespread public support, the Phoenix Housing Authority claimed Monday.

The statement was part of an answer to a letter to the city council from the Phoenix Chamber of Commerce requesting additional study and preparation of a long-range slum clearance plan before new low-rent housing construction is undertaken.

Terrence O. Carson, Phoenix attorney recently named chairman of the authority, listed more than 20 church, veterans, civic, and service groups which, he said, have supported the housing program.

"I know of no civic organization in the city," he said, "other than the Chamber of Commerce which has gone on record in opposition to low-rent housing."

CONCERNING operation of the local authority, the report quotes testimony of a former Federal Bureau of Investigation agent before a U.S. House of Representatives committee as saying:

"x x x We were very favorably impressed with many of the local housing authority operations. Such places as Phoenix x x x presented a very fine, sensible, economical and down-to-earth operation that was a real credit to the community."

Chamber of Commerce objections and the housing authority's answers included:

Chamber of commerce—taxes or payments in lieu of taxes may not be paid.

Housing authority—While under the state constitution, housing projects as property of the city are not taxable, there is a definite contract between the city and the Public Housing Administration which provides that payments up to 10 per cent of rent received shall be made in lieu of taxes. There can be no reason to assume that such taxes will not be paid.

Chamber of commerce—Past tax payments in the past have averaged only $2 a unit per year.

Housing authority—The sum of $59,813.54 has been paid in lieu taxes on the three permanent low-rent projects—Marcos de Niza, Frank Luke, Jr., and Matthew Henson homes. This is more than would have been paid if the property had continued in private ownership.

Chamber of commerce—the cost to the city taxpayers will be high for providing street maintenance, street lighting, police and fire protection, sewers, and other services guaranteed.

Housing authority — The city guarantees the same services to the residents of these projects as is furnished to all other residents. People living in these projects must live somewhere and are entitled to such service whether occupying these projects or substandard houses.

Chamber of commerce—Private enterprise is building houses which can be purchased with low or no down payments, and rents from the proposed new low-rent units will be much higher than the present $10 to $31-a-month range.

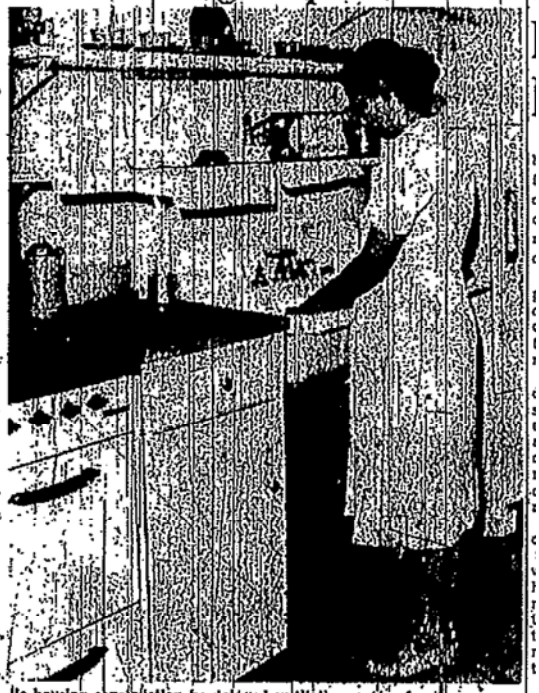
Housing authority—The rentals on the new projects will be substantially the same as in existing ones. It is believed that the people who will occupy these low-rent projects are prospects for the purchase of a $5,000 to $8,000 home.

(On this point, Sen. Robert Taft, Ohio Republican, was quoted as saying: "Private enterprise has never provided necessary housing for the lowest income groups.")

Chamber of Commerce—No survey has been made to determine need for additional public housing.

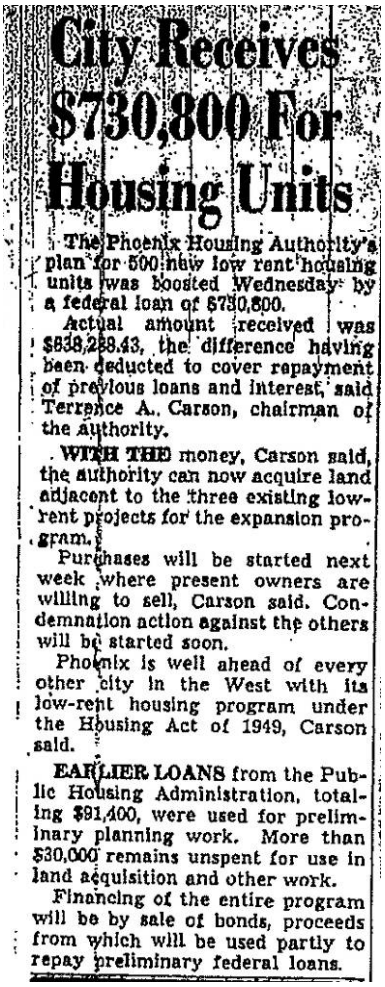
Housing Authority — This is wholly incorrect. Since existing housing was completed in 1941, the projects have been full at all times with a waiting list of eligible families in excess of 500. The local authority has from time to time conducted surveys, and it is known that at least 5,000 additional families in Phoenix occupy dwelling accommodations far below standard.

Authority Offers Exhibits In Housing Dispute



These photos were among those submitted Monday by the Phoenix Housing Authority in its answer to statements made by the Phoenix Chamber of Commerce in a request that new low-rent public housing construction be delayed until the matter has been carefully studied by the city council. On the left is a kitchen in a substandard dwelling in the southern part of the city. The picture was taken Friday, housing authority officials said. At the right is the modern kitchen in one of the 604 low-rent units now in operation. The substandard house has neither gas, electricity, nor running water.

16 May, 1950



City Receives $730,800 For Housing Units

The Phoenix Housing Authority's plan for 500 new low rent housing units was boosted Wednesday by a federal loan of $730,800.

Actual amount received was $838,288.43, the difference having been deducted to cover repayment of previous loans and interest, said Terrence A. Carson, chairman of the authority.

WITH THE money, Carson said, the authority can now acquire land adjacent to the three existing low-rent projects for the expansion program.

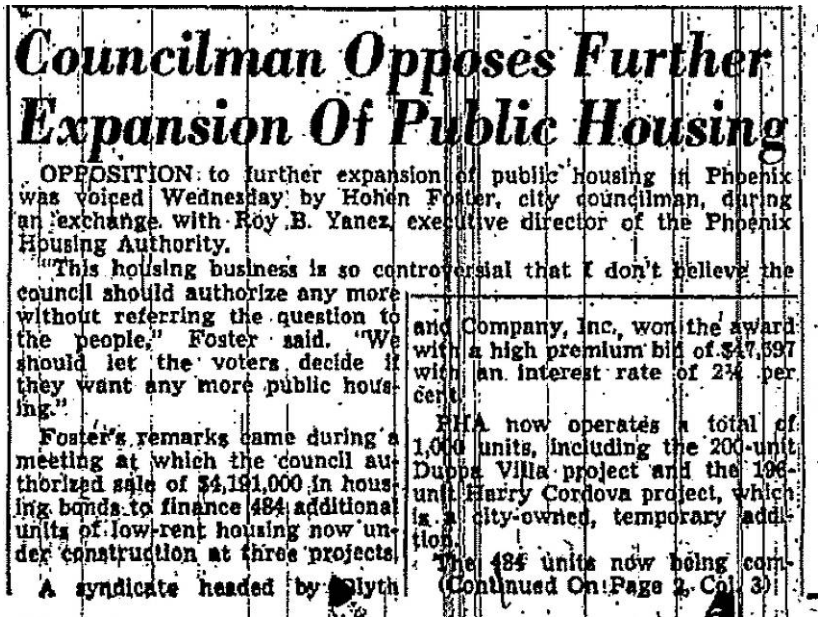
Purchases will be started next week where present owners are willing to sell, Carson said. Condemnation action against the others will be started soon.

Phoenix is well ahead of every other city in the West with its low-rent housing program under the Housing Act of 1949, Carson said.

EARLIER LOANS from the Public Housing Administration, totaling $91,400, were used for preliminary planning work. More than $30,000 remains unspent for use in land acquisition and other work.

Financing of the entire program will be by sale of bonds, proceeds from which will be used partly to repay preliminary federal loans.

23 November 1950



Councilman Opposes Further Expansion Of Public Housing

OPPOSITION to further expansion of public housing in Phoenix was voiced Wednesday by Hohen Foster, city councilman, during an exchange with Roy B. Yanez, executive director of the Phoenix Housing Authority.

"This housing business is so controversial that I don't believe the council should authorize any more without referring the question to the people," Foster said. "We should let the voters decide if they want any more public housing."

Foster's remarks came during a meeting at which the council authorized sale of $4,191,000 in housing bonds to finance 484 additional units of low-rent housing now under construction at three projects.

A syndicate headed by Blyth and Company, Inc., won the award with a high premium bid of $17,597 with an interest rate of 2¼ per cent.

PHA now operates a total of 1,000 units, including the 200-unit Duppa Villa project and the 196-unit Harry Cordova project, which is a city-owned, temporary addition.

The 484 units now being com-

(Continued On Page 2, Col. 3)

Public Housing Vote Called For By Councilman

(Continued From Page One)

pleted are part of an additional 1,000 units already authorized by the council if housing officials can prove sufficient need exists. Yanez said he could justify a demand for 166 more units immediately.

THE REMAINING 516 units would be needed, Yanez said, as the city expands further southward. He said PHA would not push the program, however, until the projects now under way are finished.

Yanez also announced federal authorities had approved higher income for public housing tenants, effective Nov. 1.

Income ceilings to qualify for admittance to low-rent housing will be: $2,400 for two persons, $2,600 for less than five persons, and $2,800 for more than five persons.

The old limits were $1,800 for a family with less than three minor dependents, and $2,140 for more than three children.

Cotton textiles have become the largest industry of Istanbul, Turkey.

25 October 1951

Cordova Units End Next July

Fate of the Harry Cordova Homes Addition, temporary housing project for veterans, was sealed Monday night when the city council voted to close down the project July 1, 1953.

Meantime, it was decided units will be closed and demolished as they are vacated.

The 40-unit project is located at Ninth Avenue and Buckeye Road. Thirteen of its units are now vacant.

The main Harry Cordova Homes project at 16th Street and Roosevelt was closed down early this summer. The temporary units at both projects have been labeled substandard housing by the city council.

Occupants of the homes will be asked to obtain other quarters as soon as possible, with next July 1 the final deadline.

The fire brigade of Monaghan, Eire, got locked out the other day when they returned from a fire to find a new lock had been put on the station door and no fireman had a key.

26 August 1952

Housing Project Integration a Real Problem

By ROBERT J. EARLY

(Second of a Three Part Series)

The Matthew Henson Public Housing Project was planned for Negroes in 1941 and has for Negroes in 1939, opened operated for Negroes ever since.

Now this project, and others like it, are having integration problems. Solutions aren't easy to find.

Public housing, a depression-born program, was intended to be a stopping-off place for poor families on their way up.

TODAY, however, the housing projects contain increasing numbers of permanent residents, principally the elderly and welfare families headed by women.

They tend to attract other occupants of like circumstance and race.

Roy Yanez, executive director of the Phoenix Housing Authority, estimated that 65 per cent of the projects are occupied by welfare families.

In addition, he said, five years ago the authority could justify the need for 1,000 units just for the elderly.

THESE TWO things — the changing character of the projects and the deep roots of segregation — will make integration of the projects very difficult, Negro leaders, human relation and housing authority officials agreed.

Looking back, it is not difficult to conclude that the original segregation was a mistake.

Arizona Republic

The Matthew Henson Public Housing Project At Ninth Avenue And Hadley
This Project, Racially Segregated For 24 Years, Is The Subject Of Integration Moves

seems to know for sure. But everyone has an opinion.

Some say force integration. Keep apartments vacant at Henson until 25 or 30 non-Negro families can be moved in at once. There is security in numbers, they point out.

Some say when an apartment is available move the first eligible family into it, regardless of the color of the family or the location of the project.

Yanez said the authority has no police power. It cannot force a family to take an apartment it doesn't want.

WHEN A family is accepted for admission into a project, Yanez said, the family chooses the location it wants. If the family's choice isn't available, they may accept other locations or wait for the apartment they prefer.

No non-Negro family wants to move into the Henson project, he added.

Offering prospective residents a free choice of apartments at any location they desire is all the authority is required to do under the 1964 federal civil rights act, explained Yanez.

Negro leaders, however, have made it clear time and again that they will press for integration. But the roots of segregation are deep, and the outcome is not apparent.

IN CONTRAST to the Henson project is the 300-unit Coffelt - Lamoreaux Homes, a Maricopa County Housing Authority project less than a mile to the west of Henson.

The county project was opened in 1954 and deliberately integrated from the beginning, said John Hollar, assistant director of the authority.

Today about 11 per cent of the occupancy is Negro, 45 per cent is Mexican-American and the rest are Anglos, he said.

Most of the Negroes concerned with the Henson segregation problems are only vaguely aware of the county project. It has been that trouble-free by comparison.

Tomorrow: A look at the residents of the Henson project and at some of their personal problems.

Looking back, it is not difficult to conclude that the original segregation was a mistake.

Emmett McLoughlin, superintendent of Memorial Hospital, was the first board chairman of the Phoenix Housing Authority and is generally credited as the man who brought public housing to Phoenix.

"THE AVERAGE Negro knew that if he didn't get segregated public housing he wouldn't get any," reflected McLoughlin.

The first three public housing projects built by the Phoenix authority under the federal housing program were the Marcos de Niza, Henson and Frank Luke Jr. projects. All opened in 1941.

McLoughlin said Henson was established on an informal basis for Negroes only, De Niza for Mexican-Americans and Luke for Anglos.

The late Dr. Mary McLeod Bethune, a nationally known Negro educator who parlayed $1.50 and a four-room shack into a Negro college in Daytona, Fla., approved of the segregated public housing plans in Phoenix, said McLoughlin, because she also believed "there was no other way to get it through."

SO TODAY the housing projects are mired in segregation.

Henson and the more recent Sidney P. Osborn project, which borders Henson on the south, are completely segregated. The other eight Phoenix public housing projects have token integration, but even that is breaking down.

The Henson project is at Ninth Avenue and Hadley. The Osborn project is at Seventh Avenue and Buckeye Road.

RECENTLY, the housing authority attempted to integrate its newest project, the A. L. Krohn Homes near 16th Avenue and Buckeye Road.

In May 1962 the project was opened. Of the 76 units in it, 61 were assigned to Negroes, 10 to Mexican-Americans and 5 to Anglos.

Today, 75 units are occupied by Negroes; one resident family is Mexican-American. This family also wants out.

The remaining family, like the others who moved out, complain of their car being vandalized and burglarized, of their children being beaten by other children in the project, and of being afraid to go outside at night, said Yanez.

WHAT'S the answer to the segregation problem in the housing projects? No one

17 September 1965

New York Times

Phoenix Scorns U.S. Assistance For Its Slum-Clearance Project
Special to The New York Times.
New York Times (1923-Current file); May 14, 1961;
ProQuest Historical Newspapers: The New York Times (1851-2007)
pg. 42

Phoenix Scorns U.S. Assistance For Its Slum-Clearance Project

Goldwater's Home Town Says It Prefers 'Private Enterprise'—Jobless at 5%, 1.8% Under the National Figure

Special to The New York Times.

PHOENIX, Ariz., May 13—This city wants no part of Federal urban renewel.

In brusque fashion, Mayor Sam Mardian has notified President Kennedy that Phoenix intends to handle all of its own slum clearance, about $10,500,000 worth, in its own way.

That way, Mr. Mardian, a Republican, says, is "to turn it over to private enterprise."

This makes Phoenix, home of Senator Barry Goldwater, conservative Republican leader, the first major city to slap Uncle Sam's hand publicly. The Senator did not overtly prompt the action, but there is little doubt that his spirit moved many of the opponents of Federal urban renewal.

"But Goldwaterism is only a part of it," Jack Williams, a radio broadcaster and former Mayor, explained, continuing:

"People here still like to do things for themselves; they still believe you can lift yourself by your own bootstraps.

"Goldwater is not the cause of the conservative movement in Arizona. He is the product of the conservative instincts of a pioneering people."

Mr. Williams, a Republican who calls himself a "reformed liberal," agrees with Mr. Mardian that Phoenix does not need the Federal funds to stimulate employment.

Jobless at 5 Per Cent

Phoenix' unemployment is about 5 per cent, compared with the national average of 6.8 per cent in April, the Mayor said. Much of this he expects to be absorbed by $103,000,000 in city public works projects, to be voted on May 23 in a bond referendum.

These include $35,000,000 for water projects, $15,200,000 for airport enlargement, and assorted millions for street and storm drains, a new city-county building, and added recreational facilities. But no housing.

The Growth Bond Committee believed that any inclusion of urban-renewal projects would scuttle the entire bond slate.

One banker, a member of the city's Urban Renewal Commission, put it this way:

"Urban renewal has a stigma attached to it, a bad image that somehow urban renewal is something evil, something undemocratic, something un-American."

The committee deplored that state of mind, but has yet to approve any large-scale plan for public or private financing of slum clearance. Several contractors are said to be interested, but thus far only one fifteen-unit apartment building is under way in a blighted area.

Carries Federal Mortgage

Interestingly, the $150,000 structure will cary a 90 per cent mortgage insured by the Federal Housing Administration.

The opponents of Federal urban renewal scored their strongest point when they forced the City Council to repeal a housing code last Feb. 28. This was accomplished by obtaining 10,447 signatures on an initiative petition, in accordance with a city law. The code had been enacted in 1959 to enable the city to qualify for Federal aid.

Repeal of the code means temporarily the city has no provision outlawing outhouses or unvented gas heaters, nor any other requirements for the safety and welfare of residents.

Mayor Mardian said this week that "we can't live with this situation for very long." He indicated that as soon as the crucial bond isues were passed he would appoint a committee to draw up another housing code.

The Mayor and several Councilmen are up for re-election in the fall. At present, the Council includes three Republicans and four Democrats.

The foes of public housing have been led by the Rev. Aubrey L. Moore, a Southern Baptist minister, who says he is "for good government" and "protecting the little people." Observers say that his followers include many landlords and other citizens who tend to equate public projects with comunism.

The number of persons living in sub-standard housing is between 5,000 and 10,000, the Mayor estimates. Phoenix' population is now about 450,00.

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APPENDIX F – **MATTHEW HENSON HOMES AZ 1-3 AND AZ 1-4 DOCUMENTATION BY LOGAN SIMPSON DESIGN**

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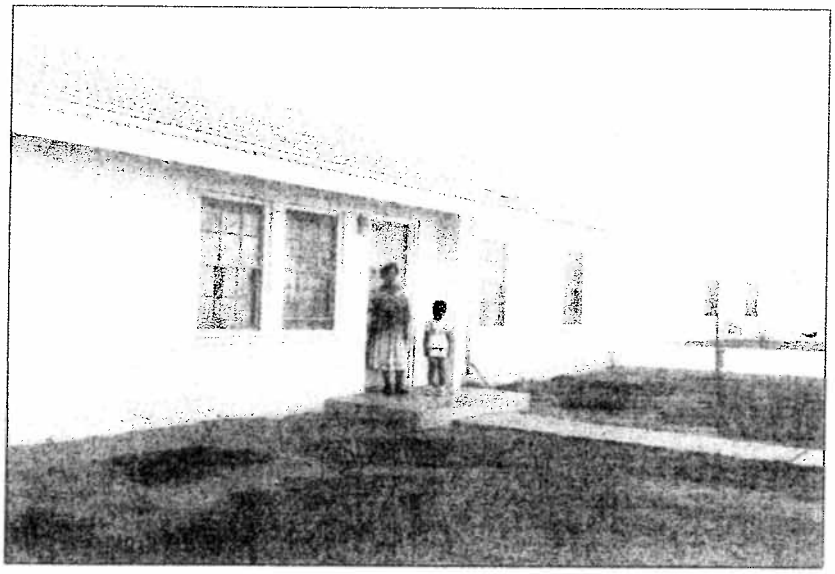
Matthew Henson Housing Project
Historic Property Documentation

Prepared for the City of Phoenix HOPE VI



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LOGAN SIMPSON
DESIGN INC.

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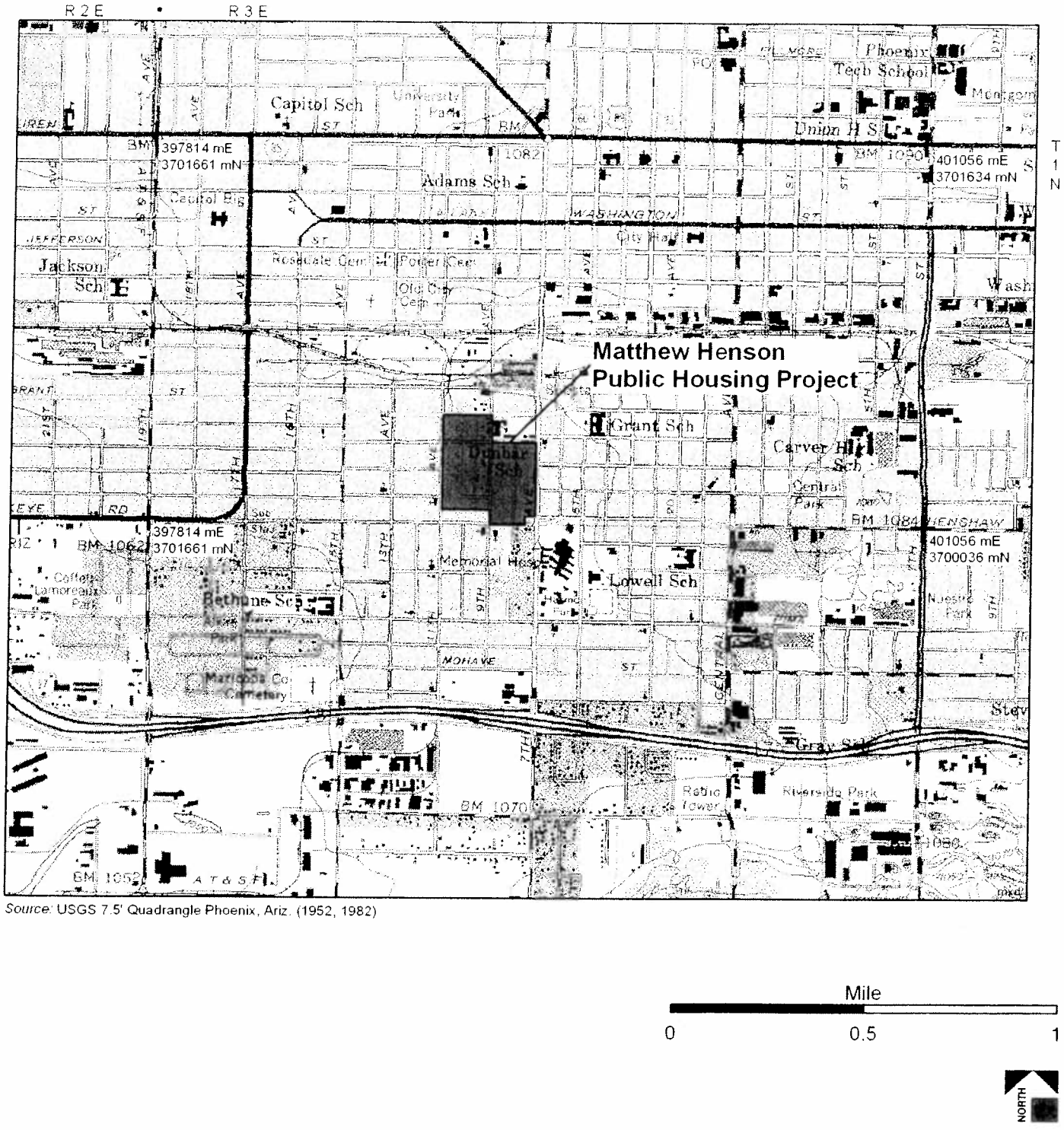
INTRODUCTION

Project Description

The Matthew Henson Public Housing Project (Matthew Henson) is located in south central Phoenix in an area bounded by 7th Avenue to the east, 11th Avenue to the west, Sherman/Grant Street to the north, and Buckeye Road to the south (Figure 1). The housing project consists of three adjacent building developments constructed between 1940 and 1960 (Figure 2). Matthew Henson is slated for demolition to make way for new housing. The housing complex is eligible for the National Register of Historic Places under Criteria (a) (event) and (c) (architecture). Matthew Henson is historically significant for a number of reasons. It was one of the first public housing projects built in Phoenix and is of architectural interest. It also has close ties to the city's African American community. A Memorandum of Agreement (MOA) was signed by the City of Phoenix and the Arizona State Historic Preservation Office (SHPO) (June 2003) detailing requirements to mitigate adverse effects to the housing project. One stipulation of the MOA is that Matthew Henson be documented in accordance with SHPO's Documentation Standards for Historic Properties (revised December 2000) in compliance with Section 106 of the National Historic Preservation Act. The present report serves to satisfy this requirement.

Designed by well-known Phoenix architectural firm Lescher & Mahoney, the original brick, one-story buildings, were constructed in courtyard configurations containing different combinations of one- to three-bedroom units. The City built 150 units in 1940–1941 called Matthew Henson Homes (AZ 1-3) between 7th and 9th Avenues and between Sherman Street and just north of Buckeye Road (Figures 2 and 3). In 1951, the 194-unit Matthew Henson Addition (AZ 1-4) was constructed adjacent to the existing housing on the west side using a similar configuration (Figures 2 and 4). In 1960 the construction of six two-story concrete-block buildings called Sydney P. Osborn Homes (AZ 1-7A) added 28 units along Buckeye Road to the south of the original buildings (Figures 2 and 5).

Over the past six decades, Matthew Henson housing has provided numerous families with a safe and affordable place to live. However, the buildings have reached the end of their useful life. In an effort to revitalize the community, the City of Phoenix has obtained a HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD). The goals of the HOPE VI program are to assist public housing authorities in replacing severely distressed housing, increasing resident self-sufficiency and home ownership opportunities, creating incentives to encourage investment, and lessening concentrations of poverty by promoting mixed-income communities. The HOPE VI project at Matthew Henson will consist of a phased demolition of old units and construction of new units over a five-year period for a net gain of 240 units. The HOPE VI project encompasses the area between 7th and 15th Avenues and Grant and Pima Streets. New units will be larger and more energy-efficient and will include a variety of home ownership and affordable rental opportunities. The City is relocating residents prior to demolition, and will provide them the option to return to the community when construction is complete. Sixteen of the original Matthew Henson units will be retained and rehabilitated. The City of Phoenix plans to use the information detailed in this report as a foundation for developing cultural and historical exhibits and interpretation on the site.



Source: USGS 7.5' Quadrangle Phoenix, Ariz. (1952, 1982)

Figure 1. Project location map.

Source: Maricopa County Assessor 2003

Key

	Matthew Henson Public Housing Project
1	Matthew Henson Homes, 1941
2	Matthew Henson Addition, 1951
3	Sidney P. Osborn Homes, 1960
4	Dunbar School
5	St. Pius X Church (formerly St. Monica's)

Feet

0 500 1000

NORTH

Figure 2. Aerial photo showing Matthew Henson housing and nearby historic properties.

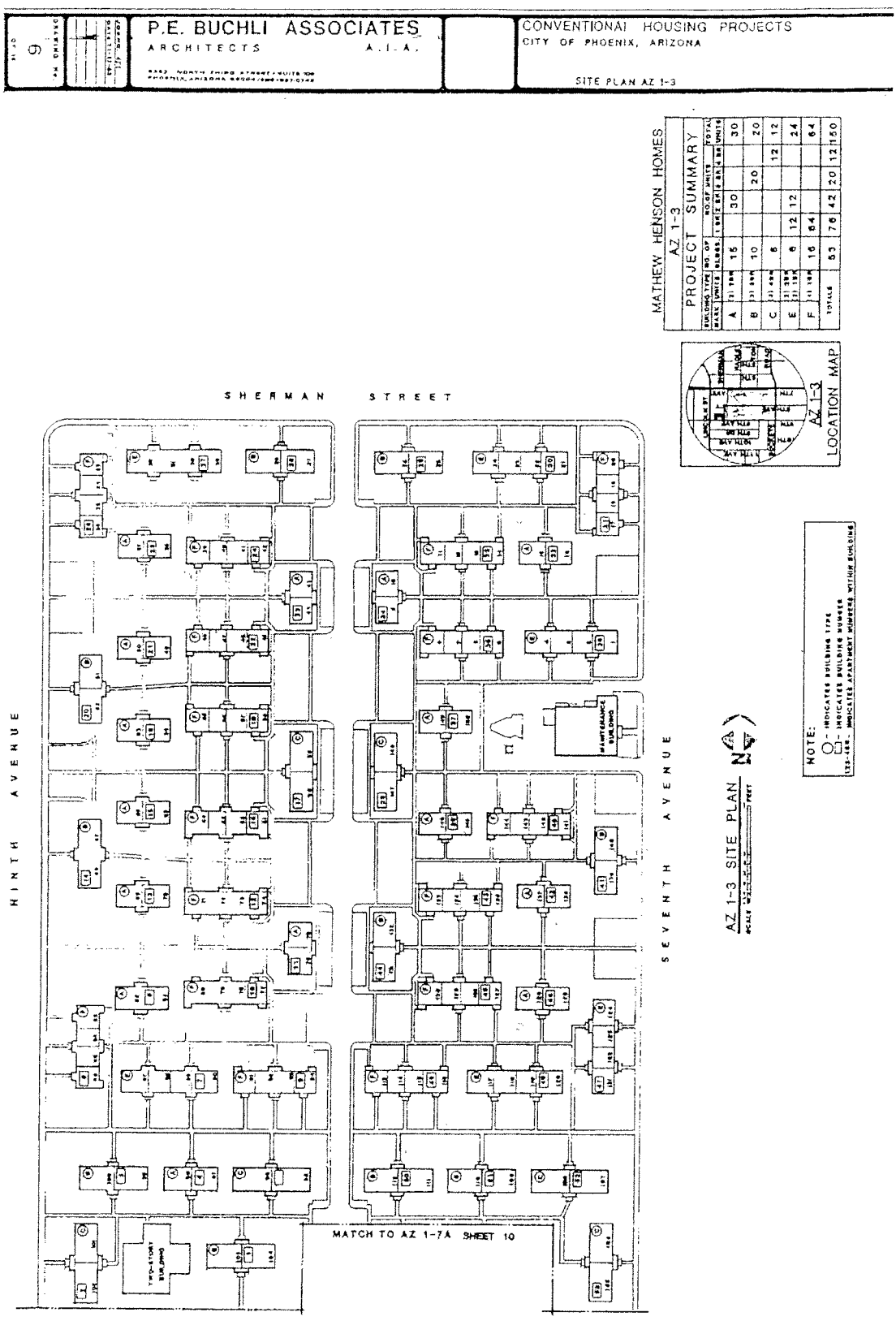


Figure 3. Site plan of Matthew Henson Homes (AZ 1-3).

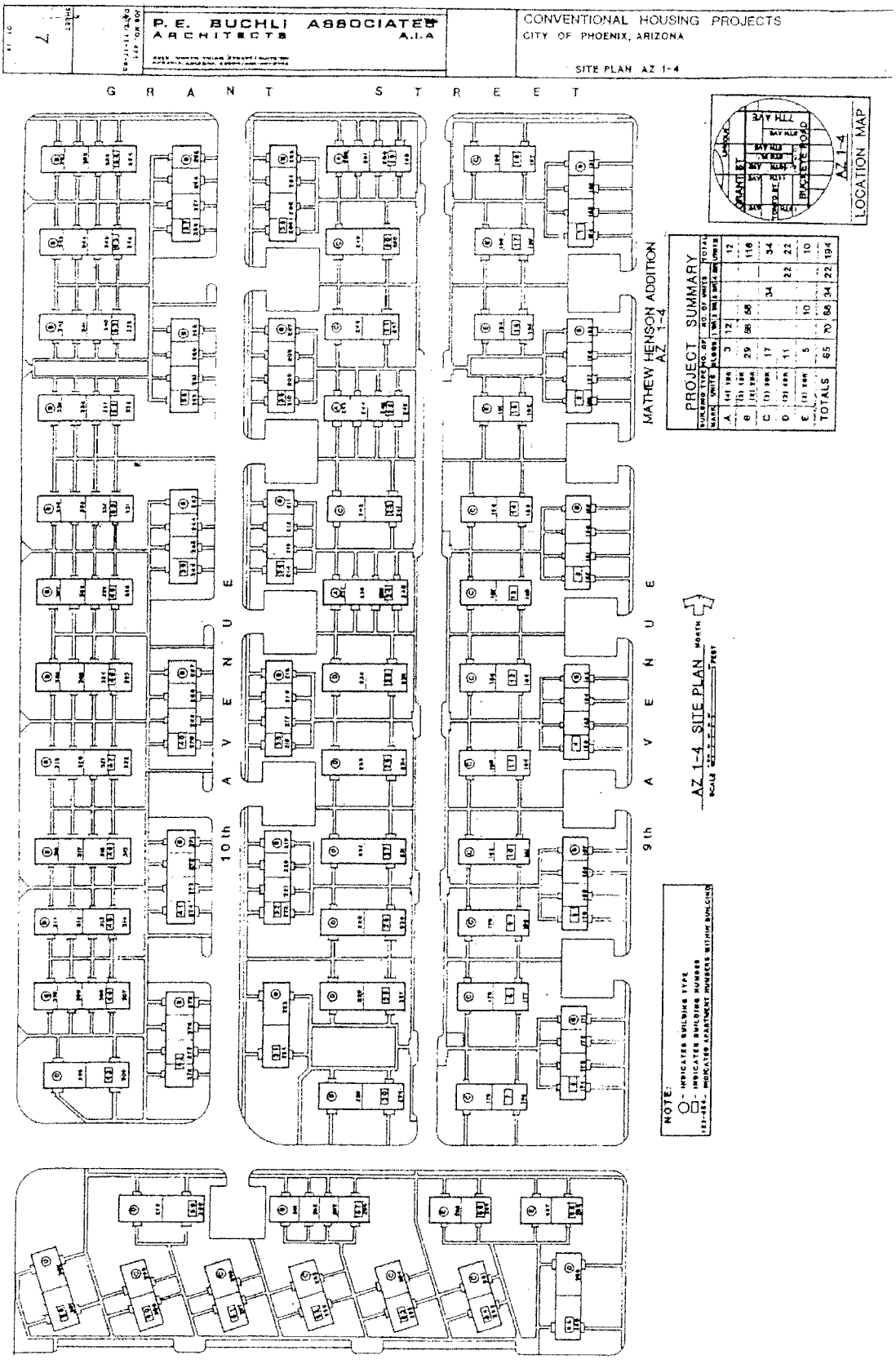


Figure 4. Site plan of Matthew Henson Addition (AZ 1-4).

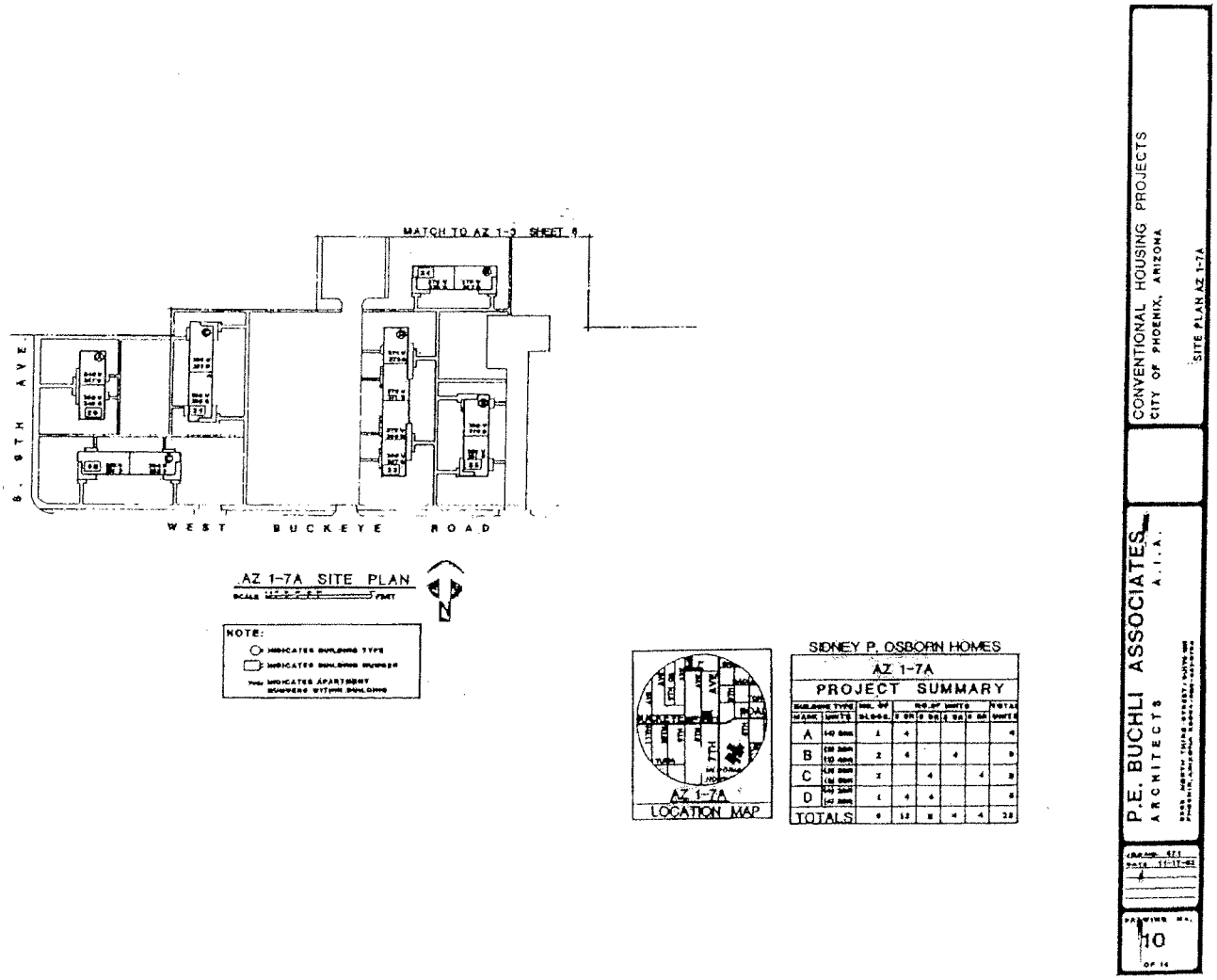


Figure 5. Site plan of Sidney P. Osborn Homes (AZ 1-7A).

Methodology

This report documents the history of the Matthew Henson community from several perspectives. The cultural history section chronicles the social history of Matthew Henson, including the conditions that preceded the project's construction; the federal and local housing laws that provided for Matthew Henson's founding; the important events, people, and places associated with the housing community; and the changes that have occurred within the community over time. This section incorporates information acquired from a variety of sources, including newspaper articles, books, academic papers, administrative records, oral histories, photographs, and architectural drawings. The oral history section provides a summary of ethnographic interviews conducted with former Matthew Henson residents and others associated with the housing community. The architectural history section documents the significant aspects of the community's architecture and includes photographs and copies of original building plans. The use of diverse sources in documenting the history of Matthew Henson housing allows different voices and outlooks to be conveyed.

Report Summary

Cultural History

The cultural history of Matthew Henson is closely tied to the history of the African American community and to that of Phoenix in general. For many residents in the early 1900s, Phoenix exemplified the promise and opportunity associated with the West. However, for African Americans and other minorities in the city, prospects were less bright. Legal and de facto segregation translated to poverty, lack of jobs, and substandard living conditions. Most minorities lived in the southern part of the city, often in flimsy and dangerous homes. The Great Depression exacerbated poverty and brought social inequities to the forefront. On national and local levels, reformers pushed for housing law, and with enactment of the Wagner-Steagall Housing Act of 1937, public housing became a reality. Opponents, calling public housing "socialistic," resisted its construction for decades to come.

Matthew Henson housing, built for African Americans in 1941, was one of the first three public housing projects constructed in Phoenix. Despite political opposition, the project was expanded in 1951 and again in 1960. Although today's image of public housing is sometimes unfavorable, the new and well-built homes of Matthew Henson provided a step up for many families. The project became a focal point for the small but vibrant Black community in Phoenix and produced a nurturing environment for nascent politicians, civil rights workers, and community activists during the long struggle for civil rights. Unity and perseverance engendered by the Matthew Henson community were crucial when the project tenants' council confronted the Housing Authority with charges of neglect. The resulting rent strike forced improvements in maintenance and produced eventual changes in the way the City managed its housing.

The closeness of the community meant many families socialized together in each other's homes and in nearby parks. Many local businesses, organizations, and churches have also formed an integral part of the neighborhood. St. Monica's Mission (now St. Pius X Church) and its founder Father Emmett McLoughlin played an important role both spiritually and socially in the development of Matthew Henson. Dunbar Elementary School, constructed as a Black school during segregated times, has also been a

focus of the community. Although integration in the 1970s through the 1990s changed the face of Matthew Henson housing, many former residents continue to maintain strong ties to the community.

Oral History

Historian Jean Reynolds summarizes and provides detailed logs of oral history interviews she conducted with ten people associated with the Matthew Henson community, including former residents, a maintenance worker, a teacher from Dunbar Elementary, a City councilman, and a City housing official. Each provides a unique perspective on life at Matthew Henson. The housing project, particularly in its earlier years, was a tight-knit and supportive community. Those interviewed describe Matthew Henson as a friendly refuge in a segregated city where families could find safe and secure housing and a sense of belonging. The oral history audio tapes will be housed at the City of Phoenix Historic Preservation Office.

Architectural History

Architect Robert Graham describes the architectural history and significance of Matthew Henson housing. Prominent Phoenix architectural firm Lescher & Mahoney designed Matthew Henson using a repetitive courtyard concept. The complex combined several city blocks to create a "superblock" development. The site mixed duplex and four-plex apartment units arranged in a serpentine pattern that allowed access to a front entry courtyard and a back service courtyard. Although not unique, the design was unusual and less institutional than the usual strip or row developments. The design of the complex reflected the sprawling nature of Phoenix as compared to dense urban centers in the East that favored compact mid-rise buildings. Matthew Henson homes were built in a simplified Ranch style, relatively new to the Phoenix area. The rectangular red brick buildings were clean, simple, sturdy, and economical—appropriate to the low cost mandated by the federal housing program. Expansion of the project in 1951 continued the general pattern established in 1941. The Matthew Henson Housing Project is architecturally significant for its unusual planning concept in the early days of U.S. public housing and for its early use of the Ranch style in Phoenix. It retains a remarkable degree of design integrity. Architectural plans for Matthew Henson will be housed at the City of Phoenix Historic Preservation Department.

Introduction

In 1940, Phoenix entered the realm of public housing. At that time, the city was much smaller than today, covering an area of approximately 9.6 square miles and containing around 65,000 people (Kotlanger 1983). However, Phoenix was expanding and experiencing growing pains. Arizona and the rest of the country were struggling in the waning years of the Great Depression, and many poor residents were forced to reside in dangerous, substandard housing. Segregation, whether legally sanctioned or de facto, meant racial separation in Phoenix schools, restaurants, and housing, and often the poorest city residents were from minority groups. The grim reality of poverty and dilapidated housing sparked a movement to improve the lot of society's least fortunate. Efforts to combat the Depression had already brought greater federal government participation in programs designed to benefit the welfare of citizens. This involvement continued into the arena of public housing. It was at this time that Phoenix constructed its first public housing units. Three separate complexes were built, including one for Anglo Americans, one for Mexican Americans, and one constructed for African Americans—the Matthew Henson Public Housing Project, named for a Black, polar explorer.

African Americans in the city of Phoenix have always been a relatively small but vital minority group. Limited housing opportunities attributable to segregation and a lack of resources caused many to concentrate in the south central part of the city. Matthew Henson became an integral part of an interconnected community that included African American businesses, schools, churches, and social organizations. This report section documents the history of the Matthew Henson community beginning with a description of living conditions prior to the construction of the public housing complex. It details the development of public housing law and its effect within Phoenix and describes how the construction of the housing complex fit into the City's political and social milieu. It recounts the social history of the Matthew Henson community through a six-decade period that ranged from peaceful to tumultuous, and includes information about events, people, and places that played important roles in the lives of those who called Matthew Henson home. Details and impressions drawn from historian Jean Reynolds' oral history interviews with residents and others associated with Matthew Henson have been incorporated and provide keen insight into the community's past.

The Early Years in Phoenix

African Americans have lived in Phoenix since 1868, beginning with the arrival of Mary Green, a servant in the Columbus H. Gray family (Harris 1983). By 1900, Blacks constituted 150 out of a total population of 5,544 residents or 2.7 percent (Luckingham 1994). In the early 1900s, most men were employed in unskilled or semi-skilled occupations, although many owned small businesses and some were professionals. Most women found jobs as domestics or service workers. Over time, the African American residents of Phoenix increased in number and percentage of population, from 3.7 percent in 1920 to 4.9 percent in 1930 and 6.5 percent in 1940 (Thibodeau 1990). The completion of Roosevelt Dam in 1911 drew many settlers to central Arizona. Although the total population of Phoenix increased 161 percent between 1910 and 1920, the total number of African Americans grew from 328 to 1,075, a 228 percent increase (Thibodeau 1990). Most early African American settlers relocated from urban areas of the

Midwest or from the Mid-south seeking the opportunity and freedom promised by the West. Although Phoenix was in some ways more socially progressive than other parts of the county, African Americans found prejudice and discrimination existed in their new home. Blacks built churches, created clubs and organizations, and established businesses, but they were generally not accepted outside their own community. Jim Crow restrictions kept Blacks from entering many restaurants, theaters, hotels, parks, and even cemeteries (Kotlanger 1983; Luckingham 1994).

The early Black settlers were generally middle class, educated, had a high level of home ownership, and were active in the community (Thibodeau 1990). African American businesses and organizations worked to oppose the second-class status of Blacks and to aid members of the Black community. John E. Lewis opened a hotel in 1912 for Black customers who were not welcome in White establishments. Dr. Winston Hackett and his wife Myrtle started the Booker T. Washington Memorial Hospital in 1921 to assist Blacks who had limited healthcare options. Black-owned barbershops, restaurants, stores, and even undertakers were established to serve the African American community. Black churches also provided religious and community centers.

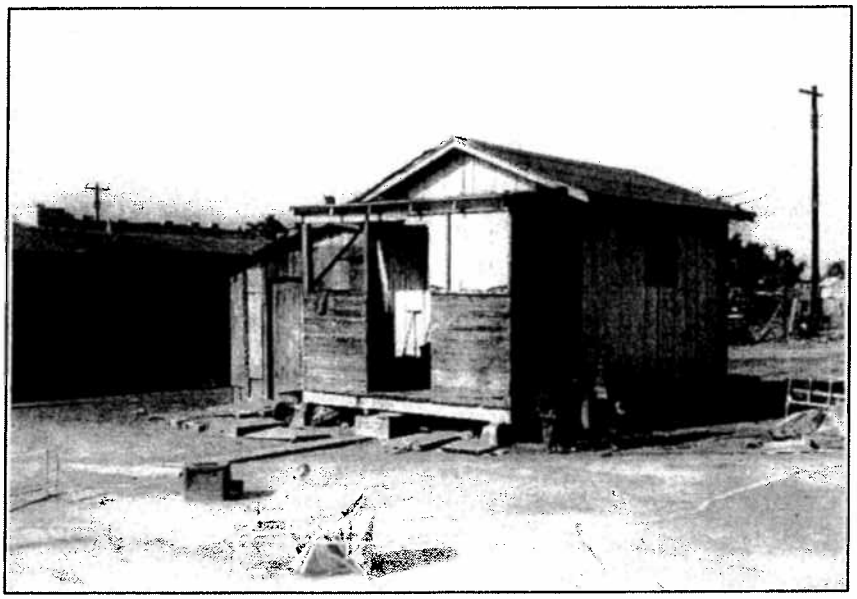
By the early 1900s, African Americans had to contend with segregated schools as well. In 1909, the territorial legislature passed a resolution allowing Arizona school districts to segregate Black students from other students. Although Governor Joseph Kibbey vetoed the proposal, the legislature overrode the veto. The resolution called for "separate but equal" accommodations for Black students; the reality was often less than equal schools for African Americans. While many parts of Arizona did not institute segregated education facilities, the Phoenix School Board did adopt a segregation policy beginning with the establishment of the Frederick Douglass School for Black elementary students in 1910 and later the Booker T. Washington Elementary School. Dunbar Elementary School was added in 1925 and was later used by residents of Matthew Henson. African American students who attended high school were taught in a separate "colored" classroom at Phoenix Union High School until there were sufficient students to warrant the creation of a school in 1926 called Phoenix Union Colored High School. It was later renamed George Washington Carver High School and was the only segregated high school in Arizona.

Although African Americans continued to migrate to Phoenix in the 1920s and 1930s, employment opportunities in general did not improve. After World War I, many arriving Blacks came from rural areas of the South and the Texas panhandle and generally had less education and more meager economic means than earlier migrants (Thibodeau 1990). Most men were employed in the unskilled service sector in jobs such as janitors, bellboys, waiters, or as field laborers, while women often worked as domestics in White homes (Kotlanger 1983). As Black population increased in the city so too did racial prejudice. Phoenix was becoming a bigger city and racial attitudes became more closely aligned with other American cities of the time (Thibodeau 1990). African Americans and other minorities were limited in where they could live by lack of economic opportunity and by discrimination. By 1940, most Black families rented homes, often substandard residences in segregated neighborhoods. Much of the city's minority population, predominantly African Americans and Mexican Americans, resided in the south part of Phoenix. The area was prone to flooding and, therefore, less desirable for housing, and much of it was located outside

official city limits and not subject to city housing law. Even middle-class Blacks who could afford to move were excluded from living in many White neighborhoods by covenants and deed restrictions that forbade selling or leasing property to any non-Caucasian person. Loan companies practicing "redlining" would not give mortgages to Blacks in White neighborhoods (Kotlanger 1983). These types of restrictions, along with actual legislation, were commonly used by states and municipalities throughout the country to maintain racial separation in housing (Johnson 1932).

In Phoenix, two Black residential areas developed: one was bounded by Central Avenue, 16th Street, Washington Street, and Buckeye Road, and attracted more middle-income and professional Blacks; a second area was located between 7th and 17th Avenues and Madison Street and Buckeye Road, and generally included more lower-income residents (Luckingham 1994; Thibodeau 1990). The latter neighborhood was the eventual location of Matthew Henson housing. The Southern Pacific Railroad south of Harrison Street formed a physical boundary that would also come to demarcate a racial divide.

Living conditions for many residents "south of the tracks" were miserable in the extreme. Following a survey, the Arizona State Board of Health called the area south of the city "The Shame of Phoenix" (Arizona Board of Regents 2000). Father Emmett McLoughlin (1954), a Catholic priest who worked among the poor, described the area as a "cesspool of poverty and disease." Overcrowded, unsafe, low-cost shacks were common. Homes often lacked heating and plumbing and were constructed of the flimsiest materials, including tin cans, cardboard boxes, and wooden crates (McLoughlin 1954; Photograph 1). Much of the area lacked paved roads, sewer systems, and electricity. Poor housing conditions and lack of medical care caused high infant mortality rates. The Citizens Survey Committee of Metropolitan Phoenix (1946) described it as a "miracle" that the area had not produced an epidemic of major proportions. The overcrowded shacks and lack of sanitation prompted federal officials to call the area one of the worst slums in the country (McLoughlin 1954).



Photograph 1. Family in front of slum housing in south Phoenix, date unknown. (The Arizona Historical Society – Central Arizona Division)

The Great Depression and Public Housing Law

The Great Depression brought additional hardship to the African American community. Already burdened by poverty and economic privation, many in the community suffered long-term joblessness or under-employment as even low-paying jobs disappeared. Black self-help organizations, such as the Phoenix chapter of the National Urban League and the Welfare League formed by southwestern Phoenix residents, attempted to alleviate the worst of the suffering (Whitaker 1997). The Phoenix Protective League formed in 1931 held food drives, distributed meals, and tried to help Blacks find employment. African Americans received some help as well from federal agencies created by President Franklin Roosevelt's New Deal in the 1930s. Although the Public Works Administration (PWA) hired very few Blacks, the Works Project Administration (WPA) hired Black workers and appointed several Black Phoenicians as local directors and project supervisors (Whitaker 1997). However, the WPA, which by 1935 had taken control of Arizona's entire public works program, maintained strict racial segregation in living and working situations. Black doctors, nurses, and dentists treated Black patients alone, and only African Americans were permitted to teach Black children and train Black teachers (Whitaker 1997). Despite discrimination, the agency did provide some jobs and decent wages to help African Americans endure the economic crisis. However, the Depression continued to bring additional migrants to Phoenix, exacerbating the already difficult housing situation.

Prior to the Depression, the federal government left the issue of housing squarely in the control of the private sector. The social turmoil of the 1930s, however, led to significant changes in federal housing policy. Franklin D. Roosevelt's Depression-era characterization "one-third of a nation ill-housed" highlights the depth of the problem (Keith 1973). During this decade the federal government acknowledged the crucial role that homebuilding played in the economy and moved housing policy to center stage. Cities were financially devastated, and state, municipal, and local efforts failed to relieve the distress (Zachary 1997). For the first time, the government interceded in the private housing industry and began to assume limited responsibility for public and private housing development and financing. The Home Owners' Loan Act of 1933 provided for the creation of the Home Owners' Loan Corporation (HOLC), an agency that provided relief to thousands of Arizona homeowners facing foreclosure by allowing them to refinance high-interest mortgages. The Housing Act of 1934 established the Federal Housing Administration (FHA) to aid homebuilders and lending institutions by providing insurance to private lenders for mortgages and home improvement loans. The legislation was strongly supported by banks and the housing industry. With FHA guarantees, lending institutions could underwrite affordable long-term mortgages, allowing many more people to purchase homes.

In general, neither the HOLC nor the FHA greatly benefited African Americans. In 1940, non-whites constituted approximately 40 percent of the population in Arizona and occupied 3.2 percent of mortgaged single-family homes but accounted for only 2.8 percent of outstanding HOLC loans; Blacks, however, outnumbered other non-whites in the number of mortgages and HOLC loans obtained (Collins 1999). The FHA did little to encourage Black home ownership because it did not disallow the use of restrictive covenants by realtors and redlining by mortgage lenders (Collins 1999; King 1996). In the early 1930s,

construction of public housing had not yet begun, and a movement toward a stronger federal presence in the housing sector was soon to become a source of great controversy.

As the need for decent housing intensified during the Depression, a housing reform movement gained momentum. In the mid-1930s, the Housing Division of the PWA built approximately 50 demonstration public housing units in cities throughout the United States (none in Arizona). Described as slum clearance, the construction was based mainly in low-income areas of larger cities. The PWA was following a model developed in Europe in the 1920s in the aftermath of World War I and had the goal of replacing slums with model communities. The sites consisted mainly of apartment blocks often surrounded by landscaping to achieve a park-like setting (Ickes 1935). The purpose of the projects was as much to create work for the unemployed as to provide adequate housing for the poor. This federal foray into the private housing sector set the stage for numerous legal and political battles. Many groups opposed the federal government's involvement in housing, including the U.S. Chamber of Commerce, the National Association of Realtors, the U.S. Savings and Loan League, and the National Association of Retail Lumber Dealers (Keith 1973; King 1996). Such groups felt threatened by the larger governmental role and called public housing "socialistic" and the antithesis of the American ideal of private enterprise. Others such as the National Public Housing Conference, the National Association of Housing Officials, the American Federation of Labor, the National Association of Social Workers, and the National Association for the Advancement of Colored People (NAACP) supported a government role in public housing (King 1996). Opposition groups would attempt to block public housing construction in Phoenix and across the nation over the next three decades with varying levels of success.

In 1935 the courts ruled that the federal government could not condemn slum land and build public housing but concluded that slum clearance and construction of public housing could be completed by local agencies acting through state law. The first public housing legislation, the Wagner-Steagall Housing Act of 1937, established the United States Housing Authority (USHA) and formed the foundation for today's public housing. To appease the private housing interests, the act called for the elimination of slums in such a way that new public housing units would not exceed the number of substandard units removed from the housing supply. In addition, the maximum income for residents who were offered public housing was set very low so as not to compete with the private sector. To comply with court decisions, the federal government would fund the public housing projects, but the planning, operation, and ownership would belong to a local public housing authority appointed by local officials. Despite government effort to avoid controversy with this act, many in the real estate industry still opposed public housing.

Phoenix Public Housing

Housing in the wealthier parts of Phoenix boomed in the 1920s, with over 900 dwelling units constructed in 1929, while the difficulties of the poor were generally ignored (Zachary 1997). It was only the Depression that brought attention to the city's less fortunate. The economic downturn had a devastating effect on the Phoenix housing industry, resulting in widespread unemployment and increasing numbers of newly poor. Federal housing legislation creating the HOLC and the FHA in the early 1930s helped pull the

industry from its slump, and by 1939, construction of single-family homes had nearly reached the same level achieved in 1929 (Collins 1999).

Federal involvement in Phoenix housing grew during the 1930s. In 1934, government funding for the Phoenix Subsistence Homestead Project (Baxter Tract) was authorized by the federal Division of Subsistence Homesteads and provided for 25 homes on one- or two-acre lots for low-income people on land northeast of the city. This "back to the soil" experiment allowed residents to purchase homes with low interest loans and gain additional income through dairying and gardening. Similar projects were repeated in Glendale and Chandler (Collins 1999; Zachary 1997). It was the passage of the Housing Act of 1937, however, that brought true urban public housing to Phoenix.

Housing reformers saw the new legislation as a means of not only providing public housing but of conducting urban redevelopment. Led by Father Emmett McLoughlin, the reformers joined together as a group called the Phoenix Housing Project. According to McLoughlin (1954), Phoenix had more than 8,000 substandard dwellings in 1938. In one block he found only one house with an indoor toilet and 24 families sharing one outside toilet. Only seven houses on the block had electricity. In another area, a horse stable on a 50-foot lot had been converted to one-room shelters for 20 families. McLoughlin (1954) described the effort to convince the City that public housing was necessary as a "crusade." Groups such as the Phoenix Real Estate Board, however, continued to resist "socialistic" public housing. To receive federal aid for public housing, states had to pass an enabling act, and McLoughlin spoke before many organizations to persuade them to support the legislation. In a speech to the Phoenix Lions Club, he outlined the federal plan for slum clearance, noting that the federal government would pay up to 90 percent of the cost of public housing, to be repaid over 60 years from the rentals of the property. The municipality would provide the remaining 10 percent (*Arizona Republic*, September 16, 1938).

The eventual passage of the Arizona Municipal Housing Act allowed for the creation of the Phoenix Housing Authority (PHA) in April 1939, to which Mayor Walter J. Thalheimer appointed McLoughlin as chair. The nonsalaried PHA board also included Chris Totten as vice-chairman and Joseph E. Refsnes, C. W. Bond, and Robert A. Becker as members (*Arizona Republic*, April 6, 1939). The act reaffirmed the need for slum clearance and adequate housing for all state residents. The PHA petitioned the USHA for federal funds for public housing and received the positive recommendation that the City file a formal application. The City conducted a survey of housing in the southern section of Phoenix and found a critical need for new housing units. A follow-up survey found that of 4,065 homes inspected, only 289 met minimal standards (Luckingham 1997). The PHA requested $3 million from the USHA to build 1,000 new units (Zachary 1997). The number of units was later revised to approximately 500. According to McLoughlin, at the time of the City's survey in 1939, 1,520 families in Phoenix earned only $40 to $90 per month; however, federal regulations would not permit building for more than one-third of the families at one time (*Arizona Republic*, June 22, 1939).

In October 1939, a $1,613,000 federal grant was approved to build three housing projects with a total of 510 units. The racially segregated complexes were originally planned to contain 135 units for Blacks

(Matthew Henson), 225 units for Hispanics (Marcos de Niza), and 150 units for Whites (Frank Luke Jr.) (*Arizona Republic*, October 7, 1939; Zachary 1997). The three building sites were selected and acquired by spring of 1940. When the sites were chosen, some landlords holding the land to be acquired complained loudly about the planned projects (*Arizona Republic*, November 3, 1939). The PHA stressed that it was not trying to acquire land through condemnation and that some of the worst slums were outside the city limits where the city was not authorized to buy land. The site for Matthew Henson was purchased for $43,000, and the combined total for the other two housing project sites was $146,000 (*Arizona Republic*, March 22, 1940). The Del E. Webb Construction Company won the contract to build Matthew Henson with a base bid of $232,257. Lescher & Mahoney acted as supervising architects on the project. The PHA hired additional local contractors for sidewalks, utilities, landscaping, and outdoor lighting. Between 400 and 600 men were employed in construction on the three projects (Zachary 1997).

Groundbreaking for Matthew Henson took place on July 15, 1940, and it was the first of the three projects completed. The PHA carefully controlled costs with a competitive bidding process and completed construction with the lowest cost in the nation for public housing at $1,684 per unit (McLoughlin 1954; Zachary 1997). The new dwellings consisted of one-story brick units that included a living room, dining room, bathroom, one or more bedrooms, gas stove and heat, and electric lights and refrigerator. Average monthly rent at Matthew Henson was $13.15 (Zachary 1997). The public housing was a vast improvement for families that often paid $20 or more a month for shacks with no amenities. Residents began moving into Matthew Henson units on May 1, 1941. The housing project contained 150 units located between 7th and 9th Avenues and Sherman and Tonto Streets.

In 1940, a national census of housing revealed that 49 percent of the total housing stock in the United States was substandard or lacked a private bath (Keith 1973). Nationwide, 56,000 publicly funded housing units were constructed in 1939, and an additional 73,000 units were built in 1940 (Keith 1973). The first three public housing projects in Phoenix reached completion in 1941 with a total cost of $1,904,000. The *Arizona Republic* (November 16, 1941) editorially called the construction of the public housing "one of the most progressive steps ever taken by this community and one of major importance not only from a humanitarian standpoint but from that of community health and welfare." Flush with its own success, Phoenix considered building additional public housing to help tenants living in slums just south of the city limits. Such an extension of the PHA would have required another enabling act (*Arizona Republic*, January 26, 1941). However, plans were postponed by the advent of World War II, which brought material and funding shortages and a growing need to house soldiers and defense workers arriving in Phoenix (Zachary 1997).

During WWII, defense workers and servicemen poured into the Phoenix area. Work was more readily available in the African American community with civilian jobs opening at Luke and Williams Air Force Bases, and many Blacks also joined the military. While the job situation improved, housing conditions worsened. The city had tremendous difficulty finding housing for the influx of residents, and the plight of the existing poor became a lesser priority. Lack of housing exacerbated the slum situation. Phoenix,

along with Prescott and Tucson, were classified as critical housing areas in 1943, and while the FHA authorized funds for 775 temporary dwellings, shortages continued to exist throughout the war.

Demobilization of veterans in 1946 threatened further strain to the system. Construction of low-income housing, however, was still opposed by many groups. Efforts by Phoenix Mayor Ray Busey, the PHA, and the Arizona Civic and Betterment Association to build low-cost housing that included accommodation for Hispanic veterans encountered strong resistance from nearby property owners. At first the City planned to build separate housing for Hispanic and Anglo veterans, but Hispanic members of American Legion Post 41 demanded integrated housing. The City then settled on a 16th Street site originally intended for Anglo housing as the place for a single integrated complex. The Garfield Property Owners Protective Association, complaining that the admittance of Hispanics would lower property values and increase crime in the area, brought suit against the City and the PHA (Preisler 1992; Zachary 2001).

Although the Cordova housing project was eventually constructed at the 16th Street location, organized opposition to public housing in Phoenix by the Chamber of Commerce and the real estate and construction industries continued. In response to misinformation spread by the opposition, Terrance Carson, head of the PHA, released a report in 1950 describing the fiscal and social benefits of the original public housing constructed in Phoenix and highlighted the urgent need for additional affordable housing. According to Carson, existing slum conditions "caused an increase in the spread of disease and crime and constitute a menace to the health, safety, morals and welfare of the residents of the state" (Carson 1950; Figure 6). Carson included letters from the Arizona Department of Health, the Maricopa County Juvenile Probation Office, and other organizations to back his position (Appendix D).

Public housing opposition on a federal level prompted Senator Robert F. Wagner, head of the Joint Committee on Housing, to investigate housing needs nationwide. In response to Wagner's request for information about housing in Arizona, the PHA, supported by Arizona Governor Sydney P. Osborn, expressed the need for additional federal legislation promoting low-cost housing. Eventually, Congress passed the National Housing Act of 1949 calling for the elimination of slums and blighted areas, and a decent home and suitable environment for every American family. The legislation supplied the foundation for subsidized housing that lasted until the 1960s and Johnson's Great Society (Zachary 2001). It provided the PHA with the power to remove substandard housing in Phoenix and set a procedure for slum clearance. With the housing act as impetus, the PHA asked Phoenix City Council to request $265,000 in federal funds for a survey to determine the feasibility of additional low-cost housing. The Council, despite opposition, complied and approved $3 million for low-income housing construction (*Arizona Republic*, May 16, 1950). In addition, the PHA received a $730,800 federal loan from the House and Home Finance Agency in November 1950 (*Arizona Republic*, November 23, 1950). This allowed the City to purchase land adjacent to Matthew Henson and the other public housing projects and to construct about 500 new low-income rental units (Zachary 2001). The Matthew Henson Addition, built in 1951, consisted of 194 units built in a style similar to the original units.

11th Avenue and Lincoln. Rent $10.00 to $13.00 per month. One outside water tap supplies seven families (cold water only). Tenant pays electricity—$1.68 per month. No gas. One outside privy for seven families. Fuel, both oil and wood averages $12.00 per month in summer and $22.00 per month in winter.

Typical yard scene from Matthew Henson project.

Figure 6. Page reproduced from 1950 report on housing conditions by Phoenix Housing Authority Chairman Terrance Carson.

Opposition to public housing, however, was far from over. While the 1951 additions were under construction, Phoenix city councilman Hohen Foster called for an end to additional low-income housing, claiming that the issue was too controversial (*Arizona Republic*, October 25, 1951). Housing conditions in southern Phoenix continued to deteriorate, while largely ignored by the more affluent and White northern part of the city. In 1960 additional public housing funds and land became available. The City constructed two new public housing complexes both named after Sidney P. Osborn, the Arizona governor who supported low-income housing. The Sidney P. Osborn Homes built south of the original Matthew Henson buildings consisted of 28 additional units. The Osborn Homes on the east side of town included 146 units. Public housing construction continued in 1961 with 114 more units added to the city's public housing supply (A. L. Krohn Homes and Luke Krohn Housing). However, urban renewal efforts were beginning to stall as city officials and business leaders rejected more federal assistance while fruitlessly urging private industry to construct affordable housing. Progressive Builders' Association, a Black construction firm headed by J. S. Jones and D. W. Williams, was that rare Phoenix company willing to build attractive and affordable homes in South Phoenix (Luckingham 1994). The low income of most African American families, however, continued to block access to home ownership.

The federal government reported to the City of Phoenix in 1959 that its housing code did not meet federal standards. Among other problems, the code allowed landlords of slum housing to refuse admittance to inspectors. Phoenix officials declined to cooperate with the federal government and thereby forfeited government housing funds. The Phoenix Real Estate Board and Phoenix Chamber of Commerce as well as conservative political groups resented what they considered a government intrusion and a threat to businesses and free enterprise. They received editorial support from the *Arizona Republic* and *Phoenix Gazette* newspapers, along with a considerable portion of the city's population (Luckingham 1994). In 1961, the City disbanded its urban renewal department. In the following year, Phoenix voters rejected a referendum to keep the housing code, leaving the city with no housing code at all. Without a proper housing code, Phoenix could not force landlords to improve slum conditions, and the city was ineligible for federal housing funds; therefore, with no standards or plan for improving poor housing, urban renewal efforts essentially came to a halt (Luckingham 1994).

The Matthew Henson Housing Community

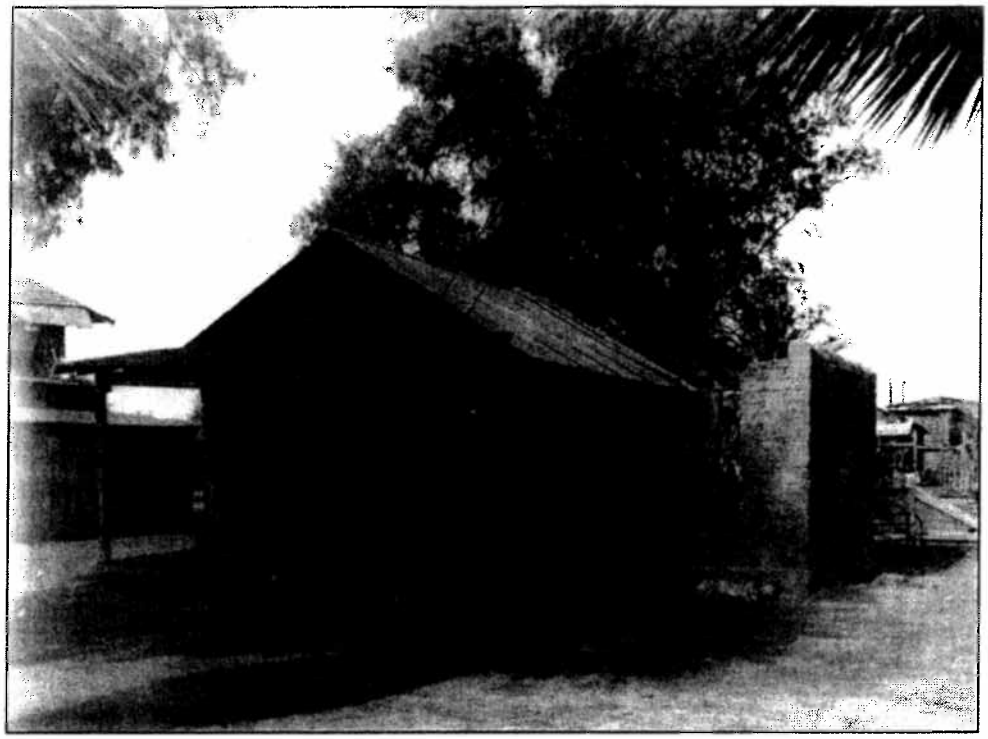
At its initiation in 1940, public housing was a new concept to Phoenix. Roy Yanez, who began as housing manager of the Marcos de Niza Housing project, discovered a need to overcome widespread misinformation about the new type of housing. Many in the Hispanic community believed that the public housing was designed to concentrate them behind fences and gates "like Hitler was promoting in Europe" (Rose 1977). Yanez spoke to clubs and churches and on radio programs to correct the misperception, and eventually received more than three times the applicants than available apartments (Rose 1977). Many people heard about the housing from friends, family, or coworkers. Units in all three public housing projects filled quickly. On May 4, 1941, Matthew Henson was formally dedicated with the arrival of 132 families (*Arizona Republic*, May 3, 1941).

The amount of rent charged for each unit was based on the family income, and allowances were sometimes made for families when a wage earner lost the ability to bring in income (Rose 1977). Marion Franklin Coleman's family was among the first group to move into Matthew Henson and paid $10 a month for a two-bedroom apartment. Previously they had been living in a wood shack that leaked when it rained. "We thought it was big time when we moved in there. It was all fixed up" (Coleman interview). The family of Cloves Campbell, Sr. arrived in 1946. With five children to house, his mother had difficulty finding accommodation, and the family lived in many different places in eastern Phoenix. Moving to Matthew Henson was "like moving up to the middle class because that place had four bedrooms and hot and cold running water" (Campbell interview). Previously the family had always used an outhouse. Viola Wright remembers the house having concrete floors. She bought pieces of carpet and tile for the kitchen floor and made drapes for the living room and bedrooms (Wright interview). For many families, moving to Matthew Henson was a step up and a welcome event (Photographs 2 and 3).

Many former residents, especially from the earlier years, describe the atmosphere as secure and welcoming. "It was my home; you knew everybody. ... My life there was pleasant. ... We were poor, but we didn't know we were poor" (Coleman interview). For Campbell it was "a good place to live, no crime, no gangs, nice clean yards, grass, and they even supplied you with a lawn mower." He remembers the friendly people. "It was the place to be. If you were in the housing project you eventually became part of the in-crowd" (Campbell interview). Dunbar Elementary School teacher Mary Bishop recalls that Matthew Henson was like a village. "The teachers were part of the village, and the village respected everyone. All the adults were respected" (Bishop interview).

The housing community provided many people the opportunity to get on their feet enough to eventually move on and rent or buy a home. Marion Franklin Coleman worked in a sewing factory while she lived at Matthew Henson and saved enough money to buy a house on the same street where her mother used to clean homes (Coleman interview). Many who left retained ties with the community. Other residents remained in the housing project for several generations. The same qualities that made Matthew Henson a desirable place to live—a sense of security, community, and belonging—conflicted with the concept of public housing as temporary. "It was never meant to be permanent housing. Well, I don't think anyone ever really explained that to folks. ... When I was there it wasn't transitional housing, it was home. And for most of the folks that I know that lived in Matthew Henson ... it was their home" (Hamilton interview). For these same reasons, it has been hard for some families to move during the HOPE VI project.

The idea of "the projects" being a desirable place to live may seem surprising to many people. But the Matthew Henson Public Housing Project provided a secure starting place for many families. The housing project developed as a hub of the African American community. Many well-known people including State Senator Cloves Campbell, Sr.; State Representative Art Hamilton; civil rights advocate Opal Ellis; community activist Vernell Coleman; and others spent important parts of their lives at Matthew Henson. The history of Matthew Henson housing and that of the African American community as well as the history of the city of Phoenix are all intricately intertwined. As described by Art Hamilton, "It was a rich place, in terms of a sense of who you are. ... I actually grew up in some ways in a nurturing cocoon of my



Photograph 2. "Before" housing of family moving into Matthew Henson Addition, 1951. (The Arizona Historical Society – Central Arizona Division)

Photograph 3. "After" photograph of family moving into Matthew Henson Addition, 1952. (The Arizona Historical Society – Central Arizona Division)

own ethnicity, because it was a very comfortable place and people were incredibly respectful of seniors and incredibly tolerant and watchful of children. It absolutely defies all of the stereotypes that people have about places like housing projects, which, maybe, became the subsequent reality of housing projects. But for me, it was a very secure, safe place as a child to grow up" (Hamilton interview).

Described below are some of the people, places, activities, and events that helped weave the history of the Matthew Henson community.

Segregation and Struggle

African Americans in Phoenix fought a long hard battle for civil rights. Through its location and the people involved, the Matthew Henson community has been associated with events that shaped this struggle. Although historically the separation of races by law in Phoenix was limited to schools, de facto segregation permeated nearly every facet of public life. By societal custom, African Americans were routinely excluded or segregated. Art Hamilton described Phoenix in terms of race relations as "in some ways a city with a split personality because we really didn't necessarily live together but there was a sense in some ways of being tolerant of the need to occupy the same space. That's not the same as being accepting of each other. It was more the sense of the need to tolerate each other because this was the only space we all had to occupy, and try to get along the best we could" (Hamilton interview).

Poor living conditions, crowding, and lack of opportunity brought protest and occasional violence. One incident occurred during World War II. Black soldiers from the 364th Infantry were quartered at Papago Buttes. Because of segregation, the soldiers' recreational opportunities were restricted. On November 26, 1942, a fight began between two soldiers in a café and was broken up by a Black MP from the 733rd Colored Military Police Regiment. During the scuffle, the MP fired a shot into the ground that wounded the soldier. Minutes later another fight occurred between another soldier and MP from the same two outfits a few blocks away. Black and White MPs decided to round up all the soldiers and return them to camp. During the assembling of the soldiers, a shot was fired, the soldiers scrambled, and a gunfight ensued. Military police arrived in five armored personnel carriers and cordoned off a 28-block area around 12th to 14th Avenues and Buckeye Road, near Matthew Henson, where soldiers were thought to be hiding (Luckingham 1994; Preisler 1992). When soldiers concealed in houses did not answer the call to surrender, the houses were strafed with machine gun fire (*Arizona Republic*, November 30, 1942). Marion Franklin Coleman was living at Matthew Henson at the time and recalls that the soldiers had been barred from coming into the project (Coleman interview). By the end of the melee, a soldier, a city policeman, and a civilian—all Black, had died, 11 men were injured, and 180 Black soldiers were jailed.

Soon after the incident, Roy Wilkins, assistant secretary of the NAACP, came to Phoenix. He spoke of the need for self-discipline among Black soldiers, but he also emphasized a demand that the military treat soldiers of different races equally (*Arizona Republic*, December 3, 1942). Most of the soldiers were released quickly, but the military court-martialed five soldiers and gave them stiff penalties. The next summer the army moved the regiment out of Arizona. Although newspapers at the time reported talk of racial motivation in the riot, both public and military officials denied the claim. However, the City's

inadequate, segregated facilities likely contributed to the event, and the riot did little to improve Black-White relations (Luckingham 1994; Preisler 1992). Art Hamilton's father was stationed at Luke Air Force Base during the war, and he recalls that his father experienced discrimination, even while in uniform. He comments that German prisoners of war were allowed to go places that Black veterans could not (Hamilton interview).

Photograph 4. Shown in a Matthew Henson courtyard are Bill Kennard, Marion Franklin Coleman, Buck Bonner (seated), and an unidentified man (standing), ca. 1950. (Courtesy of Marion Franklin Coleman.)

Despite segregation in the military, many Black servicemen bravely served America during World War II. Support for the war effort was strong within the Matthew Henson community as well. Katherine Ayers remembers the troop trains coming into Phoenix and residents coming out to greet the soldiers. People at Matthew Henson grew Victory gardens and made quilts from scrap materials. St. Monica's Church provided food and beer for the soldiers and served as a volunteer information center. Ayers recalls her mother rolling bandages for the Red Cross and her father volunteering as air raid warden. People took first aid classes and helped servicemen in the canteens. She also remembers food rationing and residents trading ration coupons to help each other out. They saved rubber, newspapers, and aluminum foil for recycling as part of the war effort (Ayers interview). Following the war, African American soldiers, like Whites, benefited from the Servicemen's Readjustment Act of 1944 (the G.I. bill), but segregation continued to limit advancement.

Resistance to segregation in schools and society began to grow. In 1945, students from Carver High School, including Matthew Henson resident Opal Ellis, staged a sit-in for six straight weeks at the counter of a coffee shop that would not serve African Americans. Several years later, NAACP student committee members held a sit-in at a Walgreens lunch counter. The multiracial Greater Phoenix Council for Civic

Unity, formed by Dr. Fred Holmes and William P. Mahoney in 1947, joined with the Urban League, the NAACP, and other organizations to press the legislature for a school desegregation law. Arizona's first African American state legislators, Hayzel B. Daniels and Carl Sims, represented predominantly Black neighborhoods and also worked hard to end mandatory segregation (Luckingham 1994).

In 1951, the state legislature enacted a law giving local school boards the option of voluntary desegregation. Although other communities such as Tucson began desegregating schools, Phoenix resisted. Daniels, Mahoney, and another lawyer, Herb Finn filed suit on the behalf of three Black students trying to enroll at Phoenix Union High, a White school. In 1953 Superior Court Judge Frederic Struckmeyer, Jr. ruled that the segregation laws in Arizona were an unconstitutional delegation of powers by the legislature to subordinant bodies (Luckingham 1994). A similar suit filed by Daniels and Finn against the Wilson Elementary School District also resulted in a ruling that segregation in elementary schools was unconstitutional. These rulings came in the year prior to the U.S. Supreme Court desegregation case *Brown v. the Board of Education of Topeka*, and were taken into consideration during that ruling (Luckingham 1994).

Although no longer legally segregated, schools in Phoenix reflected the racial makeup of the neighborhoods in which they were located; therefore, many of the elementary schools remained racially unmixed. Art Hamilton recalls in 1954 moving from the all-Black Dunbar school to an integrated Sullivan Elementary School where he was one of 10 or 15 Black students who were tolerated but not welcome. "For the first time I was a minority. I had been that all my life, but the first time I went to Sullivan school, I became a minority" (Hamilton interview). In 1954 following the segregation ruling, Carver High School closed and its students were spread among other existing schools. Feelings in the African American community were mixed regarding the closing of Carver High. The school spirit and rapport with parents that had developed over time had inspired student accomplishment (Harris 1983).

The end of legal segregation in schools did not mean an end to racial discrimination in other aspects of society. In the 1950s and 1960s, most neighborhoods in Phoenix remained segregated. The African American population of Phoenix grew from 4,263 in 1940 to 20,919 in 1960, with Blacks comprising 4.8 percent of the city's residents (Banner and Dyer 1965). Ninety-five percent of African Americans, however, continued to reside south of Van Buren Street (Luckingham 1994). Those who did move into White areas were often not welcome. Black leader and military veteran Lincoln Ragsdale moved to a White neighborhood, but even after 17 years he and his family were not accepted by neighbors and were subjected to harassment (Luckingham 1994). As had been the case since the early 1900s, north Phoenix continued to ignore the plight of the poor in the southern part of the city. After a modest expansion of public housing in the early 1950s, during which the Matthew Henson Addition was built, and the early 1960s with the construction of Sidney P. Osborn Homes, urban renewal efforts stalled. The City Council revocation of the City's housing code in 1961 impeded access to federal funds for low-cost housing and brought efforts for housing improvements to a new low (Luckingham 1994).

As living conditions in Black neighborhoods declined, African Americans and sympathizers within the White community grew more frustrated and increasingly vocal in a quest for Black civil rights. A bill prohibiting discrimination in public accommodations was rejected numerous times by the state legislature between 1956 and 1964. The NAACP and the Congress of Racial Equality (CORE) backed sit-in demonstrations and picketing to pressure City and State officials to pass civil rights legislation. Lincoln Ragsdale and George Brooks led a march on the State Capitol in 1964 in support of the civil rights bill. Art Hamilton recalled that the demonstration had a strong impact on him. He remembered Black leaders meeting with politicians and businessmen, including some who were very resistant to change, to obtain their support on civil rights issues and legislation (Hamilton interview). The Reverend Martin Luther King, Jr. visited Phoenix in 1962 and 1964 urging nonviolent action and the continued struggle for justice and equality. In 1964, Phoenix City Council finally enacted a public accommodation ordinance, and the state passed a civil rights law in 1965, a year after the U.S. Congress passed the Civil Rights Act. In 1966, former Matthew Henson resident Cloves Campbell, Sr. became the first African American elected to the Arizona Senate.

The late 1960s were a tumultuous time across the country, and Phoenix was no exception. In 1967, racial unrest fomented by lack of opportunity in the African American community came to the forefront. On the night of July 24 and again on July 25, 1967, Black youths threw rocks and Molotov cocktails at the police in an area from 17th to 20th Streets and Van Buren to Washington Streets, near the east-side Osborn Housing Project. On the second night, shots were also fired and the police sealed off the area to traffic. The continued unrest led Phoenix Mayor Milton Graham to declare a nighttime curfew. By this time the disturbance had spread to other parts of the city. Two dozen officers gathered at Matthew Henson Project after reports of a shot fired at a highway patrolman and gasoline bombs dropped from the roofs (*Arizona Republic*, July 27, 1967). The curfew was extended to three largely African American parts of the city and included a three-square mile area around Matthew Henson (*Arizona Republic*, July 28, 1967). By the end of the third night, 99 people had been arrested for curfew violations. Arizona National Guard troops were on stand-by, but the situation calmed and the troops were not called into action. After the fourth night, with peace restored, the mayor lifted the curfew.

During the crisis, the mayor met at Eastlake Park with African American leaders and members of the community to try and diffuse the situation. James Harris, possibly one of the leaders in the disturbance, presented a list of demands that included jobs and job training, summer jobs for youths, an end to discrimination in job placement by the State Employment Service, better recreation facilities, and greater respect from the police. Mayor Graham pledged to help obtain action on the grievances. Many within the African American community were as eager as the mayor to restore calm. Some claimed that outsiders were instigating the violence. Senator Cloves Campbell, Sr. worked with the crowds during the meeting in the park and within the housing communities to help restore peace (*Arizona Republic*, July 30, 1967; Campbell 2002). Campbell also called for replacing evaporative coolers with air conditioning at the public housing projects to lessen problems during the hot summers, but this did not occur. Although the disturbance in Phoenix may not have been directly connected to the riots occurring in other cities such as Detroit, the underlying causes, including lack of jobs, job training, and opportunity, were similar.

The relationship between the Matthew Henson community and the police was sometimes tense. In 1970, a Black youth group called the Black Saints accused police of harassing residents. The group held a meeting with the police to discuss problems including reported police intrusions into houses and mistreatment of tenants. (*Arizona Republic*, August 22, 1970). The Black Saints also spearheaded an effort to remove drug pushers from the housing complex. While police applauded the results, they were somewhat concerned about the methods used because Black Saints were carrying guns when they demanded that drug dealers leave (*Phoenix Gazette*, June 10, 1970).

Beginning in the 1960s, drugs and crime in the housing project became a problem. Katherine Ayers recalls that by the 1970s things had become more dangerous and she wanted to leave. Crime had increased and the streetlights were always out. She remembers being afraid to aid a man asking for help outside her apartment because the area felt unsafe (Ayers interview). According to Marion Franklin Coleman, the atmosphere changed during that time and fewer people knew each other (Coleman interview). Ray Bladine recalls that by the mid-1970s drug activity had decreased at Matthew Henson but was worsening in the surrounding area. He feels that lack of economic development in the area was part of the problem (Bladine interview). Federal cutbacks of public housing funds also took their toll by decreasing the number of people able to receive housing assistance (*Arizona Republic*, November 12, 1981). Blacks who achieved middle-class status often moved away from South Phoenix, leaving behind depressed neighborhoods. The "welfare trap" kept many living in public housing for years without the money or will to move on (*Phoenix Gazette*, June 17, 1987). To aid in fighting crime, police urged residents to band together to "roust troublemakers from their neighborhood" (*Arizona Republic*, June 18, 1982). Residents had complained of groups of rowdy people drinking and gambling; however, many residents refused to provide information about troublemakers because they feared being marked for revenge. Housing authorities sometimes used eviction as a means of controlling drug use and illegal activity in the public housing projects. This method was upheld by the courts in 1987 when Jereline Bellamy, convicted of selling drugs, lost a fight to remain in her apartment at Matthew Henson (*Arizona Republic*, February 7, 1987).

Lack of sufficient work to keep young people occupied and out of trouble has often been a problem. One avenue for youth employment was provided by the Phoenix Neighborhood Youth Corps work training program. Youths worked with City and County agencies to gain experience and make money. The Public Housing Department participated in the program, and a memo from Housing Authority Director Roy Yanez to the assistant city manager (Appendix D) indicates that 80 summer youth positions existed in the Housing Department in 1970. A newsletter produced by the Public Housing Department (Appendix D) describes young people in this program painting the apartments of elderly residents.

The quest for equal opportunity in employment has endured for decades as a key concern in the African American community. An affiliate of the Opportunities Industrialization Center (OIC) was established in Phoenix in 1967. Supported by government funds, the OIC provided self-help job-training programs (Luckingham 1994). Ray Bladine recalls the OIC trying to start a shopping center at 7th Avenue and Buckeye Road, although the venture did not succeed (Bladine interview). The Phoenix Human Rights

Commission, created by the City Council in 1963, led to the establishment of Operation LEAP (Leadership and Education for the Advancement of Phoenix), a public-private partnership to fight poverty that went on to become a City department in 1966 (Luckingham 1994). A LEAP community worker, Geraldine MacDonald, helped staff the Matthew Henson community center.

Through the 1970s and 1980s, Blacks achieved gains in employment and housing, but not without difficulty. Although not as blatant, racism still existed and minorities faced discrimination when moving into traditionally White neighborhoods. The City of Phoenix Housing Assistance Plan 1979–1982 indicates that nearly all census tracts containing greater than 20 percent minority population were located south of Thomas Road, as were those tracts with the highest proportions of substandard housing units. Poverty continued to affect minorities disproportionately. In 1990, the percentage of children living in poverty included 47 percent of African American children and 39 percent of Hispanic children, but only 17 percent of White children (Luckingham 1994).

Although African Americans continued to struggle with employment and housing, the late-1960s onward also marked a time of increasing Black pride, cultural awareness, and political gain. Matthew Henson resident Vernell Coleman spurred a revival of the Juneteenth celebration and helped pull other neighborhoods together to kindle a cultural renaissance (Harris 1983). Juneteenth, also called African American Emancipation Day, is a celebration in remembrance of June 19, 1865, the day that Texas slaves learned that they had been set free. The celebration was popular in Phoenix during the early part of the twentieth century but later faded. In 1968, Coleman led a small group in a revival of the holiday at Dunbar School. The celebration grew, and the following year was moved to Eastlake Park where it continues to bring large crowds each year for traditional food, dancing, and family gathering. Coleman said such celebrations went beyond just having fun to "highlight Black history and encourage youth to pursue a higher education" (Luckingham 1994). Helen Mason led The Black Theater Troupe to national recognition. Katherine Ayers also recalls Mason as the leader of her Girl Scout troop (Ayers interview). Olympian Jesse Owens and former Brooklyn Dodger Joe Black worked with local youth programs as well. The Phoenix Urban League encouraged youngsters to write by offering them a chance to produce a monthly publication (Harris 1983). In 1983, the City's change to a district system allowed for greater minority representation, and Calvin Goode was elected from District 8, representing large numbers of African Americans and Hispanics. Art Hamilton continued to give voice to minorities in the Arizona Legislature. Beginning in 1972, Senator Cloves Campbell and later Representative Hamilton, pushed for a holiday recognizing Reverend Martin Luther King, Jr. The Arizona Legislature repeatedly denied the request. Twenty long years of pressure and perseverance by the African American community and other supporters finally paid off with a successful ballot initiative in 1992.

Rent Strike, Tenant Relations, and Housing Reform

From its beginning, Matthew Henson housing provided more than just a place to live; it was a community that united when faced with adversity. A formative event in the history of Matthew Henson came with the rent strike of 1969–1970. Through strength of will and sheer tenacity, residents forced changes not only in the City's treatment of Matthew Henson housing, but also in the City's housing policy as a whole.

Although of sturdy construction, Matthew Henson housing units began to deteriorate over time. Maintenance problems created conflict between residents and the Phoenix Housing Authority. In 1965 tenants took their complaints to the Housing Authority board. Residents also lodged charges of racial prejudice against the apartment manager, Donald Herring. In response the board agreed to transfer Herring and adopt other recommendations, such as starting an immediate roach spraying program, hiring a liaison between residents and management, and making repairs to apartments and playgrounds (*Arizona Republic*, September 11, 1965).

Despite its recommendations, the board did not solve the project's problems, and in the late 1960s the situation again came to a head. Tenants complained of rat and roach infestations, peeling paint, flimsy screens, and leaking roofs (*Arizona Republic*, October 22, 1969). Many residents felt that their complaints to the Housing Authority did not receive sufficient response. Opal Ellis recalls that management was not taking proper care of the housing, but also notes that some residents were not keeping up their apartments (Ellis interview). On October 1, 1969, the Matthew Henson tenants' council headed by Vernell Coleman presented a list of 21 demands for reform during a meeting with the Phoenix Housing Authority board. At that point in time the board operated independently from the City. The council was requesting changes involving project modernization, full racial integration, and tenant representation on the board. Upon receiving the board's response to their demands, the tenants' council was "insulted and appalled" by what it considered answers "intended as pacifiers [that] do not reveal any comprehensive plan to solve our problems" (*Arizona Republic*, November 20, 1969). Coleman was particularly unhappy because the tenants' previous complaints to the board in 1965 had been unsuccessful in gaining reforms. Board chairman Ray Busey termed the council's charges of inadequate integration efforts as "silly." He recommended that the tenants' council form an advisory tenant group to attend board meetings and become more aware of what the board was doing. The board did agree to transfer Donald Herring, who had been reinstated as acting manager of Matthew Henson, after the tenants had renewed complaints against him of racial prejudice (*Arizona Republic*, November 18, 1969).

Dissatisfaction with the Housing Authority's response to their complaints prompted the residents of Matthew Henson to call a rent strike on October 13, 1969. Tenants who joined the strike paid their rent into a bank trust fund rather than to the Housing Authority until improvements were made. Coleman collected the payments along with Dunbar teacher Mary Bishop. When the disagreement was not resolved quickly, the Housing Authority sent eviction notices to some of the striking families. Coleman saw this as intimidation because the board had already agreed not to evict strikers during the conflict. Housing Authority Director Roy Yanez claimed that some residents were using the strike as an excuse not to pay rent at all. Receiving the notices close to Christmas caused the tenants additional anxiety (*Arizona Republic*, December 12, 1969). The tenants' council responded by filing a suit charging the Housing Authority with violation of the Fair Housing Act and tenant lease agreements (*Arizona Republic*, January 21, 1970). According to resident Katherine Ayers, "We were not out there trying to be bad actors, or radicals, or anything like that. The thing that people need to realize is that people get pushed to a point" (Ayers interview).

In March 1970, the tenants' council and Housing Authority board came to a resolution. On March 4, the council met with the City Manager Charles A. Esser to discuss the problems. Esser sent a letter detailing seven steps the City would take to resolve the problems (Appendix D). The steps included replacing the Housing Authority board with one that included tenant members; sending Ray Bladine from the City Manager's office to the Housing Authority office each week to help with tenant problems; conducting a study of rent reevaluation; taking necessary steps to integrate; finding ways for better communication between housing personnel and residents; hiring the consultant firm Booz, Allen and Hamilton to study integration, organization, and management of the project; and supporting a bill in the legislature to allow the City more flexibility to establish rents. The tenants' council accepted the City's response and ended the five-month rent strike at a meeting on March 25, 1970, when Coleman presented Esser with a check for $5,438.45 in back rent. She expressed hope that the City and residents would continue to work together. Coleman said, "The people are so happy to see the work that's being done. We've been waiting so long" (*Arizona Republic*, March 26, 1970).

Repairs became a problem again in the early 1970s when most of the 1,572 public housing units in Phoenix developed leaky roofs. After numerous complaints, Councilman Calvin Goode urged the City to spend money to reroof all the units that need repair. Pointing out that a county veterinary center was also asking for a substantial sum from the City, Goode said angrily, "If we're going to talk about spending $50,000 for a dog pound, I think we should be placing a higher priority on human needs in this city. What's more important than having a sound roof over your head?" The City awarded two contracts totaling $472,959 to effect the repairs (*Arizona Republic*, January 3, 1973). Other efforts at improvements in the early 1970s included the banning of lead paint use (see memo in Appendix D).

Ray Bladine, who has served as head of the Housing and Urban Redevelopment Department, recollects that maintenance had not been kept up at Matthew Henson prior to the rent strike and that the tenants were concerned that the Marcos de Niza project was getting more attention because the Housing Authority and much of the maintenance staff were heavily Hispanic. During Bladine's work with Matthew Henson, the projects were modernized (Bladine interview). Plans show that under Housing Director Marvin Bowles in 1985, improvements at Matthew Henson included remodeled kitchens with new floors, cabinets, and stoves and new furnaces, ducts, and evaporative coolers.

Bladine recalls the formation of the tenants' council and rent strike as a "tenant movement" with people organizing to improve their lives. Vernell Coleman received help from Opal Ellis, who was an experienced community organizer, and from Reverend Dudley of the Valley Christian Center. Geraldine MacDonald assisted with organizing the meetings and getting the word out. Calvin Goode helped with accounting and record keeping. Herb Finn, one of the lawyers who had helped file the suit to end school segregation, provided legal advice. Bladine conjectures that the City in some ways allowed the rent strike to happen in order to force changes within the Housing Authority. The rent strike initiated a movement toward the dissolution of the Authority and the City taking over the housing projects. It gave impetus to the creation of the City Housing Department (Bladine interview). On March 1, 1970, the Housing Authority became a City department and the board was made advisory in nature (*Arizona Republic*, March 26, 1970). The

City also created tenants' councils for each of the public housing projects and a tenant advisory board in order to form a greater partnership between the City and the tenants and to give the tenants more say in how the projects were run.

According to Bladine, "Matthew Henson was the vanguard, the catalyst, that brought about major change in the way that the City of Phoenix looked at operating public housing in the community. If that had not happened, it would have been a long time. Nobody else, none of the other projects at that point in time were asking for the kind of participation in management of the projects that came out of Matthew Henson" (Bladine interview). Once the tenants' councils formed, people from the other projects became involved too.

Social Life in the Community

Many former residents recall that growing up in Matthew Henson housing provided a feeling of security, a place where they knew their neighbors and mingled socially. Art Hamilton recalls families at Matthew Henson making ice cream outside on Friday nights. As parents sat and talked, kids would play, dance, and listen to the radio. When swamp coolers quit working during the heat of summer, people slept outside on cots. Swimming and fishing in the canals were also popular activities (Hamilton interview). Hamilton also recalls his family having one of the first television sets on the street, which drew in neighborhood men to watch the Friday night fights.

The children at Matthew Henson enjoyed many of the same activities as other children in the city, but segregation sometimes limited their options. The children went to see movies at downtown theaters including the Fox, the Rialto, the Ramona, and the Strand, although until the 1960s, theaters were segregated so that Black children had to sit in the balcony. Children went swimming at Grant Park or Eastlake Park, because they had pools that allowed African Americans to swim. Grant Park, at 3rd Avenue and Grant Street, is located east of Matthew Henson. Harmon Park, at 5th Avenue and Yavapai Street, was another favorite destination for children to play. Across 7th Avenue from Matthew Henson, Father McLoughlin arranged activities such as dances, basketball, and softball for the local children at St. Monica's and showed movies on Friday nights. Valley Christian Center on Hadley Street had recreation activities for children and space for community meetings and dinners. Eastlake Park at Jefferson and 16th Streets was the main park for the African American community and an important gathering point. Marion Franklin Coleman recalls that on July 4th at Eastlake Park, soft drink companies gave kids a free pack of soft drinks for a report card with a star on it (Coleman interview). Many people went to dances and picnics there, and kids liked to skate and ride bikes. Since the late 1960s, Eastlake Park has also been the scene of the Juneteenth celebration revived by Vernell Coleman.

Vernell Coleman was also instrumental in getting a community center opened at Matthew Henson, which was eventually named after her. Although she has since passed away, Coleman was a fixture in the Matthew Henson community, as head of the tenants' council and as a community activist. She was once called the "mayor of Matthew Henson" (Goode interview) and "the mother of the projects" (Bishop interview). Coleman served on many agency boards in Phoenix, received numerous awards, and was the

first Black woman inducted into the Arizona Women's Hall of Fame. Despite debilitating arthritis, Coleman managed to help many people and had a special concern for the elderly (*Arizona Republic*, August 6, 1973). According to a Housing Department newsletter (The Phoenix News, June 1970; Figure 4), the new community center on Buckeye Road provided activities for every age group and included a Senior Citizens' Room. Ray Bladine recalls that companies donated things to help get the building open and functioning (Bladine interview). In the summer of 1971, Dr. Eugene Grigsby revived a flagging arts and crafts program for children at Matthew Henson, teaching them how to create colorful reproductions of African masks that were then put on public display (Harris 1983). The *Arizona Republic* (February 11, 1970) described a "soul dinner" that was to be held to benefit the new community center.

Beginning in the 1950s, the Lew King Show provided entertainment for Phoenix children on Saturdays, and Matthew Henson children were in attendance. Marion Franklin Coleman remembers watching musical talent such as Wayne Newton and Maxine Johnson, a local Black singer, performing on the show. She recalls Lew King coming to Dunbar School to encourage students to become Lew King Rangers and to open savings accounts (Coleman interview). Later, the Wallace and Ladmo show was also popular with children. For the adults, the William H. Patterson Elks Lodge at 7th Avenue and Buckeye Road brought well-known entertainers to the neighborhood. The Elks were also a segregated organization, and this was an African American lodge. Art Hamilton remembers Ike and Tina Turner and James Brown performing there (Hamilton interview). Marion Franklin Coleman and her friend used to watch people dance in the Lodge's "Chinaberry Garden" but had to wait until they turned 18 to join the fun (Coleman interview). Zanzibar at 11th Avenue and Hadley Street no longer exists but was a popular music venue. Jazz clubs flourished south of the tracks and drew big name musicians like Dizzy Gillespie, Duke Ellington, Count Basie, and Nat King Cole to South Phoenix (Arizona Board of Regents 2000).

Local Businesses and Organizations

Former residents sometimes went downtown to shop at places like J. C. Penney's, Montgomery Wards, Switzers, Diamonds, Hanny's, and Korricks, but shopping often involved neighborhood businesses as well. Chinese families owned many local markets including Popeye's, Sam Kee's on 7th Avenue south of Grant Street, Tang's on Buckeye Road, and Charlie's on 9th Avenue. Other stores included W&Y Market at Buckeye Road and 17th Avenue, Southside, Bayless, Big Bear, Albert's, Lily's, New State Groceries, and Food City. La Canasta, a Mexican restaurant still operating on 7th Avenue, sold bags of chips and "taco bread" for 10 cents. Chuy's was a shoe store located near St. Monica's Church. Dairy Queen was popular with the neighborhood youth. There was a Boys' Club near Matthew Henson for local children.

Residents attended a variety of churches, including Tanner Chapel of the American Methodist Church at 8th and Jefferson Streets, St. Monica's on 7th Avenue, Felton King's Church of God in Christ at 16th Avenue and Buckeye Road, New Home Baptist Church, Mount Calvary, and Shiloh Baptist Church. Valley Christian Center at 13th Avenue and Hadley Street provided help to residents with job referrals and counseling. The AmVet Post (PDC James "JC" Foster Memorial Post 65) on Grant Street and the Elks Lodge (William H. Patterson Lodge 477) on 7th Avenue provided places to meet and socialize.

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Putting the finishing touches on the Senior Citizens' Room at the new Community Center Building in Matthew Henson project are, left to right, Lawrence Scott, Mrs. Vernal Coleman, Mrs. Ethel Watters and Mrs. Alphie McDonald.

COMMUNITY CENTER OPENS

Though it has been open only for a short time, many Westside residents already are enjoying the new Community Center Building in the Matthew Henson Homes, 728 W. Buckeye.

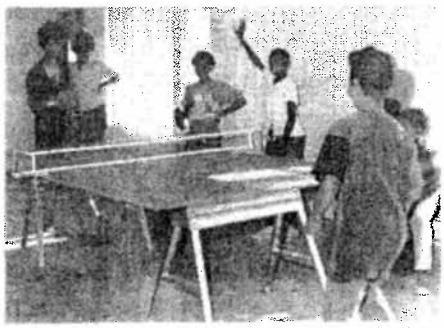
There are activities for everyone: the young, those in mid-years, and the elderly. All are welcome and find things to do there.

There were a lot of people at the opening luncheon meeting of the Senior Citizens unit in its "Center" at the Community Building. The center is open every day, with volunteers to staff it and assist visitors. Luncheon meetings for the Senior Citizens are held each Tuesday.

Also open and being used is an agency office and a Family Center. The Parks Department is operating a recreation program on the second floor of the new building.

The agency office already has three services: Phoenix Urban League, the YWCA and the Maricopa Welfare Right Organization.

Offices are opened and staffed by Mrs. Vernal Coleman, chairman of the Matthew Henson Tenants Council and Mrs. Geraldine McDonald, LEAP community worker for the Progressive Neighborhood Council.



Taking on the toughest competition is Mrs. Geraldine McDonald, LEAP community worker for the Progressive Neighborhood Council, at the new Community Center Building's Youth Center, 728 W. Buckeye.

CELEBRATION

An old-fashioned Emancipation Proclamation celebration was held Friday, June 19, at Dunbar School, 5th Avenue and Grant.

The celebration, sponsored by the Matthew Henson Tenants Council, started at 10 a.m. and continued until 10 p.m. according to Mrs. Vernal Coleman, chairman of the Council.

Everyone was welcome to take part in the day-long festivities. A variety of food, dancing and fun booths were available.

A steering committee discusses plans for a future LEAP Community Service Center. Seated are Sabino Lozano, center, representative for the Lowell-Grant Neighborhood Council, and Mrs. Hazel Mincey and Joe Contreras, both with the Golden Gate-Sacred Heart Council. Standing are Ernie Ortega, left, Grass Valley representative, and John Gomez from the Alta Sol Council.

This newsletter will be published periodically. It will carry articles of interest to residents of the Public Housing Projects and others in the community.

The newsletter will be distributed to Project residents, service agencies and anyone requesting it. Though space in the Newsletter is limited an effort will be made to publish announcements of events and questions on Project activities. They should be mailed to: Newsletter, City of Phoenix Public Housing Department, P.O. Box 3468, Phoenix 85030.

Edison Highlights

The Edison Neighborhood Youth Council presented a "Soul '70" talent show May 22 at the Boys Club, 1652 E. Moreland.

The gala featured dancing and singing by the group, plus a special surprise, said Sammy Fierros, chairman of the Youth Council. The money received from the admission charges will be used by the teenagers for a dance or outing in the future.

Another important event, according to Mrs. Bette Little, LEAP coordinator for the Edison Neighborhood Council, was a rummage sale June 12 at Phoenix Groundwork Park, 40th Street and Washington.

Sales leaders were Jean Price, Hope Garcia, her daughter Diane, and Ann Myers. Proceeds will be used to buy books for school children.

Figure 7. Phoenix Public Housing Department newsletter discussing the opening of the community center at Matthew Henson.

The African American community kept abreast of the local news with papers such as the *Arizona Informant*. The weekly paper was originally owned by Doyle Carr, who started publishing it in 1954. Former Henson resident Cloves Campbell, Sr. bought the paper and, with the help of his brother Charles, began publishing it in 1971. He recalled three other Black newspapers, the *Arizona Sun*, the *Arizona Tribune*, and the *Black Dispatch* that are no longer in print. Cloves Campbell is still involved with the *Informant* today (Campbell interview).

St. Monica's Mission and Memorial Hospital

Another fixture in the Matthew Henson community is St. Monica's Mission, now called St. Pius X Church. It is a Roman Catholic church located at 801 S. 7th Avenue, across the street from Matthew Henson housing (Figure 2). The one-story Mission Revival style building has a bell tower and classical entrance with pilasters (SHPO Historic Property Inventory Form, October 2002). The building was constructed ca. 1927 and converted from a grocery store to a church in 1935 by Father Emmett McLoughlin. McLoughlin arrived in Phoenix in 1934 and began working in the poverty-stricken area of south Phoenix when called to minister to a dying boy whose 13 siblings had already died from tuberculosis (McLoughlin 1954).

In addition to his crucial role in the creation of public housing, McLoughlin was an important person in the Matthew Henson community. "He was always going to bat for the people in the projects. He was like the person that spoke out for them" (Coleman interview). Marion Franklin Coleman's grandfather, Tom Franklin, was a good friend of McLoughlin and lived near the church. Franklin watched out for McLoughlin, acting as "janitor, watchman, custodian, sacristan, counselor, assistant, advocate, and personal bodyguard—all for free" (McLoughlin 1954). McLoughlin arranged activities for the local children at St. Monica's. He thought that keeping the children occupied would keep them from getting in trouble. The church had barbeques and carnivals too. Although some of the people assisted by McLoughlin were catholic, many were not. He helped people find food, clothing, and jobs. "Sometimes we would hear a horn blow, and when you heard the horn blow that means that Emmett McLoughlin got some grapefruits or oranges, lemons, or potatoes or whatever, and he was in the yard of the St. Pius (St. Monica's) Church ... and everybody from the projects would come over and get what they wanted" (Coleman interview).

Katherine Ayers' family was involved with the church. Her brothers were altar boys, and she remembers there were many Black parishioners (Photograph 5). "Father Emmett McLoughlin back in those days did so many things for the community, things that really helped hold the families together ... in terms of providing services but also providing cohesiveness in families and communities" (Ayers interview). During the Depression, McLoughlin ran a day nursery for children of working women and a sewing room where women made clothes and quilts that were distributed in the neighborhood. Within five years, the mission, officially titled St. Monica's Community Center, had become an established institution.

McLoughlin also acquired a barbershop adjacent to the church and remodeled it into the first maternity clinic in Arizona, offering neighborhood women free home deliveries by registered nurses and doctors (McLoughlin 1954). A venereal disease clinic opened as well. In 1941, the City of Phoenix was expanding

rapidly but lacked sufficient hospital beds, 365 for 140,000 people, and Hispanics and Blacks were often excluded from these (McLoughlin 1954). In addition, racial segregation extended to medical school training, making it extremely difficult for non-whites to become doctors or nurses. McLoughlin abhorred racial discrimination and vowed to open a hospital and nursing school that would accept students and patients of any race and financial ability.

Photograph 5. Father McLoughlin with Lilbart Steele, Bennie Cook, Carl Sikes, and an unnamed altar boy in the early 1940s. (Courtesy of Katherine Ayers.)

World War II had brought an influx of military personnel and civilian workers who put additional pressure on Phoenix hospitals. McLoughlin used the Lanham Act, passed by the federal government to help communities deal with wartime population impacts, to procure funding for the hospital. In 1944, St. Monica's Hospital and nursing school opened on 7th Avenue south of Matthew Henson. The first nursing class included "white, Negro, Japanese, Mexican, and Indian girls. ... Christianity and democracy had succeeded" (McLoughlin 1954). Some young women from Matthew Henson started their nursing careers there (Coleman interview). McLoughlin was superintendent of the hospital and president of the board of directors, roles that eventually brought him into conflict with the Catholic Church. In 1948 he resigned from the priesthood but continued his work at the hospital until his death in 1970 (Luckingham 1994). The hospital later became Phoenix Memorial Hospital, which continues to serve the community today.

Dunbar Elementary School

Dunbar Elementary School, located at 707 W. Grant Street, was also important to the Matthew Henson community (Figure 2). It was constructed in 1925 to accommodate African American students prohibited by segregation policy from attending White schools. Construction of the school came at a time of expanding student enrollment. Between 1920 and 1930, the Phoenix population grew from 29,053 to

48,118, with a commensurate increase in students (Woodward and Osmon 1991). Bond measures during this same time period raised 1.4 million dollars for school expansion and construction. Dunbar was constructed to meet the needs of families on the west side of town. Booker T. Washington Elementary, built in 1921, served Black students on the east side. Like other schools across the state, Dunbar was desegregated in 1953.

Designed by the local architectural firm Fitzhugh & Byron in a Second Renaissance Revival architectural style, the building provides an important illustration of the Custom Architecturally Designed Schoolhouse property type. The symmetrical one-story brick school has two wings of later construction, forming a general U-shape (Woodward and Osmon 1991). The building and lawn are surrounded by a wrought iron fence and face west onto 9th Avenue. The school has been in continuous use through to the present time. Dunbar Elementary School was added to the National Register of Historic Places in 1993.

Connected by location and student body, Dunbar School and Matthew Henson housing have had strong ties over time. Many former residents attended the school, and its location adjacent to the housing complex ensures the school's place as a focus for the community. Many former students have fond memories of the school. Marion Franklin Coleman attended Dunbar in the 1940s. The school was small; she recalls that at that time there were only two bathrooms. Most kids went home for lunch or went to the grocery store across the street. She had to take homemaking class, but the school didn't have a cafeteria so the girls went by bus to Booker T. Washington School for the class (Coleman interview). Mary Bishop taught at Dunbar for 17 years, 2nd grade and later 7th grade, beginning in 1953. She had many Matthew Henson residents as students and remembers feeling welcome in the Matthew Henson community. "Parents supported us. Anytime something went wrong, they didn't have 911, and most of them didn't have telephones so I'd just walk over there in the projects. And if they'd see me walking, 'Where you going, Ms. Bishop? Where you going?' They know that I'm going to talk to somebody's parents" (Bishop interview). Ms. Bishop recalls that she felt safe in the area and that the families at Matthew Henson often invited her in for dinner. Parental support at Dunbar included a large and active parent teacher association.

The school had lots of activities like plays, talent shows, fashion shows, and Halloween parties. The teachers had the students make Halloween costumes at school because many families didn't have a lot of money. Ms. Bishop recalls the students often went to Grant School for lunch until Dunbar was able to add a cafeteria. She would chastise children who went off the school grounds to buy "taco bread" from a stand. Ms. Bishop was strict, but discipline was part of a community effort. "Even the children that were not disciplined at home did not want to be caught by the community. That was a village. And it was a close-knit village. And the school was part of that village. And if I'm leaving the village and if somebody's waiting on the bus, I'd give them a ride, because it was not dangerous to pick up anybody. That was a village. And we protected each other" (Bishop interview).

As the ethnic makeup of the neighborhood changed over time, so did the student body of Dunbar. Today many of the children are Hispanic, but the school remains tightly connected to the Matthew Henson

community. When families were relocated in anticipation of the HOPE VI project, many feared that Dunbar would be closed. However, a strong attachment to the school and high test scores prompted many families to keep their children in Dunbar, and the school remains open (*Arizona Republic*, May 28, 2003).

Integration

Although some public housing supporters of the 1930s and 1940s opposed segregation from a moral standpoint, they were aware that public housing was still a new concept at the time and to challenge deeply entrenched segregation practices meant risk to the successful completion of these projects. Therefore, the earliest public housing projects were not integrated. In later years, national and local legislation forbade segregation in housing. New public housing was integrated; but it took many years for formerly segregated housing to become integrated. Although civil rights leaders called for desegregation in public housing in the 1960s, reversing the process proved difficult.

Public housing, begun during the Depression, was intended to be transitional housing for poor families to get a start. However, over time, increasing numbers of residents stayed for the long term, principally the elderly and families on welfare. Few apartments became available, and people tended to want to live with people of a similar background. Tenants could not be forced to live in a particular apartment, and because large numbers of apartments did not become available within the same complex at the same time, no more than a few families could move into a project at one time, making integration problematical (*Arizona Republic*, September 17, 1965). In 1965, all Matthew Henson tenants were African American (Banner and Dyer 1965).

The face of Matthew Henson housing changed over time as the complex eventually integrated. Former Housing Director Roy Yanez described the challenge of achieving integration within public housing in the late 1960s (Rose 1977). He said that the mixing of Whites and Hispanics within some housing projects was easier due in large part to intermarriage. However, attempts to integrate Black families into Marcos de Niza often failed, with families moving out within a week. According to Yanez, African American families commented that they did not feel comfortable because they had little in common with their new neighbors who often spoke Spanish. In 1970, a Mexican American family that moved into Matthew Henson complained of vandalism, and the families of nine resident boys accused in the incident were threatened with eviction. The Matthew Henson tenants' council and others in the complex stressed that the incident was not racially motivated and disputed Yanez' remarks that Henson tenants didn't want to integrate. They said that African American homes had also been the target of thrown rocks and garbage. In an effort to improve the situation, the council formed a committee to talk to the suspects' mothers and to ensure that newcomers were welcomed to the community (*Arizona Republic*, January 23, 1970). The charges against the boys were eventually dropped. This incident took place during the same time period as the rent strike at Matthew Henson, when tension between the Housing Authority and tenants was running high. Ray Bladine recalls that after initial problems in desegregating the public housing projects, by the 1980s integration of the projects was underway (Bladine interview).

Richard Beardsley, current Deputy Director of the Housing Department, was Housing Supervisor for Matthew Henson, Marcos de Niza, and Foothills Village from 1989 to 1994. He recalls that the change in the demographic make up of Matthew Henson housing from largely African American to mostly Hispanic began in the late 1980s and increased in the 1990s (personal communication, December 29, 2003). Beardsley notes that reports from the City Housing Technical Services Section show the changes over time. In 1983, Matthew Henson was 52 percent Black and 39 percent Hispanic. A decade later the percentages had reversed with Hispanics at 52 percent and Blacks at 33 percent. By the end of 1997, Matthew Henson housing was 66 percent Hispanic and 22 percent Black. The increase in Hispanic residents at Matthew Henson over the past several decades is a reflection of the fact that a greater number of Hispanics in general were applying for public housing in Phoenix.

Despite changes over time, many former residents continue to maintain attachments to the Matthew Henson community. The following oral history section provides a look at the history of Matthew Henson from the perspective of former residents and others associated with the community. The section includes a summary of the oral history interviews, a copy of the questions asked during the interviews, and logs of individual interviews.

"That was our village": The Matthew Henson Oral History Project

Summary by Jean Reynolds

When asked to explain the importance of the Matthew Henson housing project, former Dunbar teacher Mary Bishop explained, "It is important because it was a fellowship there. There was love there. There was discipline. That was our village ... and we protected each other." Today, the clean and neatly landscaped Matthew Henson housing project sits silently behind a chain link fence, while the City of Phoenix plans redevelopment of the area through the Hope VI Project. The vacant red brick and yellow stucco apartments hold the memories of over 60 years of families who have come and gone. This neighborhood, awaiting the bulldozers' arrival, was the place where families got their start, where single mothers struggled to make ends meet, where children played and made fast friendships, where the Black community developed strong roots, and where Latino families and others gradually made a home, too. The unique history of this small corner of the ever-expanding city must be preserved and interpreted for future generations.

To understand the beginnings of the Matthew Henson housing project, one must explore the social landscape of Phoenix prior to the 1940s. Phoenix, like many other cities in the country, practiced segregation. Van Buren Street stood as the unofficial line that divided middle and upper class Whites from minorities and the poor living in the southern section of the city. Many real estate covenants barred minorities from buying homes north of Van Buren Street. As the city focused on development and expansion, many poor families, who were mainly Black and Mexican American, lived in impoverished and often unhealthy conditions. Their run-down neighborhoods were filled with homes built around the turn of the century, small adobe houses, and wood shacks. Some families lived in former stables or in tents along the Southern Pacific Railroad. Many homes had outhouses, and some lacked running water or electricity.

Social reformers such as Father Emmett McLoughlin, a Franciscan priest at St. Mary's Church, knew well the living conditions in the area south of Van Buren Street and north of the Salt River. During the 1930s, Father Emmett publicized the plight of the poor and lobbied the legislature for better housing. Working with City officials and with other reformers, he helped establish the Phoenix Housing Authority in 1939. Through federal money made available after the passage of the 1937 Wagner-Steagall Act, the PHA constructed three racially segregated low-rent public housing projects. Matthew Henson opened in 1941, and the first Black families arrived and settled in. Father Emmett worked hard to create a safe environment for these families, providing community services, health care, and recreational activities for the residents at his small church across 7th Avenue.

The community and the project expanded in the following years, and the Black residents began to create a tight-knit neighborhood, a "village," as Mary Bishop and Opal Ellis remember. Years passed, the neighborhood changed, and crime and violence entered the community. Some residents, under the

leadership of Vernell Coleman (known to some as the "mayor" or "mother" of Matthew Henson), came together to push for improvements in the housing project. These tenants' actions prompted the dissolution of the Housing Authority, the creation of Phoenix's Department of Housing, and altered tenant-City relations. By the 1980s, Latino families began to integrate into the community, and the neighborhood continued to change, struggling with poverty, crime, and other hardships. Yet through all this change, families past and present maintained a strong connection with Matthew Henson as "home," a place where cultural bonds and shared experience brought people together.

Much of the history described in these last paragraphs emerged from the oral history project initiated by the City of Phoenix in August of 2003. This project focused on interviewing ten individuals: former residents of Matthew Henson, City officials and employees associated with the housing project, and a teacher from the nearby Dunbar Elementary School. The object of this oral history project was to document personal stories from the neighborhood, as well as to provide future materials for historic interpretive opportunities in the housing units slated for preservation. It is my hope that the City realizes the wealth of history barely uncovered by these few interviews, and that it proceed with a more extensive historical project to fully document the stories and social changes that occurred within and around the Matthew Henson homes.

With the help of Mildred Fulbright Moore, a former resident of the project and organizer of the Matthew Henson Reunion Committee, I interviewed ten people associated with the project. The City requested that several individuals be interviewed specifically, while Mildred and I chose others based on their availability and wealth of memories. Each person told a unique story, yet each story was connected to the others through shared themes. Interviewees spoke about the way people forged lifelong friendships, how they attended various churches together, played in nearby parks, shopped at the same corner markets, attended schools that were segregated until 1953, and how people's lives were improved through the new public housing. Many of those who lived in the project were happy when they finally moved into a house of their own, but retained their ties with their former neighborhood. The interviews focused on the years between 1941 and the 1970s, when the project functioned as a nucleus for the Black community of the "west side."

Marion Franklin Coleman, born in 1931 in Phoenix, moved in to Matthew Henson at the age of 10, one of the first children to live in the project. She fondly recalled Father Emmett and the activities he provided for the children, whose social activities were often limited by poverty and segregation. Her grandfather, Tom, became friends with Father Emmett, and helped clean the church and accompanied the priest as he made his rounds through the community. She remembered going to Eastlake Park, watching the Lew King Show in downtown Phoenix, and attending Carver High School. She met and married Frank Coleman, a Chicago native who was in the armed services. Marion moved out of the projects in the late 1960s and purchased a home east of the State Capitol through Ragsdale Realty; she still lives in this home.

Katherine Bass Ayers also was one of the first children to live at Matthew Henson. Born in Chicago in 1932, Katherine migrated with her family to the Phoenix area in 1938, living with her grandfather near Apache Junction. The family moved to the project in 1941. Her father, William Bass, was Catholic, so the family attended Father Emmett's church. She remembers meeting Marion and becoming friends. She recalled the Japanese doctor who worked at the health clinic at Father Emmett's church and the way the neighbors pulled together during the Second World War to support the war effort. After marrying Lloyd Ayers in 1950, she left the projects, but later returned as a single mother. She struggled with balancing work, raising children, and attending school, but finally obtained her nursing degree. She moved out of Matthew Henson in the 1970s and into a home of her own. Today she lives in Chandler with her 93-year old father.

Opal King Ellis, a strong community activist and civil rights advocate, came from Oklahoma in 1942, at the age of 13. She moved with her mother into the project, and remembers the contrast between rural Oklahoma and her new urban home. Although she left the projects after getting married in the late 1940s, she continued to work with people in the community there. As a Neighborhood Action Specialist with the Valley Christian Center, she helped people in the project and aided Vernell Coleman and others during the 1969–1970 rent strike. Opal was active in the local civil rights movement, and later became Assistant Director of Housing for the City of Phoenix. Eventually Opal retired, and currently resides near South Mountain.

Cloves Campbell, Sr., the current publisher of the *Arizona Informant*, was born in Louisiana in 1931. He moved to Phoenix in 1945, lived near Eastlake Park for a time, and then moved with his mother and siblings into Matthew Henson in 1946. Living in the projects was quite a change from the shacks they had lived in before, which had no indoor bathrooms: "That was like moving up to the middle class, because that place had four bedrooms and hot and cold running water ... It was a good place to live, no gangs, nice clean yards, grass .... Hey, we could take a bath three times a week!" Cloves soon lost his mother, and the children had to care for themselves. Cloves moved out of Matthew Henson in 1951, attending Phoenix College and working full-time. After serving in the Korean War, he attended Arizona State University (ASU) and graduated in 1958. He began working at APS, and then served in the state House of Representatives in 1962. Four years later, he became a State Senator, and served until 1974. He still lives in Phoenix.

Another State Representative who got his start at Matthew Henson was Art Hamilton. The Hamilton family moved into the project in 1947, and a year later, Art was born at Memorial Hospital. Although his family lived in the project only until 1954, he vividly recalled his childhood there: the strong sense of community among the neighbors; attending the Church of Christ; and how people gathered on Friday nights to make ice cream, talk, and listen to the radio. Art remembers, "It was a very secure, safe place as a child to grow up. I learned to fly kites there. I learned to play marbles there. I created relationships that lasted a life time." His family eventually settled in west Phoenix, one of the first Black families in an all-White neighborhood. Art participated in the local civil rights marches and became a State Legislator in 1973. He served as a legislator until 1999.

Viola Bookman Wright, born in 1924 in Oklahoma and settled in the Okemah area of Phoenix in the 1950s with her husband David and children. They struggled financially, and found a little relief once they moved into a four-bedroom apartment at Matthew Henson in 1956. She remembered the hardships of caring for seven children, the way she tried to improve their apartment through new curtains and flooring, and how the families socialized together. Once her husband secured a construction job through the union, their financial situation improved and they moved out of Matthew Henson in 1966. In the following years, Viola spent many years living in Oklahoma after her first husband died, and finally returned to be near her children in 1999. She currently resides in South Phoenix.

Ralph "Chapito" Chavarria, a long-time maintenance man for the project, was born in 1914 in Solomonville, Arizona. Chapito, also known as "Chapo" to many residents, grew up in Tempe, and began playing in his father's orchestra in 1923. Chapito married Consuelo Huerta in 1941, and served in the Air Force during World War II. Upon returning, he and his wife moved into the Marcos de Niza project. Through his association with Roy Yanez, the Housing Authority director, Chapito secured a job at the Matthew Henson project as a maintenance man, or "mechanic," in 1953. He worked with other men such as Mr. Gaines and Mr. Cotton. He helped many of the families in the project with their needs, and gained respect from many people. On weekends, Chapito worked gigs with his own band, the Chapito Chavarria Orchestra, playing Latin Jazz and Big Band music for crowds at the Calderon Ballroom. He retired from maintenance work at the project in 1980. Today he lives in South Phoenix with his wife.

Another individual involved with the housing project through the City was Ray Bladine, who served as a liaison between the housing projects and the Housing Authority/City for several years during the late 1960s and early 1970s. Ray, born in Washington in 1944, came to Phoenix with his wife as part of a management internship opportunity with the City of Phoenix. He worked in different departments within the City, and later worked on City redevelopment projects. While he worked with Matthew Henson, he became friends with Vernell Coleman and learned about the issues related to the 1969–1970 rent strike. He experienced first-hand how the rent strike created changes in the way the City managed the projects. He recalled, "It was the catalyst to make Phoenix pay attention to inner city problems in public housing, in general. It caused the change in the system that Phoenix provided for public housing." Today Ray and his wife Patricia live in north central Phoenix.

Calvin Goode is another City official that dealt with Matthew Henson issues as a City Councilman during the 1970s. Calvin, born in 1927 in Gila Bend, came to Phoenix during his senior year in high school and attended Carver High School. Upon graduation from ASU, Calvin worked at Carver for five years until the school closed down after the 1953 school desegregation took place. He received a Masters degree in Education Counseling from ASU and then was elected to the Phoenix City Council in 1971. Calvin also served as Phoenix's Vice-Mayor in 1974 and 1984. During the tenants' rent strike at Matthew Henson, Calvin assisted by offering his accounting services free of charge. Calvin supported the project because he felt that it was important for residents to have safe and sanitary housing. Today Calvin continues to be active in the community and housing redevelopment, and lives in east Phoenix with his wife.

The final person interviewed was Mary Cunningham Bishop, a long-time and well-known teacher at the Dunbar Elementary School. Born in Yuma in 1930, she arrived with her mother and siblings in Phoenix in 1941. They lived in east Phoenix, and she attended Booker T. Washington Elementary School and Carver High School. She graduated from Carver in 1949 and received a Bachelors degree in Elementary Education from ASU in 1953. That same year, she began teaching second grade at Dunbar, and remained in Phoenix Elementary District for 30 years. She was a strict teacher, tough but caring. As a teacher, she knew many of the families in the neighborhood and taught several generations of some families. She remembered the respect that parents gave her and how she often visited with parents at Matthew Henson. Mary became active in the rent strike, collecting money from residents and passing it on to Vernell Coleman. Mary also taught at ASU and at other grade schools in the district, but her fondest memories lie with the students and teachers of Dunbar and with the families who came from the project. Today she lives in Tempe with her husband, Arblee.

The stories that emerge from this oral history project reveal the significance of the Matthew Henson neighborhood, one of the first to be built in the city. Looking back, Art Hamilton summarized his feelings about Matthew Henson's history, "I think it is inseparable from the history of this community and, therefore, this state. I think people who have significantly changed not only the face of Black Arizona, but Arizona period, flowed through there ... I think it is critical because people like me saw it as a gathering place, and a place to organize around their own needs. I think churches and other community services grew up around there. I just think it is ... very difficult to overstate or overestimate the importance that the Matthew Henson project historically played in this Valley in terms of giving people a place to kind of anchor themselves .... It was their home."

Matthew Henson Neighborhood
Oral History Questions

Family History

1. What was the name of your grandparents? Where were they from?

2. What is the name of your father? Where was he from? What kind of work did he do?

3. What is the name of your mother? Where was she from? Did she work outside of the home? How did your parents meet, and when did they get married?

4. When were you born? Where?

Background

5. *(if not a native)* When did you come to Phoenix? Why? What were your first impressions of the city? When did you move to the Matthew Henson housing? Why? Describe the house you moved from.

6. Describe Matthew Henson when you first moved there. Where did you live? Describe the home where you grew up.

7. What do you remember most about your childhood? What kind of chores did you have as a child? What did you do for fun? *(ask about segregation limits)*

8. (*if old enough and in Arizona*) What do you remember about the Great Depression?

9. (*if old enough and in Arizona*) What do you remember about the Second World War? How did it affect your life?

10. What school(s) did you attend? Do you have any memories of school that stand out to you? Do you remember any specific teachers? When did you finish school? What did you do after you finished school?

11. What kind of jobs have you had? Describe them. (*pay, type of work, etc.)*

12. How did you meet your spouse (*if married*)? Tell me about your spouse and family.

Matthew Henson Community

13. Describe some of your memories of the neighborhood.

14. Tell me about some of your neighbors?
    Was everyone who lived there from the same racial background? *(Do they remember desegregation? What happened after it became more mixed?)* Did people of different racial backgrounds associate with each other?

15. Describe some of the businesses you remember near the housing project. Where did you go shopping for everyday necessities? Did you go downtown to shop?

16. Did you attend church? Where? Describe who went to your church?

17. What kind of social activities did you have as a child? As a teenager? As an adult?

18. Did you participate in any clubs or organizations?

19. Did you ever go to the Grant Park or Harmon Park? If so, what kind of activities did you do there?

20. Do you remember any community events or gatherings occurring in the Matthew Henson neighborhood?

21. Do you remember Father Emmett McLoughlin? St. Monica's Mission? The Memorial Hospital and the nursing school? Describe what you remember about them.

22. Do you have any memories connected to activities related to civil rights in Phoenix?

23. Do you remember any kind of controversy or concerns about the housing project? (Mention rent strike in the late 1960s)

Ending Questions

24. How has the neighborhood changed in the past 50 years?

25. What is your fondest memory of the neighborhood?

26. What aspect of the neighborhood do you wish was still around today?

27. Why do you think the Matthew Henson neighborhood's history is important?

28. Looking back at your life, do you think that your life was similar or different to other people in Phoenix?

29. Is there anything else you'd like to add?

Marion Franklin Coleman Interview
August 24, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Discusses her grandparents on her mother's side, Susie and James Kirby, from Bowie, Oklahoma. Her grandfather worked as a cement finisher on the Matthew Henson project as it was being built. They lived at 1141 W. Sherman in Phoenix. Marion's mother was raised there with her brother and sister. Marion's great-grandfather lived next to them. Susie Kirby stayed in the home, but she liked to fish in the canal along 15th Avenue. There used to be a ditch along West Sherman, and Marion remembers catching minnows there. She also recalls a swing her grandfather made for them. She mentions her cousins. Marion's father died when she was young, so her mother was a widow.

040-
Marion's mother attended Dunbar School. As a child, Marion lived on Grant Avenue a block from the Dunbar school, which she also attended. She remembers the janitor who lived on the school grounds and how she played with his children. She (and her mother, sister, and brother) moved from the home on Grant to the new projects, in 1941 (or when they officially opened). They moved in the day it opened. "My mother tried to find somebody with a truck ... and its funny, they brought her a flatbed truck. And then Father Emmett McLoughlin, he was the priest at the church across the street from the projects .... He was a people person; he was a people's priest. And he came over and welcomed us to go into the place. My grandfather, my daddy's dad, was a bodyguard to him."

062-
The Walters were the next family to move in, then the Braggs, the Waltons, Pittmans, and another woman. Describes how Father Emmett helped the people in the project. Remembers that her mother paid $10 a month for rent. Her family lived in apartment #175. Describes how families had to move when they got bigger or smaller. Cloves Campbell lived across the alley from Marion. Describes the playground in the middle of the project. "Sometimes we would hear a horn blow, and when you heard the horn blow that means that Emmett McLoughlin got some grapefruits or oranges, lemons, or potatoes, or whatever, and he was in the yard of the St. Pius (St. Monica's) Church ... and everybody from the projects would come over there and get whatever they wanted."

091-
She talks about the women's clinic started at the church. Mentions a man who owned a Dairy Queen that gave her brother a job. Describes the big tree in the project and how the kids played in the tree and how her mother would call her. Describes the crafts that Father Emmett had for the kids, dance lessons, and Friday night dances for the children and New Year's celebrations. Mentions the Easter traditions and services at the church. The kids at the project learned about Catholicism.

125-
Describes how they built on to the projects and extended the homes (the "Old Projects" and the "New Projects"). Describes three grocery stores, Popeye's, Southside, and New State groceries. Mentions Mrs. Coleman and the community center. Mentions that Art Hamilton and Morrison Warren lived there. "There's quite a few people that went to ASU, that lived in the projects." Describes how people used the

projects as a step up. "As far as I'm concerned, the project was a good start for most of the people ... quite a few people around here ...." Mentions big families in the projects. After Marion got married, she moved into the "new" projects at 10th Avenue. "It was my home, and that's where we came from." She had two of her children in the projects. She's sad to see them tear it down.

194-
Her maternal grandparents were James and Susie Kirby. They came to Phoenix in about 1915. Marion's mother was born in 1912. Her grandfather was a cement finisher. Her grandmother raised livestock, had a garden. The house had an outhouse. Sometimes her grandmother picked cotton.

226-
Her father's father was Tom Franklin. Her father had a few brothers. Tom used to clean the church and be with the priest wherever he went. They lived on Lincoln Street, near the train tracks. The Franklin family lived in a shotgun house, with houses in the back.

254-
Her father was Michelle Franklin, and he died when Marion was 4 or 5 years old. The Franklin family came from Louisiana. Her dad worked for the WPA during the 1930s, and his brother worked in a CCC camp. Her mother went on welfare after she became a widow. Describes wearing clothes given through welfare and how she was embarrassed. Kids would tease them. Children in welfare families received clothing, shoes, and gifts at Christmas. Describes the food stamps they used.

287-
Her mother was Ruth Kirby Franklin. She raised the kids and did "day work." She rode the streetcar and walked to get to the homes she took care of in north Phoenix. She worked in the Encanto area. Marion went with her a few times and helped her mother clean. She worked for the same families for 30 or 40 years. She worked for the Moore family, Mrs. Jingles (husband was an eye doctor), and Dr. Darrell Manley, a pediatrician. Mentions that there was a doctor who visited the people in the projects when they were sick.

325-
Mentions Memorial Hospital (St. Monica's). Some of the young women from the project started their nursing career there.

336-
Marion was born April 23, 1931, at 1141 W. Sherman. She had to stay with her grandmother because she was born premature, until she was 2 months old. Marion has a brother Lige, and a sister, Edna Whitmore. They moved into Matthew Henson when Marion was about 10 years old.

368-
Describes what the project looked like when she first moved in. She had moved from a wood shack that leaked when it rained. "We thought it was big time when we moved in there. It was all fixed up." Describes friendliness of neighbors. People were close. There were only Black families in the project. Mentions Marcos de Niza projects. Describes how La Canasta started across the street. They bought taco bread for 10 cents, or a bag of chips. Remembers a shoe store called Chuy's. The kids spent a lot of time at Father Emmett's church. They played baseball, basketball there in the playground. They had a band there as well. Mentions going to Grant Park to swim. The family had no car. They walked most of the time. They went to the train station (Union Depot) for fun. They went to Eastlake Park (the main park in the largely African American community in the east section of Phoenix at the time), where they could dance, and the parents could watch and supervise. She skated or rode a bicycle. Sometimes her grandfather drove them and he gave them a time limit at the park until he picked them up. They went to see movies downtown, to the Ramona, the Fox, the Rialto and the Strand. They had to sit in the balcony.

All of the museums were segregated. The Orpheum was too expensive. Mentions how all the movie stars stayed at the Westward Ho.

485-
Describes her first house on Grant Street, before they moved into the projects. Describes the Chinese neighbors. Describes how they did laundry at her grandparents' house with a rub board, home-made soap, heat up the tub with hot water, and clean laundry in it. Hang them on the line. Thursdays were washday, and the family got together. Her grandfather picked them up for church, at a Christian Methodist church at Jefferson and 7th Street. After church they would go to the movies. Mentions nearby Black churches. Then she went to a Methodist church at 14th Street and Adams, which she still attends.

588-
She describes the Black soldiers from Fort Huachuca.

Tape 1, Side B

000-
Mentions the riot during World War II between Black soldiers. Describes this. The soldiers were barred from going to the project. Marion thinks that the Black soldiers might have been staying in some barracks in (or near) the project. This may have been a special section for the military men who could not stay elsewhere because of racial segregation in Phoenix at the time.

035-
Her husband was in the service, but she can't remember when they got married. Tries to remember which war he was involved with while in the service.

046-
Her family moved into a two-bedroom apartment in the projects. Some of her mother's friends moved there. She speculates it was a caseworker that told her mom about the new homes in the project. Describes what it was like to have a caseworker, they checked to see if you had "luxuries." Single women were not allowed to have men in their home, or they would cut off their financial assistance.

069-
Talks about attending Dunbar School, first through eighth grade. Describes the school and the buildings. Requirements in order to graduate. Teachers could not be married. Mentions some teachers, remembers some of them. She graduated valedictorian of her class. Describes the principal. She went through fifth grade twice. The school had only two bathrooms. Mr. Gray, the janitor, eventually bought and ran a gas station. Describes the Maypole dance. Each class would do a special presentation at the end of the year. She was required to take homemaking, but the school did not have a cafeteria. The girls had to go to the Booker T. Washington School (the other Black elementary school) to take the class. They traveled by bus. Most kids went home for lunch or went to the grocery store across from the school. Describes this and punishment for being tardy. Mentions the junior police who did crossing guard duties.

188-
Lew King used to come to the school and talked to the kids about becoming a Lew King Ranger and starting a savings account. Talks about the junior police more; Marion was part of it. She was able to march in the Phoenix rodeo parade as a junior police. She watched the rodeo at the State Fairgrounds if they got tickets. Mentions the Wallace and Ladmo Show, and Black music group who played on the show. She describes watching the circus animals march from the railroad at Jackson Street to the fairgrounds because they couldn't afford to watch the circus show. She mentions that entertainment was, and is, too expensive for the average person to attend.

250-
Talks about seeing the Lew King Show, watching Maxine Johnson (a Black singer who still performs locally with her daughter) and Wayne Newton performing as children. Discusses how Wayne Newton made it big but Maxine Johnson did not. Lew King would perform at Park Central on a stage, every Saturday. Describes this.

277-
Describes Father McLoughlin. He helped the residents of Matthew Henson. "He was always going to bat for the people in the projects. He was like the person that spoke out for them." He provided food. When the Church wanted him to leave the area, he refused to do so. He helped build the Memorial Hospital. Talks about the nursing school. Mentions a nurse from the hospital, Jackie Rito. Mentions Opal Ellis, who lived in the project and worked for the Housing Authority. She was a leader.

330-
Marion clarifies what she meant by her grandfather being the "bodyguard" for Father Emmett. He was his good friend and stayed with him a lot. Her grandfather also kept the church clean. Her grandfather and father were Catholics. Marion was baptized Catholic but chose to be Methodist. She still went to the church because of all the activities happening there. Father Emmett had a lot of influence with the people in the project and the people "took to him." She mentions some of the activities that the priest had for the children. They showed movies there on Friday nights. Marion mentions a movie she watched as a child, where someone filmed the first opening day of the projects. She doesn't know where it is now. She mentions a lady who helped Father Emmett, Ms. Donnelly. She speculates it was his girlfriend.

393-
Describes some of the movies they watched at the church. At one point they had to pay 50 cents to watch the movies in order to fund the activity. Some kids from East Phoenix would come to see the movies, because a lot of the people couldn't afford to go to the movies.

409-
They went to Eastlake Park mostly on the weekends. Many people went over that way for church (there were several important Black churches on the east side). They went to Eastlake Park on July 4, and the soft drink companies (Coca Cola, Nehi) would give the kids a free pack of soda pop for having a report card with a star on it. "So that's what all the kids were struggling for. To get that star, so that you could get that pop. That was a very good incentive." When she graduated from eighth grade she got a certificate, but in high school the graduates received a watch or some kind of gift. Once they desegregated the schools (1953), this did not happen anymore.

452-
Talks about going to Carver High School (the only Black high school). She went there in about 1945 (?) They had ROTC and home making classes. The teachers came from colleges outside of Arizona. Mentions some of these, such as Mrs. Seneca. She got pregnant and had her first daughter when she was 16 (c. 1947). She wasn't supposed to be in school when pregnant, but she went anyways, kept her pregnancy a secret. She returned to school, but had to get childcare. But she got sick, so she had to quit. She kept in touch with all of her classmates and later got involved in the school reunions. Discusses this.

539-
She married Frank Coleman, a Chicago native, but she met him here. She had three daughters: Teresa Carol, Verna Lanae, Renita Lynn. When she got married, she stayed in the project because her husband was in the service. She moved to her present address (23rd Avenue and Washington) in the late 60s or early 70s.

582-

She has a lot of good memories about the project, remembers how everyone knew everyone else. Close neighbors. Mentions some of her neighbors.

Tape 2, Side A

000-
Describes neighbor with a garden. Names some other families and young women who lived there. Mentions the Elks Lodge at 7th Avenue and Buckeye, Marion and her friend used to watch people dance at the Elks Lodge in the "Chinaberry Garden." She had to wait until she was 18 to get in the Lodge.

042-
Most of the kids she grew up with left the projects. When people got a job and made a little more money, they would leave. Many of the kids she grew up with got good jobs and "moved up in the world." Talks about her friend from Mobile, Arizona.

068-
She doesn't remember about the rent strike. She recalls that kids came from Chandler to Carver High School because they couldn't attend school in Chandler. This was controversial. The kids who played sports at Carver (like basketball or football) could only play American Indians, not Whites, and they wore the leftover uniforms from Phoenix Union High School. Mentions people demonstrating about civil rights at the State Capitol, people having rallies, pushing for legislation.

109-
Describes the churches near Matthew Henson that residents attended: New Home Baptist Church, Church of God in Christ, Shiloh Baptist Church, Mount Calvary, another church on Grant Road.

127-
She walked to Carver High School (4th Street and Grant) from her home. Only one boy in high school had a car.

137-
Activities at Grant Park: swimming, crafts; but she couldn't stay there long. She went to Harmon Park as well. Grant and Eastlake had the only two pools that Black children could swim at. She doesn't remember when the project started to integrate. When she moved out, there were only Black families there. The project changed—it became less secure, people were afraid to walk to the store. That may have happened around the 1980s. She mentions that drugs were always around because of the service men, but it was kept secret; she speculates that the drugs came in with the service men, who were dating local girls. There weren't drugs in the schools when she was in the projects.

185-
Doesn't remember the girls who went to the nursing school, says that Matthew Henson families couldn't afford to send their daughters there. The school didn't stay open a long time. She now knows one woman who attended the school.

217-
Other buildings that could be preserved: she thinks the community center should be saved, because it was a gathering place, women went there to sew together. It was started by Vernell Coleman.

230-
She says the neighborhood had deteriorated; that when they changed the criteria for who could get into the project, the whole atmosphere changed. Fewer people knew each other, like before. The drugs became prevalent. Mentions the possibility of Dunbar being torn down: "That should be a monument right there ... that's one of the first schools!"

255-
She loved living there. "It was my home, you knew everybody .... My life there was pleasant .... We were poor, but we didn't know we were poor ...."

265-
Why Matthew Henson's history is important: "I think it was important because it was the first time they gave Black people the chance to stay at a decent place. A lot of them would have never been in a decent place .... My mother couldn't afford anything else, she was by herself. I really believe that the projects started a whole lot of people out." Talks about her current neighborhood, how she bought the home where she lives now. She worked in a sewing factory while she lived in the projects. Ragsdale Realty was selling the house. They bought the house for $7,000. After White residents left, Black families moved in to the area. Her mother used to clean the home of a woman who lived down the street from where Marion lives today. Talks about her current home.

End

Katherine Ayers Interview
October 11, 2003
Chandler, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Father: William Bass. His father was Jessie Bass, mother was Matilda Miles. Jessie's father was Abraham Bass and mother was Eliza Mahoney. Her father grew up in Derby, Indiana near the Ohio River. He moved to Chicago at the age of 17, where he got a job. He met Katherine's mother there, and they married.

Her mother, Katherine Thompson Bass, died in 1998. Her father is still alive and is 93 years old. Her mother and father were married in 1930. Katherine Thompson's parents were George Thompson and Katherine Clyde Mumford. Describes maternal family line. On her mother's side, her grandfather was the oldest living Spanish American War veteran and the oldest Purple Heart recipient. He is listed in the Early Blacks of Arizona book. When Katherine was young, her grandfather George lived in the desert between Mesa and Apache Junction. He built a home there. She describes this.

076-
Katherine came as a little girl (age six) with her family from Chicago to Arizona in 1938. Katherine and her two brothers were born in Chicago. They lived with their grandfather. She remembers his animals and the water trough around the house. She describes learning about animals in the desert. She remembers the heat and using wet sheets to cool off. She remembers what her grandfather had in the house. The family stayed there until her father found a job and they moved into town at 1510 E. Monroe and visited their grandfather on weekends. Describes what they did. Then the Bass family moved to the west side of Phoenix. She attended Booker T. Washington and Dunbar Elementary and Carver High School. Her father worked as a cook and later became a chef. Her father was on the Ruth Dunlap show. He worked at Williams Air Force Base at the NCO club and the Arizona Country Club, also the Knotty Pines. Her father worked at the Reynolds Aluminum Plant during World War II.

125-
Her family got involved with the St. Monica's church (now St. Pius X), Father McLoughlin's church. Describes him: "Father Emmett McLoughlin back in those days did so many things for the community, things that really helped hold the families together, provided a lot of structure ... in terms of providing services but also providing cohesiveness in families and communities." She talks about Father McLoughlin more, Memorial Hospital, nursing program that trained Black nurses. Remembers two Black nurses. Father Emmett would pick up the children and bring them to catechism classes. The kids in her family were at the church a lot. Katherine's father was raised Catholic. There were many Black parishioners. Her brothers were altar boys there (she has a photo of this). Father Emmett knew many people in the community. Describes church barbecues and carnivals. Describes the fundraising efforts and raffles. Talks about Bob Tate and her father working together. Talks about the Elks Club.

181-
They lived at 6th Avenue and Tonto/ Hadley. Remembers families living nearby. Then they moved to Montezuma, then moved to the projects in 1941 when they opened. Talks about Father Emmett's role in the projects. "All that area where the projects are now were really bad slums, and across Buckeye Road." She describes the way that the City would promise to do certain improvements and then it never happened, which created a lot of anger among the residents. In the slum area: "There were a lot of outhouses and people did not have good sanitary conditions. The conditions were very bad."

210-
As a child, she spent a lot of time at Father Emmett's church. There were a lot of activities and adult chaperones. She remembers the well-baby clinic, prenatal clinic and a general clinic next to the church. She remembers Mrs. Macintyre, and the doctor, Dr. Tanaki, who was Japanese American and was interned during the War. Describes what was inside the mission—clinic, and recreational rooms for boys and girls, playground equipment, maypoles, basketball court, baseball, boxing ring. Had tap dancing lessons there and the kids performed.

250-
She remembers the troop trains coming into Phoenix, and the residents would come to greet the soldiers. Her father was an air raid warden. She describes air raid drills. Talks about food served at the church, how many Black women learned to make tamales from the Mexican women. They watched movies on Fridays—there were many entertainment opportunities for people at the church. She recalls a movie made about the opening of the projects, which they showed at the church. She remembers she was filmed. She speculates that the film might still be at the church in the records. There was a memorial dinner for Father Emmett last year, at the church. She talks more about the priest.

329-
She talks about going to Dunbar School. She was a part of the Girl Reserves (later called the YWCA). She was also a Girl Scout. Describes the conflict/competition between East side and West side girls. Helen Mason, founder of the Black Theatre Troupe, was her scout leader. Talks about this. Talks about her love of the outdoors. Her brothers were part of the Boy Scouts.

380-
Her father was born in 1910 in Derby, Indiana. Her family came to Arizona because of the Depression in Chicago. Her mother's father lived here as well, and her parents thought things would be better in Arizona. Talks about employment during the Depression.

403-
Katherine was born in 1932, in Chicago. She describes her memories of living in Chicago.

544-
Her first impressions of the Apache Junction area when she moved there as a child: Superstition Mountains, the smell of the desert, the sound of the mourning doves, silence of the outdoors and to see the stars at night. Talks about the source of water for her grandfather's land. Describes the area, and how they kept busy. She hunted lizards, collected rocks.

Tape 1, Side B

000-
Her grandfather lived in a tent in the desert before building the house. She describes the house. There were other Black families living in the area. She remembers a restaurant/bar called "Ned Cross," the Buckhorn Mineral Baths, the Wigwams in Tempe, Tovrea Castle, the stockyards between Phoenix and Tempe, a taxidermy shop. Talks about identifying animals in the desert near her grandfather's home. She talks about being a tomboy as a child, and the animals her grandfather owned. She describes traveling in her family's Model T Ford. Describes the Apache Junction zoo, with a statue of the Lost Dutchman miner. The family walked to the zoo, and Cavanaugh's restaurant. This was near her grandfather's house. Other businesses included The Oasis, and Ming's store and gas station. She describes the water well and the canal nearby, and when her brother fell into the water. Remembers a boarding house or hotel nearby.

124-
She lived in the projects until she got married, in 1950. She describes the projects. They were "decent, warm, and clean." She moved back into the projects after she was married for a while, then she was divorced and she stayed there as a single mother.

When the projects were first built, they went from 7th Avenue to 9th Avenue, Sherman to just north of Buckeye Road. They built Veterans housing next, which was like barracks building made from wood, and elevated on blocks, and only veterans could live there. One of the former principals of Dunbar School lived there for a while (Mr. Ned), Eugene Grigsby, and others. James Rubin, Morrison Warren lived there. People who lived there went on to get good educations and jobs.

165-
She met Marion (Franklin) Coleman there, who became her best friend. She describes what the apartments looked like when she first moved in—there was grass, the buildings were clean, and Katherine had her own room. She enjoyed getting to know people there. The neighbors watched each other's kids. Her parents taught her to show respect to adults.

200-
At Father Emmett's church, George Edgefield taught music lessons. They had a band and the members marched in parades. There was a day care center at the church. In the evenings the hall was opened for the older kids; there was a jukebox there and the kids learned to dance. She describes this and the watchful chaperones. Describes her brothers and boxing lessons.

240-
When the project first opened, they had a quilting program. Women would get together and make quilts out of scrap material. Women learned how to make the quilts from each other. This took place outside behind the office. Remembers people in the projects growing Victory gardens. Describes vegetables grown in a "v" for victory. She remembers the Victory bonds, and rationing. She learned how to spend the rationing coupons, and how people swapped coupons within the neighborhood. She talks about how they collected aluminum foil wrappers. They also saved rubber, newspapers, for recycling for the war effort. She remembers that women could not wear silk stockings. Her mother wrapped bandages for the Red Cross, there were places that women would go to do this kind of volunteer work. People took first aid classes and went to the canteen centers to help the servicemen. The St. Monica's church served food for the soldiers, and served beer as well. People learned about how to do volunteer work for the war effort through St. Monica's, the newspaper's articles, and the schools; the office at the projects passed out announcements related to the war effort. She remembers the project's incinerators for burning trash. She remembers again about the people going to the train tracks to cheer on the servicemen when they came in on the trains.

350-
Describes the downtown area of Phoenix. Remembers the department stores: Penney's, Boston Store, Korricks, Diamonds, Switzers, and Hanny's. Switzers and Hanny's stayed the longest in downtown after malls opened. She remembers the movie theaters from 7th Avenue and east: Phoenix Theater, Rialto, Fox Theater, Orpheum, Ramona Theater, Studio Theater—totally segregated, Blacks could not go there. The other movie theaters made Blacks sit up in the balcony. Describes the interior of the Fox. Mentions the Palms Theater. Remembers a drive-in movie theater, possibly the Rodeo. Riverside Ballroom.

418-
Describes how her parents were strict and how she and her brother got around the rules.

430-
Remembers learning songs from her mother. She talks about enjoying school. Remembers a library at Harmon Park and possibly a library in the projects. She read a lot, memorized poems. She remembers a teacher in high school, Mr. Perry, who taught chemistry. She wishes that she could have pursued the chemistry profession or science profession. Talks about Carver High School programs. She took ROTC in high school. Her youngest brother was in the last graduating class in Carver.

555-
Katherine got married at the end of her junior year. She had children and stayed at home. Then she began working and started going to school for nursing. She became an LPN, then got her degree as an RN. She has worked at various hospitals. She's still working but hoping to retire next year. Her husband's name was Lloyd Ayers. Her children: Steven, Douglas, Stacey, Shannon, and Kirby.

590-
She moved back to the projects in the mid 1950s, and moved out in the 1970s.

Tape 2, Side A

000-
She talks about changes she saw in the projects by the 1960s: Introduction of drugs into the area. First it was associated with zoot suiters and pachucos in the 1940s, then associated with musicians. Drugs started coming in to the area during the 1960s. She remembers people playing cards, drinking, smoking. She remembers that by the time she left, the projects had become dangerous and she wanted to leave. She talks about the cost of rent. She describes her rent, and it was difficult in relation to the fact that the more you earned, the more you had to pay in rent and it was hard to get out. Talks about the lack of savings programs or childcare programs for residents. Katherine had a hard time financially when she had some health problems and had to go on welfare, which she didn't like. She talks about going to school for nursing. She did very well academically and graduated valedictorian.

075-
Her children had to do a lot of work around the house while she was working and going to school. A neighbor helped her with the kids, as well as her mom. Talks about juggling family life, work, and school. She graduated in 1974 as an RN from Gateway College. She worked toward her BSN next, but did not finish.

118-
Talks about racial tension in Phoenix during the 1960s, the Vietnam War conflict; drugs caused problems in many neighborhoods. Her children were at Phoenix Union High School at the time. "Things were bad." The tenants were more transient than in the earlier neighborhood of the projects. There was more crime in the projects. She talks about a memory of being afraid to help a man who was asking for help outside of her apartment, because the area was unsafe. She felt bad about this. The streetlights were always out. She was afraid to go outside at night. She remembers a group of youths like the Black Panthers (Black Saints).

164-
During the time that she was working and going to school, she did not have a car, so she had to ride the bus. She had to stand in the cold and she sometimes felt hopeless. This was very difficult for her, even though she was a strong person.

182-
She recalls the Black Saints group, who were like the Black Panthers. She didn't like them. She talks about being involved in her children's school. She learned this from her parents, who were very involved with their children's lives. Her children were student leaders and assumed leadership roles among other children. Talks about racial conflicts at Phoenix Union. Katherine was the president of the PTA. She became involved with a Black Coalition, a group concerned about their children's education. She remembers picketing, working as a deputy registrar, became involved in educational issues in the community.

266-
She talks about the rent strike at Matthew Henson. Lawyer Herb Finn helped them. Talks about some of the issues related to the tenants' concerns: rent hikes, the management would come in to the apartments without getting permission from the residents, needs related to landscaping and upkeep, fixing up the homes. So they had a rent strike. Talks about the funds that the council created to collect the rent. Katherine missed out on being able to take her kids places because she didn't have a car.

355-
She felt that the tenants accomplished their goal with the strike. "We were not out there trying to be bad actors, or radicals, or anything like that. The thing that people need to realize is that people get pushed to a point."

381-
Talks about the clinics at the church property. Describes Chuy's store next to the church. When the hospital opened, all of those clinics moved to the hospital. She remembers Ms. Michaels who worked at the clinics, an RN; there were a few doctors, but remembers Dr. Tanaki most. The church had a daycare center. Talks about other activities there. She describes the maypoles for the kids to play on, monkey bars, and swings. She remembers games at the church carnivals. They chased greased pigs, pitched pennies.

465-
Describes her mother and father's cooking, and how her father got meat. They bought their milk from a dairy on 35th Avenue. They bought gallon bottles of milk. The milk had cream, and they made butter. Talks about desserts that her mom made. Describes the kind of food they ate.

523-
Describes some of the people she knew in the projects: Opal Ellis, Vernell Coleman. Explains the Juneteenth celebration, held at Eastlake Park. (June 19—Emancipation Proclamation celebration)

Tape 2, Side B

000-
Describes Vernell Coleman. Talks about the Juneteenth celebration stopping and then starting again, as part of the movement of Black consciousness. Helen Knox was involved in the community, Calvin Goode, Eddie Miles, Blaze family. Remembers Geraldine MacDonald. She really respected Opal Ellis and Vernell Coleman. Talks about Opal. She remembers Mrs. Foster who helped get people to vote, and she sold AVON products. She remembers Chapo, the maintenance man. She respected him. She remembers bad managers. Mr. Lawrence was a good manager. Talks about problems with the public housing system.

085-
She talks about what she'd seen of the projects recently, and how she feels about the neighborhood. She thinks it's a good thing that the projects are being torn down, but is concerned about what will be built there next. Talks about the importance of schools and a diverse, practical education.

145-
Why the Matthew Henson neighborhood's history is important: "First of all, it's part of the city. Good or bad, it's part of the city. I would hope that they could ... take a good look at it and see what will they do differently next time .... But also they need to learn that everybody that lived there, they're not all bad." Talks about the general attitude about housing projects, especially towards single women, especially those who were Black or had kids. There was a stigma attached to them. Her son Stacey is working with the Hope VI project. She talks about him. She talks about problems with Phoenix Union High School, conflicts about closing the school and busing during the early 1970s.

235-
Matthew Henson: "In the beginning, it was a very good place to live in. It served its purpose, because it gave decent housing for a lot of people who would have continued otherwise to live in worse conditions, so it served its purpose." Says that residents should be involved with planning the new housing, so they will be encouraged and have a sense of pride.

End

Opal Ellis Interview
August 30, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
She lived with her grandparents in Oklahoma. Talks about her perspective on the definition of slums. She says the projects gave people a better kind of housing. Mentions the accomplishments of children who grew up in the projects. Mentions Black families who moved to housing built by the Jones builders. Talks about discrimination; Black musicians had to stay in people's homes because of segregation. Describes that people went to Father Emmett's mission to watch movies and dance to Mr. Edgefield's band. Talks about Father Emmett and the hospital. She had to walk to high school, walked to downtown, no buses. There were many people who moved in and out, didn't stay a long time.

049-
Mentions the riot during the war. Explains the reasons it happened and who was involved. There were Black soldiers (364th infantry) stationed at Papago Park, and the Black MPs who were stationed at the State Fairgrounds. They got into a conflict which escalated into violence, at or near the projects. She talks about Joe Davis (a Black resident) shooting Frenchy (a White detective), who had shot a Black patrolman named David Star, who was a friend of Joe's. People in the projects were afraid and closed their windows, thinking there might be retaliation against the Blacks for the shooting.

093-
Her maternal grandparents in Oklahoma were Mose and Ella Austin. On her father's side it was Annie Childs Barnett and Horace King. Her father and mother were from Blaine County, Oklahoma. Her father was Henry King, he worked in the cotton fields. Her mother was Elizabeth Millie Ann Austin King.

108-
Opal came to Phoenix when she was 13 years old. Her mother and stepfather were already living here. Her stepfather, Jessie Lydia, had tuberculosis and had to move to a drier climate, but he died.

113-
Opal was born in 1929 in Blaine County, Oklahoma, and stayed there until she finished eighth grade. Her mother was living in the projects when she arrived in 1942, and she moved in with her. Her impression of the project: "I thought it was nice. I had come from a small town ... where I had lived, people had lived out in the country, and the places in town, people had to bring water (in) and all that. I thought it (the housing) was pretty great. I didn't realize how people thought about them."

130-
Describes how the project looked when she moved there. It deteriorated some over time. The project expanded to 9th Avenue and then eventually to 11th Avenue. She attended Carver High School. She talks about the school being segregated. Describes the school. The students had to wear old uniforms from Phoenix Union High, and her basketball team was not allowed to play other high schools. They had to play the YWCA teams. Describes being discriminated against while in high school in relation to interaction with the other schools.

185-
Talks about what she did as a teenager—Eastlake Park for entertainment. They went swimming there. When they went to movies, they were segregated in the balcony. Could not use many public bathrooms, until they built the bus terminal.

213-
Father Emmett and the Catholic Church—most residents were not Catholic. The kids went to the church to play basketball, softball. Mentions Otha Grimes who would remember Father Emmett. Sometimes the church would have community barbecues. During the Depression Father Emmett would help people get food or jobs.

257-
When the housing projects started to deteriorate, residents would go to the City Council, who referred them to the Housing Authority, and things wouldn't get done. People were frustrated. This led to the rent strike. She mentions Roy Yanez and Auggie Trujillo, the administrators, weren't taking care of Matthew Henson. She says that, on the other hand, not all residents were keeping their apartments up. The rent strike helped them to get some of their needs taken care of. Opal was working at the Valley Christian Center at the time of the conflict. She didn't live there. The Housing Authority eventually became a part of the Housing Department. The residents who were participating in the strike paid rent to Vernell Coleman. She was the spokesperson during the strike. Geraldine MacDonald and Jim Robinson were also involved. Charles Esser was City Manager at the time.

300-
Describes a problem they had when they went to withdraw (from the bank account) the money from the rent strike to pay to the City (once it had been resolved).

320-
Talks about how people are coming back downtown for entertainment.

328-
What people were concerned about that led to the rent strike: the length of time that it took for repairs, problems with roaches—there were about seven or eight issues. They met with the Human Relations Commission. Mentions some people on the Commission. Says that during the rent strike many residents did not pay (Vernell was collecting money to set aside and be given to the Housing Authority if the conflict was resolved). Says that most people in the project were involved, but not all gave them the rent money. Mentions Marvin Andrews as being City Manager at the time. The Housing Authority did meet the residents' demands. She says that although the authority listened, there were still similar troubles later down the road.

375-
Opal moved to her current home in South Phoenix after she left the projects. She doesn't remember when she moved to her home. About 40 years ago.

384-
Explains what Valley Christian Center was. Opal was a Neighborhood Action Specialist, and it was through this job that she stayed involved with issues related to Matthew Henson.

405-
She knew a lot of people in the neighborhood. She remembers Dolores Moore. William Bell. The Hightowers. Katherine Ayers. Art Hamilton and his family. She knows people who moved out and kept in touch with them.

471-
Tenant Council—Katherine Ayers, Geraldine MacDonald, Lucy Cottons (sic). They were trying to get more involved with the Housing Authority, to get some of their issues heard. They were involved with the rent strike.

500-
Describes some of the stores in the area—Big Bear, Bayless, Popeyes, Albert's, Lily's. Mentions the credit system that some stores offered. Describes some of the churches—Shiloh, Mount Calvary, Felton King's Church of God in Christ. Doesn't remember any community events in the area. Vernell Coleman started the Juneteenth Celebration (19th of June) and this brought people together. The first celebration was at Dunbar School, and then it was held at Eastlake Park. Discusses how this holiday is celebrated now.

570-
She graduated from Carver High School in 1946. She got married and started a family after high school. She went to ASU but decided to quit, and got a job through the City of Phoenix; she got involved with community development.

Tape 1, Side B

000-
She worked for the City for 19 years, beginning in the early 1970s.

010-
Mentions that she was involved in civil rights activities. (Her stroke makes it hard for her to remember a lot of things.) She talks about George Brooks and Lincoln Ragsdale, leaders in the local civil rights efforts.

035-
Changes at Matthew Henson—people are staying there longer than they used to. People don't take care of their own lawns anymore since the maintenance is taken care of by the City. Opal became Assistant Director of Housing and was aware of these changes. The project is integrated. She thinks that the project became more integrated in the 1970s. Now there are more Hispanics than Blacks in the project. It was during the 1980s that the Hispanic population grew quite a bit, in terms of the residents. Mentions that some families were sub-renting apartments to other people, and no one seemed to care. Doesn't remember an official time when they desegregated the housing projects.

088-
She discusses being Assistant Housing Director and administering the elderly housing, Section 8 housing for Phoenix. There was a lot of work.

109-
Says her best memory of living in the projects was the day when she got out. Describes finding and buying the house she lives in today. She liked the space and the proximity to the mountains. She was happy to have her own place. She liked her neighbors at Matthew Henson; she just wanted her own place.

126-
Talks about her children. Husbands were Curtis Harry, Conway Lee Maupin, Huda Ellis.

162-
Why the history of Matthew Henson is important: "I think you ought to know where you came from." It was like a village, where people who would watch out for each other and their children. "You ought to think (about) where you came from. You need to look at it and you can see how far you've come ...." Talks about her pride in being Black and realizing all of the things they have gone through, about the issue of having to confront discrimination, and the people who "managed to stand right here and say, I pledge allegiance to the flag that never included them."

"I know I'm from a great people." Talks about problems in the Black community, people who have lost hope.

End

Cloves Campbell, Sr. Interview
August 29, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Talks about his grandparents, both sides from Louisiana.
Mother's side: Sarah and Moses Fisher;
Father's side: John and Catherine Campbell. His parents met there, had nine children. They lived in Elizabeth, Louisiana until 1945.

016-
Father was John Campbell. He worked in a sawmill, which closed in 1944 and they moved to West Lake, Louisiana, where he worked as a janitor. He got sick and died. Cloves was born in Elizabeth and came to Arizona in 1945.

027-
Mother was Luvinia Campbell, from Kentwood, Louisiana. She taught third grade until she got married, and she had to quit. His parents married around 1921. Cloves was born April 12, 1931. The Depression didn't affect his family much because his father worked at the sawmill and it didn't shut down. His father died when Cloves was 14 years old. They had moved to Phoenix to get his father to a drier climate, since he had tuberculosis, but he lived for only another few months. His mother liked the climate and knew some people in Phoenix, so she decided to stay, and she brought her children out from Louisiana.

065-
Describes his siblings. Cloves was number six out of nine siblings. His mother died around 1947, leaving five of the children orphaned. They were living at Matthew Henson at the time. Talks about how all of the siblings finished their education, and he and his brother were eventually elected to public office. His brothers Don and Charles are retired from ASU. His brother Roland worked as a bank manager and in security. One sister Carol worked as a nurse.

079-
They moved into the housing projects after living in different places in the east Phoenix area, in the Eastlake Park area: "We moved to four different places, trying to find a place with five kids... We started out on 15th Street and Jefferson, right across from Eastlake Park, and then mamma found a place up on 10th Street and Jefferson. We stayed there for so long, they kicked us out of there. Then we moved in a building over behind Ragsdale's Mortuary, on 11th Street and Jefferson. We stayed there so long because the people that were living there had a little three-room house, and they let us ... and then she got a rooming house on 1230 E. Adams. Then we stayed there until mamma finally secured an apartment at Matthew Henson homes, in June of 1946. And that was like moving up to the middle class. Because that place had four bedrooms and hot and cold running water. That was a huge step up, that was the middle class as far as we were concerned. Matter of fact, we were so poor there ... that after we were there for about six weeks, word got around in the housing project of Matthew Henson, that the Campbell's was the only apartment that had no roaches—any roach that moved to our apartment starved to death. There wasn't an ounce of food in it."

102-
His mother inquired with the City about getting housing, did an application, and received a home. Describes the housing project when he lived there: "It was a good place to live, no crime, no gangs, nice clean yards, grass, and they even supplied you with a lawn mower .... Hey, we could take a bath three

times a week." The houses they lived in before had outhouses. He remembers that the housing project "was beautiful." There were a lot of friendly people there. "It was the place to be. If you were in the housing project, you eventually became part of the in-crowd." He doesn't remember many of the residents. He remembers Art Hamilton, Charles and T.C. Dean who became school principals, and T.C. became coach at South Mountain High. Dr. Morrison Warren lived there, who eventually became vice-mayor of Phoenix and was a professor at ASU. Cloves' brother Don is now on the board of governors for the community college system.

136-
Cloves lived at Matthew Henson from 1947 to 1951. Mentions Luther Jones who lived there, who is still alive. He worked at the airport. During high school Cloves got involved in sports, made all-state. He worked while in school. He had worked since he was 12 years old. Here, he worked odd jobs, then worked full-time as a freshman in high school as janitor for the Rialto Theater. Describes the theaters at night. He worked 7 days a week, 8 hours a day. He earned $27 per week. He worked in the evenings. Talks about this. Theaters were segregated; Blacks sat upstairs in the balcony. He describes how he would go to the movies, watch the movie in the balcony, sneak into the "White section" and get kicked out, and get his money back and then buy something to eat.

202-
Went to Carver High School one semester, then he went to Phoenix Tech High School, at 7th Street and Van Buren. He wanted to play sports and Carver did not have a football team. He received a scholarship to go to ASU after graduation, in 1950. He worked other jobs to help bring in money for the family. He worked at Memorial Hospital as well. When his mother died, he and his next oldest sister stayed living in the projects, after his oldest sister came and took the younger siblings to California with her. This gave him and his sister (who was 4 years older) some financial relief, since his sister had a child from a previous marriage. They moved to a smaller apartment, and then he moved out after he finished high school.

235-
He went to ASU and played football for one semester, then he had to move because he didn't have money to buy day-to-day necessities. He transferred to Phoenix College and he got a job as the athletic director for the Boys Club, near the housing project. Then he got a job as a janitor at the Memorial Hospital, and eventually helped his brothers get jobs at the hospital as well. He was living at 9th Avenue and Watkins Road. He and his brothers lived there until 1952, when he got drafted into the Army during the Korean War. He was not going to Phoenix College full-time (because he had to work) and he was drafted. He came back and finished college at ASU. He got his degree in Secondary Education. Graduated 1958.

281-
He came back from the military and continued working at Memorial Hospital, but lost the job because he had a conflict with his boss. He got a job at APS. He met a nurse at the Hospital, who later became his wife, Juanita Campbell. She went to the Memorial Hospital nursing school, which was integrated. Juanita was from Texas.

304-
Mentions the stores near the housing project that were owned by Chinese families. He wondered why there weren't stores owned by Black families.

312-
He worked at APS for 33 years before he retired. While he was working at APS, he was elected to public office and was there for 10 years. After he retired from APS (1971), he started his newspaper, the *Arizona*

Informant. He's been with the newspaper for 32 years. He was elected as an Arizona Representative in 1962. He got involved through his work with J.S. Jones's campaign. People wanted him to run and he did.

332-
He attended church at 8th Street and Jefferson, Tanner AME Chapel. When he was at Matthew Henson, he went to Eastlake Park a lot. Talks about Father Emmett, with his association through Memorial Hospital. Describes him and his involvement with Matthew Henson. "He was the only one that made it possible for them (Black women) to become registered nurses." Talks about how the Memorial Hospital came about.

375-
He was a Representative for four years, then became a Senator. He left the legislature in 1972. Talks about important legislation that he was involved with. He introduced the first Martin Luther King holiday bill, which did not pass. He authored legislation related to bilingual education, the Commission on the Status of Women, food labeling, and multicultural books.

408-
He started the *Arizona Informant* by buying the paper from the original owner, Doyle Carr, who had started publishing it in 1954. Cloves' brother helped with the newspaper, which began in 1971. There were only four Black newspapers in the area, The *Informant*, the *Arizona Sun*, the *Arizona Tribune*, and the *Black Dispatch.* Talks about the *Voice of the City* from South Phoenix.

437-
He was involved with sit-ins and picketing of the Phoenix Woolworth's to push for desegregation, in 1958. Woolworth's would allow Blacks to purchase food from the café but they couldn't sit down and eat there. Cloves led the first Martin Luther King, Jr. march after he was assassinated in 1968.

462-
Doesn't remember the rent strike at Matthew Henson.

476-
Says that the project is important because of the people who came from there. "It has a history, and you don't destroy your history." Cloves has written a book about his own life.

End

Art Hamilton Interview
August 29, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Grandparents: Mother's side from Texas, near Dallas. Her father was Arthur McClure. Father's side from Louisiana.

018-
Father was Mann "Sarge" Hamilton. Born in Louisiana. He was in the Army in World War II. Talks about the discrimination his father experienced after the war ended while he was stationed at Luke Field, even while in uniform. Comments that German POW's could go into places that Black veterans could not go. His father had received a bronze star and purple heart. His father was stationed at Luke Field and he did not want to go back to the South. He liked Arizona. He got training with the City of Phoenix and became a street sweeper, after he got out of the service. He worked for the City his whole life.

046-
His mother worked at Luke Field and met Mann Hamilton there. Art discusses how the South and Arizona were different in relation to racism and Black's status in Anglos' eyes. Mentions that when his family moved from the projects to a home at 25th Avenue and Madison, they were the third non-White family to live there. The city was fairly stratified by race, although not as much as in other cities like Chicago. Blacks lived in east Phoenix, near Harmon Park and Matthew Henson on the west side, and in South Phoenix along Broadway. His uncle had a pig farm on Broadway, in the county. Many Black families from Texas and Oklahoma settled in South Phoenix because it was more rural.

When Art went downtown, he saw a lot of people he knew. He remembers when the theaters were segregated. Remembers going to the Union Station and getting ice out of the refrigerated cars (ice boxes), chipping it out, and sometimes sell the ice in cups to the people on the trains. Then they would go downtown to go to the movies or J. C. Penney's (on the site of the current City of Phoenix building). The Fox Theater was next door. He watched the Lew King Show there at the theater. He went to the show every third Saturday. He also remembers riding the trolley to the Capitol. He remembers watching the Lew King Rangers on TV, and Gold Dust Charlie, and eventually the Wallace and Ladmo Show. Talks about how he worked a little to help with the family income. They were poor, he says, "but I didn't know it, until later. I had to leave to find out that we were poor."

126
Mother: Mattie McClure Mosley. Born 1916. She did day work, cleaned homes and was a nanny for people like Rick Romley. She got a job at the County as a housekeeper. She became an elevator operator at the State Capitol. She got her GED by the time she was in her fifties. His mother still lives in Phoenix. Art's parents met at Luke Field and were married in 1946.

154-
Art was born in 1948. He was born at the Memorial Hospital. Talks about his siblings: Essie Lee, Thomas, Helen, Orema, Aaron, Andrew, Verna, Alfred, Cheryl, Ina, Donna. When he was born, the family lived at the Matthew Henson project.

192-
Talks about the project, was the best housing at the time. They moved there in 1947. They had lived in a house south of Buckeye and 15th Avenue. Art thinks that his dad heard about the public housing through working for the City.

211-
His memories: He went to kindergarten at Dunbar, met Cloves Campbell. Remembers the Heard family. Most of the people he is friends with today are people that he met while living in Matthew Henson. "It was a very secure place for us." Mentions the Elks Club that was popular, famous musicians like Ike and Tina Turner, James Brown, from the "Chitlin Circuit" came to the Club. "It was a rich place, in terms of a sense of who you are .... I actually grew up in some ways in a nurturing cocoon of my own ethnicity, because it was a very comfortable place and people were incredibly respectful of seniors and incredibly tolerant and watchful of children. It absolutely defies all of the stereotypes that people have about places like housing projects, which, maybe, became the subsequent reality of housing projects. But for me, it was a very secure, safe place as a child to grow up. I learned to fly kites there. I learned to play marbles there. I created relationships that lasted a lifetime."

240-
Talks about the playground at Dunbar School. Didn't attend Grant Park much because it was where the Hispanic kids "ruled the roost." They went to Harmon Park instead. They swam in the pool there or in the canal. Describes a huge cottonwood tree that the kids played around. Remembers an old man who talked to the kids about being a boy, Art's grandfather figure. Mentions Dairy Queen across the street. He remembers the city spraying for mosquitoes, and the iceman delivering ice to the apartments' iceboxes. The Hamilton's had one of the first TVs. The men would come to their house and watch the fights on Friday nights. Describes this gathering. "They boxed more than the people that were in the ring! We used to laugh, we thought that was the wildest thing!" Talks about listening to the scary radio programs, especially one that began with the sound of a creaking door.

301-
Remembers the Heard family he grew up with, the Allen's, who moved the same neighborhood that the Hamilton's moved to. Mentions Earl Wilcox family, Buchanan family (whose son later was killed by police in the project).

319-
Describes that they were safe and secure in the project. It was a positive environment. It was a step up from where the family had been living before, a more secure place. Describes his Aunt Orena's house, which had outdoor plumbing. Describes kindergarten at Dunbar school. It was hard for him to leave his neighborhood and Dunbar school to move to a new area. He didn't realize he wouldn't be going to Carver High School because of desegregation. He went back to the west side to visit his friends, after they moved out. When he moved the new neighborhood, things changed. "For the first time I was a minority. I had been that all my life, but the first time I went to Sullivan school, I became a minority."

400-
Doesn't remember Father McLoughlin. They attended the Church of Christ at 1101 W. Tonto. Mentions other churches that residents attended. Church of God in Christ, Mt. Calvary, and Shiloh. He worshipped only with other Blacks, until he was a teenager and White people came to the church. Talks about Popeye's store, one on 7th Avenue and south of Grant/Lincoln called Sam Kee's. Remembers when Sam Kee's opened, they brought in "Pancho" and "The Cisco Kid," in their TV costumes. There were ponies there for the kids to ride. People also went to the W&Y Market on Buckeye and 17th Avenue, and Food City. Families also received commodity foods (pre-food stamps), and people would go to the gambling shacks and trade food for liquor. Remembers the cans of ham, peanut butter. Popeye's was owned by a Chinese man.

499-
Remembers how people came together at the project on Friday nights and brought out their ice cream machines and make ice cream. Parents would talk, kids would play. Older kids would gather and sing, talk, dance, listen to the radio. There was a lot of social intermingling. Swamp coolers at the projects didn't work very well in July and August, so they spent evenings outside, they even slept on cots outside, covered with mosquito netting. Mentions the trucks spraying for mosquitoes. Swam in the canal at 7th Avenue, where the freeway is today. They didn't go to the river much. Some people lived near the river, or near the garbage dump. "Matthew Henson was in some ways the center of the community .... It wasn't disconnected from the rest."

587-
His Uncle Dewitt McClure had a farm on Broadway Road. He was the first of the McClure family to come to Arizona, had 3–4 acres. This was between 32nd and 34th Street on Broadway. His Aunt Orema also owned property on 15th Avenue.

Tape 1, Side B

000-
People in his family picked cotton in South Phoenix, and his father went to Eloy. Picked cotton in Litchfield. Many families did this to make extra money. His uncle Dewitt and aunt Orena, and his mother, came to Phoenix in the late 1930s. They worked in Stanfield and Casa Grande area. Aunt Orena bought some land in Eloy, but wanted to be in a bigger city, so they moved. His uncle worked at a cotton compress that is now where 27th Avenue and the railroad tracks are (now a swap meet).

031-
Says that kids came from other neighborhoods to hang out at Matthew Henson. People didn't come from the Eastlake Park area to their neighborhood or from South Phoenix, mostly just kids from the west side. Remembers that children played with children and were kept separate from the affairs of the adults. Mentions Irvin Tate, who owned a dry cleaners business at 15th Avenue, grew up in the Bethune neighborhood. Art was in the Dunbar neighborhood.

061-
Why his parents moved to 25th Avenue and Madison: His mother wanted to own their own home. Financially they were able to move out of the projects, and neighborhoods that had once been White were starting to become available to minority families, as White residents left. One Black family moved into the area, then other started moving there. Doesn't know who the realtors were that sold the house. They moved in 1954.

095-
Talks about integrating the grade school, 10 to 15 children were the first Blacks to start at the Sullivan grade school in 1954, part of the Murphy District in western Phoenix. He talks about what he learned from integration experiences. It influenced his later political career. He had to deal with racial slurs. Their presence was tolerated but not welcomed.

148-
There was very little association between Hispanic and Black children at Matthew Henson and in the neighborhood. Mentions the Buchanan family, who were Black and Hispanic. Chinese American children tended to keep to themselves. Mentions the Tang family and their store at 27th Avenue and Adams. Talks about where they lived. The house behind the store housed the workers in the store; the Tang family lived in northern Phoenix.

194-
He went to Sullivan Elementary and Carl Hayden High School. His neighborhood became more integrated and by the time he graduated, it was 90 percent Black. Explains this change related to White folks being able to afford bigger homes and moving out. Now the neighborhood has changed again and there are more Hispanics, as well as gentrification and infill housing that has brought in diverse kinds of residents. Neighborhoods changing to reflect economic status as opposed to certain racial groups.

224-
Art graduated from Carl Hayden in 1966 and he was Student Body president. He wanted to be a lawyer and get involved in politics. He was influenced by the '60s. "Activism wasn't a choice, it was something you were obligated to do." Talks about his ideas for the future.

245-
Remembers marching at the State Capitol in support of passage of a state civil rights bill (1964). The march was led by Lincoln Ragsdale and George Brooks. Recalls the State Patrol guarding the Senate building. He tried to get through and was restrained by the police. He recalls the El Rey Café that refused to integrate. He recalls the March on Washington, sees it as the "most telling, pivotal moment in the 20th Century." Talks about Dr. King's speech. Remembers where he was when he saw it/heard it. He had wanted to go to the national march but couldn't afford to go. Talks about the civil rights movement in Phoenix. Some of the people in power were very resistant. He went to meetings where they talked about boycotting banks and placing their money in accounts at their churches. Black leaders met with powerful individuals in Phoenix trying to get their support for civil rights issues and legislation. Talks about businessmen who had a lot of power—Snell, Bimson, Pulliam, and Bill Reilly with APS. Reilly supported the civil rights movement. Pulliam did not. He had a state's rights (anti-federalism) kind of perspective. "At the time, state's rights was really a code word for segregation."

369-
Talks more about the civil rights demonstration at the State Capitol. Talks about how he felt when he first became a legislator in 1973 and how he remembered this 1964 demonstration. It had a strong impact on him.

397-
Finished high school and went to Phoenix College. His girlfriend got pregnant and he had to quit and start working (1967). He was always involved in politics in some way. He became a precinct committeeman and captain. He helped with voter registration and got to know a lot of people. He was working at Salt River Project as a zanjero. He worked as an unpaid aid in Cloves Campbell's office. He decided to run for State Legislator in 1972, against Bob Stump. Representative Lito Pena became senator and left a house seat vacant. He was actually too young to run (he was 24, and you had to be 25). Explains what happened. Republicans had a big majority by this time. He was a legislator for 26 years. Talks about important legislation that he was involved with. Talks about current political issues.

589-
Talks briefly about his three marriages, and his three children.

Tape 2, Side A

000-
Talks about his children.

022-
Talks about going to downtown Phoenix as a young person. Describes stores, theaters. There were no malls or suburbs, "You, in essence, saw almost anybody who lived here, from time to time." The suburbs drew people away from downtown. Talks about Phoenix Union High School, which he feels was closed down to get minorities away from the downtown area (because the kids would hang out there). They could walk to and from the downtown area. Likes the redevelopment of downtown Phoenix today. Doesn't remember blatant discrimination in downtown businesses. They could patronize the fancy stores like Hanny's clothing store. "We were in some ways a city with a split personality because we really didn't necessarily live together but there was a sense of in some ways of being tolerant of the need to occupy the same space. That's not the same as being accepting of each other, it was more the sense of the need to tolerate each other because this was the only space we all had to occupy, and try to get along the best we could."

094-
He can't think of many buildings that should be saved in relation to Matthew Henson except the Dunbar School, Harmon Park, the Elks Club, and churches in the area. Mentions the Valley Christian Center as being important to him and people in the community. Talks about how the projects expanded. The Center helped to bridge the two projects together.

118-
How the community has changed, became more integrated. The neighborhood changed when people like Vernell Coleman changed. Drug use and crime hurt the community and made it less desirable and less safe. The community recovered from it somewhat. It also changed because it became unappreciated, because it wasn't what people thought it should be. People lived there a long time, but some others felt that it should only be transition housing: "It was never meant to be permanent housing. Well, I don't think anybody ever really explained that to folks .... I think it served its purpose and served it relatively well." The projects were criticized for not being something that it was never designed to be (transition housing). "When I was there, it wasn't transitional housing. It was home. And for most of the folks that I knew that lived in Matthew Henson ... it was their home."

161-
Why is the history important? "I think it is inseparable from the history of this community and therefore this state. I think people who have significantly changed not only the face of Black Arizona, but Arizona, period, flowed through there, and lived or spent time there. I think it is critical because people like me saw it as a gathering place and a place to organize around our own needs. I think churches and other community services grew up around there. I just think it is ... very difficult to overstate or overestimate the importance that Matthew Henson project historically played in this Valley in terms of giving people a place to kind of anchor themselves."

"I maintain that either in our culture or in our significance in being of ourselves as being people, we all kind of came from Matthew Henson. It may have had a different name, but in this community Matthew Henson represented that place from which I think the aspirations of Black folk to integrate themselves into the larger community emanated from. And people who never lived there or spent a day there identified with it as that place. Therefore I think it is significant to the history of Black people in this community, but more importantly, I think it's a significant part of this community's history, period."

End

Viola Wright Interview
September 7, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Grandparents, maternal side: Virginia Bell, paternal side: Dick Bookman.
Father, Lennie Bookman, born in Texas. He was a farmer in Frederick, Oklahoma.
Mother, Rosalee Mimes Bookman, from Tyler, Texas. Her mother worked as a cook, did day work.
Her mother and father met in Oklahoma, married some time between 1915–1920. Viola was born in 1924, and grew up in Frederick, Oklahoma on a farm. Viola has one brother, Leroy, born 1921.

075-
Viola came to Arizona with her husband, David Wright, to be near his mother and father, came in 1952. Viola was 17 when she got married. She describes how she met her husband in 1940. She has seven children: Tommy, David, Richard, Ezell, Ozell, Venita, and Leonard Ray. Her husband was working at a cotton mill near 40th Street and Washington. Then he joined the union and became a construction worker; he was a hod carrier and helped build homes. When they first moved to Phoenix, they lived at 40th Street in the Okemah area. Then they moved to 32nd Street and Woods, then to 1726 W. Mohave. They moved to Matthew Henson in 1956. Her husband had applied for an apartment, and they moved in. They lived at 1010 S. 9th Avenue, apartment B. That was a four-bedroom. The Simpsons, Dudleys, Moselys, Pittmans, Rays, Kings, and Walls were all neighboring families. She describes the closeness of the neighbors.

172
She describes what the projects looked like, the homes. "When I first moved there, it looked okay, the yard was nice; there was plenty of room. We had an evaporative cooler .... We shared clotheslines for the apartments around there. It was real nice because we got along real good, and everything, the place was nice." People had to buy their own appliances, at the time. She recalls they didn't have tile on the floor so she put in her own tile in the kitchen. The whole house was cement flooring. She bought pieces of carpet and put them in the rooms. She describes the original red curtains in the apartment. She went to the clearinghouse to find curtain materials. She was able to get some drapes from a woman who was coming into the store. The lady gave her the drapes for free. She made curtains out of them for the living room and the bedrooms. "At that time, times was kind of tough. David didn't make but $57 a week. That was all he made. Now there we were with a house full of kids, and this is what we had to survive off of. And honey, what I would do—I took my pencil and my paper ... then I sat down and for each day I'd put down what I was gonna cook, and what I could fix with it, you know .... And I'd go to the store, and I'd always buy the cheapest of foods, and I boiled all the time. Fried, once in a while we'd have fried chicken. I boiled, and just made big pots of stuff, so my kids could get full .... Sometimes things would get kind of tough, the kitchen would get low, and I'd fix them something to eat and I'd go in the bedroom and lay down and let them get full ... and whatever's left, I'll eat that. That's the way it was." Once her husband started construction work they were able to make a little more money. She did laundry at night to get them clean for the kids next day—and she sewed clothes for her daughter.

250-
When they moved into the apartments it gave them more room. When her husband got a better job, the rent started to increase. So they decided to try to buy a house, and they left the projects in 1966. They moved to 17th Drive, then to 18th Avenue and Pima, bought a house, lived there until 1975, then they moved back to Oklahoma and then her husband died after heart surgery. She came back to Phoenix in 1986, and then moved back to Oklahoma, and then came back to Phoenix again in 1999. She was remarried, and when her husband second husband died, she came to be with her children.

313-
She talks about what kids did—they went to Eastlake Park, Harmon Park, or at a playground in the projects. Her children went to Dunbar School, and Phoenix Union High School. Talks about Ozell's death. Her daughter Venita went to Phoenix College, and her son David. Leonard joined the Army.

348-
Where she shopped—W&Y store, and one on 19th Avenue and Buckeye, Tang's store (on Buckeye), and Charlie's store (on 9th Avenue), both owned by Chinese families.

382-
Churches—she remembers Shiloh Baptist; she went to Felton King's church (16th Avenue and Buckeye).

399-
Doesn't remember Father McLoughlin, but remembers his church. She has used Memorial Hospital's services a few times.

415-
Social life of residents—they visited each other. There wasn't much else to do there. She knew a lot of neighbors, the Fullbright family, Moses family, and others mentioned earlier. She did some shopping downtown, Penney's, Wards, or Korricks. She would also shop at Park Central after it opened; names some of the stores. She only went to one movie, maybe at the Fox Theater. She didn't like going to the movies.

475-
Venita and Leonard went to Dunbar. She remembers attending a meeting at the school. She remembers that she paid $7,000 for the first house they bought. They had $55 payments per month. How did she feel to get her own house: "Great! When you think you are getting something of your own, it sure does feel great. Never thought I'd really have a house .... You just had a place to stay. We've come a long way .... Society has come a long way."

526-
She went to Newberry's, Penney's, and Ward's to get the fabric to make her daughter's clothes. Discussion of a shoe store near the projects.

562-
Why is the history important? "It's because, back in the day, it accommodated a lot of poor people. Folks that wasn't able to afford housing, they could go there and get a place to stay. They could go there and ... they would give you a room according to your family. Now I thought that was great. The houses weren't bad, the apartments, they were nice .... You could stay cool in the summer and warm in the winter. And you had running water and indoor bathrooms. I think it was a great place. It was a nice place to live if you didn't have money." When she lived there it was primarily Black families there. She mentions Marcos De Niza.

Tape, 1 Side B

000-
She talks about people's friendliness, no problems with drugs. Talks about how she feels about the buildings being demolished. She remembers that some apartments had a stove already in the kitchen. She tells the story about her son Leonard going to school for the first time. He didn't want to stay all day at school.

End

Ralph "Chapito" Chavarria Interview
August 23, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Grandfather: mother's side—Ralph Amado, came from Sonora, came to the U.S. in 1900; One part of the family settled in Tucson and went into the cattle business. The two Amado brothers (Ralph and other) got involved in the gold rush in California.

Grandfather on father's side—Francisco Chavarria. This family came from Las Cruces, New Mexico. They had a freight wagon business, hauled minerals for the mining towns of Globe to the mill in Southeastern Arizona. They had wagons and oxen. Talks about this. Describes how is grandfather died in a riding accident. His brother Regino kept the company and the family eventually lost the business. Francisco's wife died in Tempe in 1927.

059-
Ralph's father, Pablo, was born in Solomonville, Arizona in 1884. He married Ralph's mother, Dolores Amado, in 1906. She was born in Ures, Sonora. Dolores died when she was 34, in 1921. They had seven children between 1907 and 1919. Chapito was born in 1914 in Solomonville. Their family moved to Tempe after Dolores died, and Pablo worked for the Arizona Eastern Railroad, then for the Southern Pacific.

100-
Chapito grew up in Tempe near 8th Street. When Chapito was 8 years old (1922), his father organized an orchestra: the Pablito Chavarria Orchestra. He was very popular. Chapito began playing with his father in 1923, playing the violin. Pablo's orchestra played in the 1920s through the 1940s. Chapito talks about playing his father's music, the difference between his father's orchestra and his own Latin orchestra. Chapito started his own band in 1963. He took his father's music and re-wrote it for a more contemporary sound. Talks about starting in a new orchestra in 1946, then organizing his own in 1963.

143-
Talks about where his father's band played: Tempe, Mesa, Gilbert, Chandler. Describes Tempe in 1922. People knew each other very well. Mentions playing in Guadalupe at dance halls or at the dance platforms. People came to Guadalupe from all over to dance to Pablo's band on Saturday nights. There was no law, which allowed them to drink bootleg liquor (Probably during prohibition). Describes fights between men. Talks about the instruments he preferred to play and the conflict with his father's wishes. Chapito became a bass player. Talks about playing with his brother for fun. Describes his brother Paul.

215-
Chapito went into the Air Force during World War II. He was a crash crewmember (fire fighter) on Tianan Island (?) in the Pacific. He was there when they brought in the atomic bombs and the Enola Gay. Describes this, watching them take off with the bombs.

245-
Describes what it was like when he came back from the war. He talks about his friend encountering discrimination when trying to buy homes. Talks about the irony of serving in the war and being discriminated against. Describes segregation in Tempe, swimming in the river. He couldn't play in certain areas with his Latin orchestra. Tony Corrales was the first Hispanic to play in the Biltmore (and his band). Describes incident of discrimination in a local bar. Describes the grade school he went to, which was

segregated until fifth grade. Talks about the early Mexican community in Tempe. Conflict with Anglos from Texas who settled in Tempe. Talks about the Alamo. He talks about the American Legion Post 41, a post established by Mexican American veterans. He's been a member since 1947. Talks about what Post 41 did to address social issues and needs.

364-
His band played in various parts of the Valley—other musicians playing at the time included Pete Bugarin and others. He was working at the Matthew Henson Project during the week and then played music on the weekends. He played at the Calderon Ballroom (near 16th Street and Buckeye Road). He also played with Chavio Dominguez. Talks about his band, where they played. Describes being recorded for the Tempe Historical Museum (who has the recording). Chapito talks about the long hours of playing music on the weekends. He also played at the Riverside Ballroom with Pete Bugarin, on Sundays.

517-
Chapito describes how the director of the Housing Authority, Roy Yanez, asked him to be a supervisor, and Chapito said no. It would have halted his music career, which was relatively lucrative.

552-
Describes a time when he was playing with his father, and they played at a wedding for a Tempe family. They were forced to play after the guests had left because the father of the bride (who was drunk) threatened them with a .45 shotgun.

Tape 1, Side B

000-
Continues the wedding story from Side A. (very funny story)

020-
Describes playing a 50th anniversary party. Talks about how he met his wife, Consuelo Huerta, in 1937, at Lito Fimbres's restaurant, the Original Café. His wife worked there as a waitress on the weekends. They got married in 1941. They went to Los Angeles and he worked there. Then they moved and he worked in San Diego building dry docks for the Navy. Talks about how much money he made there. He got drafted and had to join the armed services. After the war he came back to Phoenix because his wife and son had moved back to Phoenix during the war. They lived at Marcos de Niza housing project.

147-
Work at Matthew Henson: Started there in 1953, Roy Yanez (the director) had known Chapito's father and helped him get the job. Describes what the homes were like when he first worked there as a maintenance man ("a mechanic"). It was a nice place until the 1970s, when it started to change and people were damaging their homes. Talks about the women he knew there and he enjoyed helping them. Some of the other maintenance workers were Mr. Gaines and Mr. Cotton. Describes installing screens into apartments and an incident of theft. He talks about helping the tenants. He retired from there in 1980.

248-
He doesn't remember the rent strike. He said some of the buildings did need repair. He talks about who lived in the housing—at first all Black, and then a few Mexican Americans moved in. There were some conflicts between families. No violent incidents. He wasn't that aware of management decisions. Describes Roy Yanez. He enjoyed working at the projects; people treated him well.

323-
He started the job at the same time as Mr. Cotton, another maintenance man. He would try to help kids. He talks about the "riots" in 1968 or 1969. He wasn't sure why it happened; there was some violence in the housing project. He remembers a Black maintenance man who was attacked (Mr. Polk).

375-
He talks about how people had to wait to get into the projects; the turn-around time for residency was quick. Chapito would get the apartments ready for a new family when the last family moved out. Describes a strict manager at the project.

426-
Describes the store "Popeye's" at 7th Avenue and Buckeye, run by a Chinese family. Tells a story about two people in the project who stole a lot of things, who called themselves "Pick-em-clean." They decided to steal chickens from the back of the store, which were guarded by dogs. They stole the chickens and the guard dog. These guys then returned the dog and got the reward.

465-
Tells a comical story about the maintenance men, Vincent Cordova and his helper, painting the buildings. Vincent Cordova was the first maintenance man hired. He describes pruning a tree hanging over one of the apartments, and how his boss told him to cut it the wrong way, and it broke off tiles from the roof. Describes another maintenance man, Lalo, and his helper, Mr. Gaines.

564-
Why Matthew Henson's history is important: "It's history. Why knock it down? It's got history. A thousand people have lived there. It's got memories ...." Compares this to the Golden Gate neighborhood, and how the city relocated the residents and tore down the homes.

Tape 2, Side A

000-
Chapito talks about the safety concerns during the time of the riots. As a maintenance man he had to be in the area at night for emergencies, if he was on-call. He was afraid of being in the projects at night. He says the riots were related to a conflict between Blacks and Whites.

053-
Describes some of the problems he had in the project with young people. Describes threats he has experienced and how he dealt with them. Describes how he issued hand mowers to residents to cut their lawns. Still sees former residents around town.

172-
Mentions that after the war he attended Thunderbird Field II vocational school (north of Scottsdale) with the G.I. Bill. He took automobile mechanics. Then he got the job with the City at the projects. "All that experience, all those years (at the project), I learned a lot from the City of Phoenix, and I appreciate that. Because after my retirement, it paid off. Because even now, I do my own fixing around the house, at 89 .... I learned plumbing, electricity, refrigeration, I learned everything."

End

Ray Bladine Interview

October 8, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Ray grew up in Seattle, Washington. Outlines his education and career. Talks about his family. His parents were from Seattle as well. Talks about how his parents met. He was born in 1944 in Seattle; his parents were married in 1942. Father, Raymond Arthur Bladine, and mother, Loyal Parker Bladine. His father owned a small fuel business, then managed a cemetery, then retired. Mother was a homemaker.

050-
He went to Lamat University in Salem, Oregon. Went to Washington State for a Masters degree. He came to Phoenix in 1968. He was married in 1967 to Patricia Bladine. Talks about his wife. He came to Phoenix through the City's management internship program. He was recruited to rotate through the City government offices to see how it worked. He talks about his opinion of Phoenix before he got there. Describes his first impression of the city; he came in the summer and it was very hot. The Jaycee's held a parade and people got heat stroke. Found people to be friendly when he moved here. Talks about where he first lived.

108-
Describes the internship with the City. Worked in Budget and Research, assisted in the City Council meetings, special assignments with citizen committee meetings. He recalls the 1967 disturbance in Phoenix (near the Sidney P. Osborn public housing) with Black residents, that raised awareness of "inner city issues." After this, the Mayor's Office created a branch in South Phoenix, on Central south of Broadway. The City began to pay closer attention to the public housing projects, which was being run by that time by an independent Housing Authority. The Phoenix Housing Authority was an independent board. Talks about mayor Milt Graham. Describes the boundaries of the inner city: Jackson Street to Broadway Street, 15th Avenue to 24th Street. Mentions a block grant he worked on in the late 1980s.

179-
He was assigned to the Mayor's branch in South Phoenix. He was there for about six months, then became the half-time liaison to the housing projects and the Housing Authority. Then he was assigned full-time as an administrative assistant to the Housing Authority. Describes his duties in this job. He worked on a neighborhood development program later. He worked with the Matthew Henson housing for about 2½ years.

218-
Describes how the Matthew Henson housing project had changed in the 1970s since the time it was initially built. The projects remained segregated with only Black residents living there for quite a while. Only a few Hispanic families lived there in the early 1970s. Tenants were concerned that Marcos de Niza was getting more attention than Matthew Henson because the Housing Authority was operated by many Hispanics. This was one reason for the rent strike. There were more tenants that stayed in the public housing for long periods of time than in the past. Maintenance was not kept up well, it was not well-organized. Talks about how Hispanics made up a lot of the maintenance work force and this may have been a reason Marcos de Niza was kept up better. After the City took over the Projects, they did a study to analyze the maintenance system. Ray discusses what they found. There were many problems with a lack of organization. The City developed some standards. There was a lack of equipment. Describes the

lack of revenues to pay for operations. This was eventually worked out through funding from federal grants. This may have been a part of a national trend of issues related to public housing.

318-
Remembers Vernell Coleman, president of the tenant council, and Ethel Walters, Geraldine MacDonald.

335-
Issues that the tenants had: (1) maintenance improvement—coolers needed pumps, (2) recreation programs for kids—started a community center, and provided services to tenants, (3) problem tenant families—dealing with complaints about people creating problems for neighbors (drugs, etc.). By the mid-1970s the housing project had less drug activity and crime, but the surrounding area was getting worse in terms of crime. The tenants also pushed for stronger desegregation efforts. There were initial problems, but over time this changed, and now there are fewer Black tenants in Matthew Henson, more Hispanics and Anglos. Marcos de Niza also desegregated and began to include more Blacks and Whites. The projects became desegregated by the 1980s.

405-
Rent strike: This was a "tenant movement," where people wanted to organize to better their lives. Vernell received a lot of help from Opal Ellis and Reverend Dudley from the Valley Christian Center. A lawyer named Herb Finn helped the tenants as well. They didn't pay the rents but they collected them and put them into a "trust fund." Finn helped them set this up. Opal was a good community organizer. Geraldine MacDonald helped organize meetings and get the word out. There were about eight or nine women who lived in the projects that came together to change things. Ray thinks that the City in some ways allowed the rent strike to happen in order to get things to change within the Housing Authority. The strike lasted between eight months to a year.

460-
The rent strike was against the Housing Authority. The City got involved after the strike. Ray talks about reevaluating rents—needed a policy that helped residents when they got a new job with higher pay, so that the rent wouldn't rise immediately. The rent strike initiated the movement toward the dissolution of the Authority and the City taking over the housing projects. The City created the Department of Housing. They brought in a consultant to help them create a structure to run the housing. They also tried to create tenant services. The rent strike basically created this department. A staff and director were hired for the new department. The City created tenant councils for all of the projects, and a tenant advisory board. So now tenants had much more say in how the projects were run, could voice their issues better. There was a stronger feeling of partnership created, rather than an "us versus them" mentality. "Matthew Henson was the vanguard, the catalyst, that brought about major change in the way that the City of Phoenix looked at operating public housing in the community. If that had not happened, and Matthew Henson's tenants hadn't taken on the role of saying this has got to change, it would have been a long time. Nobody else, none of the other projects at that point in time were asking for the kind of participation in management of the projects that came out of Matthew Henson." Once the tenants' councils were formed people in other projects got involved. "Matthew Henson was the catalyst for that change."

553-
Roy Yanez became the first director of the Housing Department, for about a year, then he retired. John Stape was the next director. Ray left and went on to a different position.

565-
Ray talks about some of the important places in the neighborhood—grocery store at Buckeye and 7th Street. This was owned by a Chinese man. He extended people credit. Remembers Food City as another shopping place, 7th Street and Mohave. Talks about Memorial Hospital. The hospital provided support to people in the housing projects nearby. They had a liaison between the hospital and the

community (a woman named Mary) who helped link families with services. The hospital also had a cafeteria that workers and residents from the project would patronize.

Ray describes a shopping center that the OIC tried to start at 7th Avenue and Buckeye, Progressive Plaza. It went under. Describes some local bars on Buckeye. Residents used Valley Christian Center at 13th Avenue and Hadley. Describes some churches in the area. The Memorial Hospital at times provided grants that funded certain projects like clothing drives, scholarships. They also provided meeting spaces.

668-
Ray doesn't remember that there were any public health clinics attached to the hospital. He doesn't remember much about health issues in the neighborhood. The hospital offered daycare in the 1980s/90s.

716-
Describes the Valley Christian Center. Describes Reverend Dudley and his interaction with him.

760-
Other social issues in the neighborhood? Drug problems, police relations, discrimination, employment issues. Police relations were not good at the time. The residents did not feel that the police department reflected their community's needs. Mentions some of the new police officers brought into work in the projects.

Tape 1, Side B

000-
Job training was an important need. People felt that there needed to be more job opportunities, that the law enforcement was not doing enough to get rid of the drug problem in the area. The tenants got involved and then this changed. There was a general distrust of the government by residents. The City changed to a district system; Calvin Goode was elected to the Council and provided a voice to the African American community. Discusses police issues again.

025-
Positive things in the Black community—more of an awareness of cultural differences and identity, pride, and heritage. Vernell Coleman helped found the Juneteenth celebration. This created a rekindling of Black pride.

040-
He talks about what he remembers about the UFW and the passage of the Farm Labor Law. He doesn't remember it being a big issue in the Black community—there was a split between Blacks and Hispanics. Mentions that he met Ben Miranda and what he learned about the farm labor movement in Arizona.

075-
He talks about parks nearby. Harmon Park, Grant Park. Remembers conflict between kids from Marcos de Niza and Matthew Henson about who could use the Harmon Park. Remembers a nearby Boys Club.

098-
Describes how the Vernell Coleman community center was created. LEAP was involved with the center, other city programs—held lunches, fund raising programs. Some companies donated things to help get the building open and functioning. The center was built in 1972.

128-
The projects were modernized while he was working there, putting in new coolers, duct work for the coolers, insulation in the homes. Talks about problems with maintenance staff and coolers. Recalls some of the maintenance staff in the 1970s: Eddie Velasquez, Don Lowrey, Bill Mullins.

172-
Describes his work after he left Matthew Henson. Worked for the City Manager and helped create the Booker T. Washington NDP (neighborhood development plan). He worked on this. Involved in the building of the Washington Manor, an elderly public housing project. Describes issues and controversies over redevelopment plans. He worked for the Budget Manager, then worked on a block grant program for redevelopment in Phoenix. He worked for Mayor Paul Johnson, as well. Describes what it was like to be in a new environment in a primarily Black community, as a young man, and what he learned, how it impacted his life.

237-
He describes how he thinks that the neighborhood has changed over time. Crime rate has been lowered since the early 70s. The area has deteriorated. No economic development in the area—growth concentrated in the suburbs. It is a "left over" area. The Memorial Hospital couldn't help redevelop the area due to financial limitations. He feels the projects have improved since the 1970s—in terms of the units—but the economic situation of residents probably is about the same. Says airport noise is louder and is still an issue. Discusses the proposed Rio Salado concept for the Phoenix area.

290-
Ray talks about Vernell Coleman who became his friend. He describes her skills and attributes. He also talks about how he helped one resident to keep her home at the Sidney Osborn project, which allowed her to graduate from nursing school. Describes this woman's story.

331-
Why the history is important: "It's a history that reflects what Phoenix was, and what we don't want to be, which was a segregated community, both economically and racially. It provided an opportunity for a good number of leaders in the Black community to survive and later move on to leadership roles .... In the '70s, it was the catalyst to make Phoenix pay attention to inner city problems in public housing, in general. It caused the change in the system that Phoenix provided for public housing."

End

Calvin Goode Interview
October 27, 2003
Phoenix, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Family came to Arizona in 1927 and settled in Gila Bend. He went to school there. He graduated from the grade school in 1940 as Valedictorian. His family moved to Prescott where he attended high school. He came to Phoenix his senior year and went to Carver High School, then to Phoenix College for two years. Then he got his degree in business from ASU and worked at Carver High for five years until it was closed after integration. Later he got a Masters degree from ASU in Education Counseling. He was elected to the Phoenix City Council in 1971 and retired in 1994. He worked for the Phoenix Union High School from 1945 to 1979. Now he is retired and does a lot of volunteer work with non-profits. He's also president of the Phoenix Elementary School Board.

040-
When the Goode family moved from Prescott to Phoenix, they lived around Sherman and 16th Street, then on Buchanan Street.

051-
He became aware of the Matthew Henson neighborhood when he started at Carver because some of the students lived in that area. He also worked with Mrs. Coleman, who started the Juneteenth Celebration. He explains the rent strike, which he assisted them with, by helping them maintain their records during the strike. (Did accounting work for them for free.) The City finally took over the projects from the Housing Authority.

071-
He discusses a little about the different identities of the east part of Phoenix and the west part of Phoenix, in the Black community. The Carver High School was placed in the mid point of these two areas. Describes history of the school, opened in 1926. Dunbar was one of the earliest schools opened for Black students. Mentions the possibility of it being closed in relation to the Hope VI project. The school had been ranked high academically.

096-
Important places around Matthew Henson: the Vernell Coleman building, which needs to be preserved in her honor. "At one time, she was called 'the mayor of Matthew Henson.'" She was very involved in the area.

The operations and maintenance of the projects were not kept up, so the City took it over. The City had to do a lot of repairs. Mentions Opal Ellis as helping in the area. Valley Christian Center was important, the Memorial Hospital, Father McLoughlin was instrumental in getting the housing built, Father Emmett's mission. He also remembers St. Anthony's Church in the area.

134-
Calvin started on the City Council in 1972. This was around the time that the City took over the projects. Maintenance and upgrading the housing were the key issues in relation to the projects. They were also concerned about segregation: the neighborhood was still primarily Black, and the other projects were also segregated in terms of race. Calvin's wife mentions that the shelving in the kitchens of the homes was open, no cabinets to store dishes or food, and this was changed. Mrs. Coleman was involved in this.

178-
Describes some of the events happening locally in the 1960s: He mentions that there were some marches and sit-ins, talks about school integration and people's attitudes. Talks about Martin Luther King Day holiday issue. There were also issues with housing covenants that restricted minorities from living in certain areas. Blacks could not buy homes north of Van Buren. Talks about the strategies of Lincoln Ragsdale and George Brooks to fight discrimination and segregation. Mentions Opal Ellis's involvement. Talks about housing discrimination. Discussion of Hispanic movement into neighborhoods.

272-
Mentions that the area where his house is (15th Street and Jefferson) used to be the Eastlake Elementary School. They closed that school and built Douglas Elementary, then Booker T. Washington School. Mentions a Mrs. Aldridge that is a long-time resident—her father was Mr. Hackett, who was a doctor and had a hospital. Her husband was a principal of the old Bethune School. Booker T. Washington was built in 1929.

295-
Why the Matthew Henson neighborhood's history is important: "I'm one who believes that history ought to be preserved, and one of the reasons why to preserve Carver High School, is that we ought to know what our history is."

Talks about his experience with learning history in high school in Prescott, where he didn't learn any African American history, but at Carver he learned a lot about it. So this emphasizes the importance of understanding African American history and the accomplishments of different people of African descent. This is why they are developing the Carver Museum and Cultural Center. "I think it's important for young people and old people to learn about their history and preserve their history."

335-
He talks about changes that he has seen in the African American community and in Phoenix. Calvin was the second African American to serve on the City Council. Talks about his campaign, and that there has been some political improvement. Talks about integration of the schools and how it affected the Black teachers and himself as well. Describes trying to get a job teaching at North High and within the district. Explains that discrimination in employment is still a problem, and equal treatment and opportunity in employment. Talks about his experience with ASU and Lattie Coor. Discusses current social conditions. Calvin was Vice-Mayor in 1974 and 1984. The City of Phoenix went to the District System in 1984. Calvin describes this, people's reactions, opposition, and the result of it. Talks about the boundaries of the districts and how they were determined.

559-
Calvin comments that public housing in Phoenix provided people with safe, sanitary housing for poor people. It was a must. Talks about what the system should be for public housing. He discusses what the new Matthew Henson housing will be like and who it will help.

Tape 1, Side B

000-
Talks about housing projects in the Eastlake area, and the need for housing. He is glad that Dunbar School will be saved. Tanner Garden and Tanner Terrace are some new developments for the elderly, which he is involved with. Discusses other areas where he was involved in community development. His thoughts on Hope VI project. He talks about problems with airport-related noise and pollution in neighborhoods.

End

Mary Bishop Interview
October 28, 2003
Tempe, Arizona
Conducted by Jean Reynolds

Tape 1, Side A

000-
Maternal: grandfather was Miles French, grandmother was Mary Dumas French. They were from Village, Arkansas.
Paternal: She didn't know them.
Her mother was the oldest of 11 children in her family.

027-
Her father was Walter Cunningham. He was a laborer, and came to Yuma as a cotton picker. He met Mary's mother there. He was working on an ostrich farm at the time. He took care of the birds. He also drove the school bus. Her father died when Mary was three years old. Talks about her memory of their house in Yuma during the 1930s, and her father. She didn't know she was poor; she had friends, food, and health.

054-
Her mother's name was Esther French Cunningham. Walter was her second husband. Esther came from Arkansas to Yuma with her first husband, who had tuberculosis, and first daughter. He died and then Walter met Esther. She describes how. Esther had one daughter and Walter had two children, and then they had four more children after getting married. Mary is the only surviving child of all her siblings. Esther was a domestic worker, and made 25 cents an hour. After Walter died, Esther tried to get welfare ($18 a month), and she decided not to take it because she wouldn't be able to work. Then she moved herself and the kids to Phoenix in 1941.

071-
Mary was born in Yuma, in 1930. She talks about how the Depression did not affect them. Her uncle owned a ranch and that supplied them with food. She lived near downtown. They walked from their house to town. They walked to school. They lived on 15th Avenue and walked to 4th Avenue to go to Mary Elizabeth Post School. She also went to 2nd Avenue Grammar School.

106-
She explains why her second grade teacher made her decide to become a teacher. She was the only Black student, and was smart. The teacher did not like her. So she decided to become a teacher—and later taught second grade for 17 years (Dunbar). "I was a good teacher—I was a tough, mean teacher, though!"

115-
Remembers having to teach seventh grade. Her students liked her. They practiced spanking. She talks about her relationship with parents, especially those in the projects next to Dunbar School: "Parents supported us. Anytime something went wrong, they didn't have 911 and most of them didn't have telephones, so I'd just walk over there in the projects. And if they'd see me walking, 'Where you going, Ms. Bishop? Where you going?' They know that I'm going to talk to somebody's parents. And as I'd go through the projects, just yelling hello, hello, and hello, and smell something: 'What're you cooking in there?' 'Well I'm cooking so-an-so.' 'Well I'm gonna stop and have a little.' And I wasn't married then, so when I got finished, I didn't have to cook, I'd eaten in the projects! I'd eat at anybody's house, and they'd say 'Come on out, we've got so-and-so and so-and-so.' Most people knew me over there."

135-
Talks about the rent strike. Many of the parents wanted to participate but were afraid to be associated with Vernell because she was outspoken. Mary would collect the money for the rent during the strike, from those parents who were shy about giving it to Vernell. She went freely into the projects and no one suspected that she was helping. She had a list and the money, and she gave it to Vernell, who put it in the bank. The people trusted Mary. She told the principal, Mr. Shaw, that she was doing this, and he gave her the okay. She talks about how the owner of the store near the school would cheat people on their purchases by charging them more. Mr. Shaw warned people about this. "I didn't live in that community, (but) I was really a part of that community." She wasn't afraid of going to the project. She talked about another teacher who also went into the projects. She says, "That was a good place to raise your children. Just like you raise your children and you move on out to something else. We had a few that stayed forever. I think that was a good place." She liked the school's PTA.

170-
Mary's mother and siblings came to Phoenix because she thought there were more opportunities in Phoenix and better schools. Even though the schools were segregated in Phoenix, they were larger schools, and more equipped. "So we loaded up our old 1956 Nash, chickens on top, and we came. And it took eight hours to come to Phoenix because the brakes wouldn't work, and my brother had to get out, and he had to bleed the brakes ...." She went to Booker T. Washington School. They lived at 1917 E. Jefferson, a duplex. Remembers her neighbor who took care of them. They walked to school. She remembers a vacant lot on 18th street where the kids played. She went to Carver High School. She was very upset when they closed the school (1954). She felt that the teachers at Carver were more professional than the ones at the other Phoenix schools. The Black teachers were dispersed to other schools. She graduated from Carver in 1949, and then attended ASU, and graduated in 1953 with a Bachelors degree in Elementary Education. She began teaching at Dunbar the same year. She stayed in Phoenix District #1 for 30 years. She retired in 1983.

220-
She remembers that when the schools were desegregated, they were going to send out the teachers from Dunbar, but she refused to go. Explains this. She stayed for one year and then went to Bethune School and Principal Ned went there. She was assigned sixth and seventh grade class. Then she went back to Dunbar. Later, she went to Heard School at the end of her career. She talks about other teachers she worked with at the Heard School, and she had White, Mexican, and a few Black students. She talks about the reading program she created in her classroom, and the impact. Heard was considered the elite school of the district (and Kenilworth School). She talks about spanking students. Kids and parents at the Heard School liked her. She was active in the PTA. Describes the open house, when parents came to meet her, and remembers what she told the parents. Talks about interaction with students and parents. Describes one situation with a girl who told her that her mother was going to "sue her," and how she dealt with it. She trained new teachers.

350-
She describes her individualized program for each of her students. Talks about her response when an assistant principal questioned the way she did her lesson plans. Mary had very strong ideas about how she would lead her classes. The principal came to observe. Mary describes her lessons for the day. The principal was impressed by her teaching. Mary was always late to work but she stayed late to get things done.

447-
She worked at Dunbar in 1953, and worked there for 17 years. She had the chance to teach ASU Education students, teaching Social Studies and about working in "the ghetto." She was paid through the University. This was in 1970–71. At the same time, she also went to Sacaton Indian Reservation to supervise the Headstart Program. She had done this before at the Saint Simon and Jude Church on 19th

Avenue. She remembers teaching at ASU during the Peach Bowl championship, and she was able to see the game. A well-known football player (running back), J. D. Hill, was in her class. Talks about him and other football players. She made them work hard in her class. Dr. Morrison Warren was teaching there at the time as well, and she knew him. She brought the football players to her home and made chili for them. She talks about her struggle with J. D. Hill and trying to get him to do work. She gave her students service work (teaching assignments) in the Roosevelt School district and Phoenix L district. Some of the White students didn't want to teach there. She talks about a particular student who refused to do his teaching assignment.

Tape 1, Side B

000-
She continues the story about the student.

011-
She came back to the District in 1972, and taught seventh grade at Dunbar School. She liked Dunbar and the families there. When she taught this grade, she taught them in groups according to their abilities. She talks about some of the families that came from the projects and attended the school and describes the different children and their personalities and what some of them are doing currently: Fullbrights (Mildred's family), Taylor family, Blaze family, Warrick family, and Hightower family.

103-
Mary recalls that the school burned down one time in Dunbar's earlier history. Vernell Coleman was also called "the mother of the projects." She talks about the rent strike, the residents needed repairs. They decided to withhold the money because work was not getting done. They had legal advice. People paid the rent to Vernell or to Mary. The money went to a bank at Central Avenue and Grant Street. The strike was effective.

123-
Mary talks about how she was safe in the area and didn't need to lock her car. She remembers the MacDonald family, Wooten family, Grimes family, the Barr family, and Dolores Moore's family.

163-
Talks about Dunbar's PTA. It was large and active. They had activities at the school. Mentions Opal Ellis and her family. She remembers the Ayers children. Shannon has a well-known beauty salon in Harlem. Mary enjoyed teaching. Sometimes she brought girls from the school to have sleep-overs at her house, in Tempe, where she moved in 1967.

197-
Talks about how she talked to the Superintendent about being sent to the Heard School. She didn't want to be transferred there. She went to his house and talked to him. She went to Heard from 1978–1983. She describes how she worked on creating an individualized program for the district, called AC. She did this with some other teachers for four or five years—so this might have been 1974 to 1978.

257-
Recalls some of the teachers at Dunbar: Barbara Griffin, kindergarten; Irene King, first grade; Helen Moore, Mary, Juanita Scott, and Odessa Reed, second grade; Bertha Meyers and Darce Johnson, third grade; Ozella James, fourth grade; Mrs. Peterson, Mrs. Wheeler taught fifth; Arthur Hutchins, Mr. James, Mr. Henley, Eddie Johnson were other teachers. After integration, Mrs. Wilson and Kathy Jones came to the school. Talks about a conflict between Mrs. Wilson and Elizabeth Templeton, a resident of the project. Remembers when one of the mothers shot one of the teachers, Mrs. McGee, in front of the children. She

recalls a parent getting upset with her and threatening her. The janitor Bernard helped her. She talks about spanking students. The parents signed a form that allowed her to spank the children as a punishment. Mary was nominated as teacher of the year at the Heard School. Talks about the individualized programs started at the school. She was asked to write a manual for the programs, but she didn't.

423-
Talks about one student, Daisy Brown, whom she had a problem with. She took her home to her mother. She would take kids home to talk to their parents. Describes this.

480-
Activities at the school: Halloween party, plays, and one time they did "Dunbar Goes Broadway," and the kids sang the songs from the *Sound of Music.* They had talent shows, fashion shows, for the parents. The teachers had kids make Halloween costumes at school because they knew the families didn't have much money. There were track and field competitions. When Mary started there, the school had no cafeteria. The children were walked to Grant School and ate at the cafeteria there. They added a cafeteria and library later. Mary Stewart and Tutu MacDonald worked in the cafeteria at Dunbar. "If we could see anything in a child, we'd push them. And the parents, they were gonna push too." She describes a girl that she helped out—she had a problem with her eye. The girl was a problem and had a negative attitude. Mary helped her mom take her to the doctor/hospital to get surgery to get the eye fixed, and the girl's attitude changed.

Tape 2, Side A

000-
Talks about the seventh graders in her classes that had problems with body odors (they were "musty") after being outside and running around. She taught them to be aware of this through a science project where they learned to make deodorant. They each had their own washcloth and bar of soap. She describes this. "I would stand at the door and I could tell who was musty."

The kids would go to the taco bread stand, and she forbid them to do this because they would be going off the school grounds. She describes an incident with a girl named Barbara Williams who threatened her because Mary was going to spank her for going to get taco bread. Mary describes how she dealt with this.

076-
She talks about Johnny Mack, a student she had trouble teaching. Tells a story about how she caught kids with taco bread. At the Matthew Henson Reunion one of the Turner boys jokingly told her that he wanted his taco bread and his Now and Laters candy back. Talks about seeing other former students.

125-
Mary got married in 1959 to Arblee Bishop. They met on a blind date. He was from Texas and was stationed here. She didn't have children. She talks about how her earlier boyfriend, Munson Steed, used to visit her, and one of the little boys in her second grade class was jealous.

165-
Why the neighborhood's history is important: "It is important because it was fellowship there. There was love there. There was discipline. That was our village .... Even the children that were not disciplined at home did not want to be caught by the community. That was a village. And it was a close-knit village. And the school was a part of that village. And if I'm leaving the village and if somebody's waiting on the bus, I'd give them a ride, because then it was not dangerous to pick up anybody. That was a village. And we protected each other."

"Everybody knew everybody in the village. And when you moved out of the village, everybody was happy that you successfully had taken that step. That's why I think it was such an important place. I don't think there's another area that was the closeness that that project had .... The teachers were part of the village, and the village respected everyone. All the adults were respected."

200-
Talks about another former student.

End

Architectural Significance of Matthew Henson Housing

By Robert Graham, AIA

The Matthew Henson housing project, one of the first public housing projects in Phoenix, Arizona, was also one of many projects across the United States generated by the Federal Public Housing Authority (FPHA). Under the Authority, hundreds of projects were built in many architectural styles and using many planning forms and strategies.

Under the federal program, individual projects were planned and designed to suit local conditions while following guidelines set forth by the FPHA. As a New Deal program, the purpose of the FPHA was multi-fold. Like sister agencies such as the WPA and the PWA, the FPHA was intended in part to provide jobs for architects, engineers, and construction workers in addition to providing the public benefits of housing for the poor and clearance of slums. Local architects and engineers were thus employed, and regional variations in design of the housing projects resulted.

In Arizona, the Matthew Henson housing project, together with the Marcos de Niza and Frank Luke Jr. housing projects constructed between 1940 and 1941, provided much-needed work for several of the highest-profile architectural firms in Phoenix during the Depression. One of them, Lescher & Mahoney, established in Arizona's territorial days, had become the largest and most prolific architectural firm in the state. Leslie J. Mahoney served on the Phoenix Housing Committee, a citizen's group organized to lead the local public housing movement, during the time when these projects were being considered and formulated. His firm was selected to serve as Supervising Architect for all three projects (Matthew Henson, Marcos de Niza, and Frank Luke Jr.), with other architects collaborating as design architects for the various projects. V. O. Wallingford, Orville A. Bell, Paul Eaton, and Malcolm D. Seashore were the associate architects for the Matthew Henson project under Lescher & Mahoney's supervision. For the other two projects, Lescher & Mahoney teamed with Frederick Wallis Whittlesey to produce the Marcos de Niza project and H. H. Green associated with Gilmore and Eckman to produce the Frank Luke Jr. project.

The Matthew Henson project is architecturally significant both as an outstanding example of an unusual planning concept in the earliest days of the U.S. public housing program and as an early example of the use of the Ranch style in Phoenix in a large-scale development. The project has retained a remarkable degree of design integrity, both in overall planning and in the architecture of the individual units.

Architectural Description of the Matthew Henson Housing Project

The 1941 Mathew Henson project was constructed on a roughly square site measuring about 600 by 700 feet. A north-south driveway bisects the site into "Group 1" and "Group 2," as noted on the original site plan (Appendix E: Sheet A-1). Forty-four residential buildings of two to four units each were built, 21 in Group 1 and 23 in Group 2. Group 1 also included an administration building and a water play area (see architectural plans in Appendix E and photographs in Appendix F).

The residential units were placed in serpentine rows, end-to-end. This resulted in the formation of alternating common "front door" entry courtyards and "back door" utility courtyards. A typical courtyard measured about 80 by 250 feet and had five buildings clustered around it, two at each side and one at the end. As a result, the end units had only one side facing a courtyard, the other side facing a street or driveway. A sitting area was placed at the open "mouth" of each courtyard.

The spaces around the buildings were well landscaped (Appendix E: Sheet L-501). Most of the original plantings were low shrubs placed close to the foundations, although shade trees were provided in the sitting areas. Concrete benches were distributed through the sitting areas and recreation area.

The residences were built in five models, noted by letters "A" through "F" (skipping "D"):

Building type	Number built	Contents
A	12	2 2-bedroom units
B	6	2 3-bedroom units
C	2	2 5-bedroom units
E	6	2 1-bedroom units and 2 2-bedroom units
F	16	4 1-bedroom units

In addition, the residences were built with either hipped or gabled roofs and with one of three entrance treatments. The entrances all consisted of a simple extension of the roof line over the porch, with the treatment of the supports varying between pipe columns, steel knee braces, and brick piers with concrete caps (Appendix E: Sheet A-15).

Randomness appears to have been the guiding principal in deciding the placement of the various unit types. There is no apparent pattern to the location of building types A, B, C, E, or F (Figure 3). About two-thirds of the units had hipped roofs; only 15 were gabled. The different entry types are distributed in a similar, random way.

The residences were designed in an early transitional Ranch style (described further below). They are built of red brick walls on a concrete slab foundation, and supporting wood framed roofs. Original fenestration was wood, double-hung, six-over six windows; doors were decorative plank doors with a glass light at the entries and wood, two-panel type at the rear. The roofs had a relatively low pitch (4½ inches rise in 12 inches of run). Original plans call for asbestos shingles, but early photographs c. 1942 indicate that 2-piece mission tile was used as roofing (see Appendix A). The rafter tails were left exposed at the eaves. The c. 1942 photograph also indicates that the exterior brick was painted, but has been sandblasted clean as of 2003.

The interior design of the units was spartan but durable. The floors were left as exposed concrete. Partitioning was single wythe brick with a painted finish. The ceilings were wood tongue and groove boards, painted. The arrangement of interior rooms was typical for its day. The main entry was into the living room, and connected to the kitchen and dining area adjacent to the back door. Kitchens had

refrigerator, range, sink, and a small cabinet in a single line. A hallway to the side of the living area led to the bathroom and to one to five bedrooms, depending on the size of the unit. Each bathroom had a tub, lavatory, and water closet. Bedrooms typically had one small "wardrobe" nook open to the room (see Appendix E: Sheet A-6).

A 1951 project added 194 units to Matthew Henson in 65 buildings. The site plan loosely followed the courtyard concept of the 1941 project, with three buildings grouped around a common utility courtyard in the typical pod (Figure 5). The architectural expression of the 1951 buildings has a much more repetitive character in comparison to the 1941 project. The buildings are of painted concrete brick rather than the red brick of 1941. All of the buildings had gabled roofs.

The 1951 residences were built in five models, noted by letters "A" through "E":

Building type	Number built	Contents
A	3	4 1-bedroom units
B	29	2 1-bedroom units and 2 2-bedroom units
C	17	2 3-bedroom units
D	11	2 4-bedroom units
E	5	2 2-bedroom units

In the 1960s, multistory apartments, also designed by Lescher & Mahoney, were built on the south side of the Matthew Henson project. These two-story concrete block buildings are, from an architectural and planning standpoint, unrelated to the earlier projects.

Planning of Federal Public Housing Projects, 1933–1946

Public housing as a building type was first developed after the PWA initiated 52 housing demonstration projects in 1933. Different forms of housing were extensively explored by the PWA projects and in the years following the enactment of the United States Housing Act of 1937. Much of what was learned in the first years of the federal housing program was summed up in an FPHA volume *Public Housing Design* (Federal Public Housing Authority 1946), which anticipated the great boom in public housing construction after World War II. Much of the following analysis is based on this document.

The designers of the earliest public housing projects experimented with many different models for public housing, from single-family homes to multistory mid-rise developments. Some projects were more successful than others, with success often depending on the region in which the project was built as well as on the culture of the area. Typically, developments fell into the following housing categories: single family, duplex, multiplex (up to four units in a block), row houses (one-, two-, or three-story walk-ups), and mid-rise. The form selected for a particular project was highly dependent on land values and the density of surrounding development. Designers working in higher-density areas in developed urban centers tended to favor the mid-rise model, while those working in more rural or sprawling areas (such as Phoenix) tended toward the less dense, single-family or multiplex models.

Housing projects generally had a range of amenities intended to improve the livability of the site. These included a differentiation between "front yard" formal entry areas and "back yard" utility areas for laundry and similar activities; recreational areas for children, including open play areas, play equipment, and water play (usually spray pools); and community buildings for administration of the project and community gatherings or activities.

An important aspect of the housing plan was the overall arrangement of the buildings on the site. Most projects were organized in blocks or strips of two or more dwelling units, which could then be arranged in rows, around courtyards, or in less regular forms. Strip developments were found to be relatively economical, but cast an institutional character on the project. Courtyard arrangements were less imposing but also less efficient. The topography of the site was an important factor in the selection of a development strategy because, when several units are connected together in a row, the most economical siting of the block is to parallel the topography. This avoids the necessity of stepping the foundations and reduces the amount of grading that must be done to make the site buildable. Flat or nearly flat sites were thus preferred because of the increased potential for creative site planning without a large cost impact.

From a philosophical perspective, many public housing projects planned in the 1930s reflected a sincere effort toward creating more uplifting environments for the residents. The model strategy of the era was the Radburn Plan, created by architects Clarence Stein and Henry Wright in 1929. The design for Radburn, New Jersey, was based on the separation of automobile and pedestrian circulation systems. This was achieved through the use of a "superblock," a large tract of land with the mayor roadways around the periphery, culs-de-sac reaching inward, and the center of the block given over to a parklike pedestrian common space. The plan was highly influential and affected suburban subdivision designs worldwide. Radburn and others like it were the logical extensions of Ebenezer Howard's "Garden Suburb" movement of Victorian-era Britain, originally created to deal with the housing conditions caused by the growth of cities during the Industrial Revolution, brought to meet the twentieth century demands of automobile circulation and parking. Public housing projects in the 1930s often reflected much of this progressive thought, making a clear break from earlier subdivision designs, which were usually based on an orthogonal, rectilinear grid of streets. Public housing projects offered a chance to create entire neighborhoods at once, and some chose to integrate ideas and patterns that made Radburn successful.

The three housing projects first constructed by the Phoenix Housing Authority were all based on a repetitive courtyard concept. The sites were combined into "superblocks" by assembling several city blocks into one development. Like most of the land in central Phoenix, each site is relatively flat, with few impediments to flexible planning strategies. Each of the sites oriented a mixture of duplex and four-plex apartment units arranged in a serpentine pattern. This allowed most units to have access to an entry court on one side and a backyard service court on the other. Sitting areas were placed at the mouth of each courtyard. While not unique, this front-and-back-courtyard planning strategy appears to have been relatively rare for public housing of its era. The Matthew Henson project also provided an Administration Building along Seventh Avenue with a spray pool behind it (see architectural plans in Appendix E; photographs in Appendix F). The Henson project clearly attempted to emulate Radburn principles in its

separation of service, pedestrian, and automobile-related areas in an attempt to improve the livability of the facility for the residents.

Given the wide variety of housing types built around the country, it follows that some projects in other states bear marked resemblances to the Matthew Henson project, while others are quite different. A cross-section of ten PWA-era housing projects are outlined in *Public Buildings: Architecture under the Public Works Administration, 1933 to 1939* (United States Public Works Administration 1939). Of these ten, the project bearing the closest similarity to Matthew Henson is the Liberty Square project in Miami, Florida. This project mixed one- and two-story apartments in a serpentine arrangement creating inner and outer courtyards much like Matthew Henson's. Other examples, such as the Cedar Springs Place development in Dallas, Texas, arranged one-story blocks of apartments in staggered rows with the spaces between rows alternately used for public entry space or utility space with automobile circulation and parking. Projects shown in New York, Boston, Cleveland, Detroit, and Chicago were built at much higher densities, with large three- to four-story buildings placed around courtyards or in rows. None of the other projects represented offer the serpentine arrangement seen in Matthew Henson and Liberty Square. Other unnamed examples have been located in other references that orient single-story buildings around courtyards, but none of these examples have precisely the same strategy of alternating entry courts with utility courts.

Later expansion of Matthew Henson in 1951 continued the general pattern of the 1941 development. For that project, groupings of three buildings were placed around a central courtyard with the units facing outward toward the street. The resulting housing project as a whole has been widely recognized as a safe, positive environment for the tenants who have called it home.

Residential Architecture in Phoenix, 1872–1950

The Matthew Henson housing project represented a new trend in residential architecture in Phoenix when it was built, culminating over 50 years of architectural development. The progression of architectural styles in Arizona in general and in Phoenix in particular has been well documented and so will be only outlined here.

The earliest dwellings following Phoenix's establishment in 1872 were vernacular structures of adobe and brush, the only readily available construction materials. As transportation links improved and manufactured building materials became more readily available in the 1880s and 1890s, architectural styles that were fashionable in more populous parts of the country were adopted. Victorian styles such as the Queen Anne and Second Empire Revival were much in vogue for the large homes of the wealthy that graced Washington Street and Central Avenue. Smaller, less ornate examples exhibiting similar stylistic traits appeared as more modest cottages.

Just after the turn of the twentieth century, Arts and Crafts movement ideas began to take hold, resulting in the rise of the Bungalow as the dominant residential style. Most residential architecture continued to be

in the form of single-family residences, or as boarding houses or apartments of compact form. Because of the abundance of inexpensive land, the row house forms were not constructed in Phoenix.

Following World War I, another shift in architectural fashion occurred as the Period Revival styles gained sway over the Bungalow. Gradually through about 1930 the Bungalow died out while the Spanish Colonial Revival and English Tudor Revival became the most popular styles for new residences as well as for apartment blocks.

Although many homes may have been architect-designed, most were built from pattern books or stock plans offered by local builders. These references lent continuity to home styles across the country. Architecturally, Phoenix more or less followed the trends from outside the state, primarily southern California.

In the western United States, modernism in home design was predominantly expressed through the development of the Ranch style, although International Style and closely related offshoots were not unusual for architect-designed homes. The Ranch style had its genesis in California as a way to offer homeowners a lifestyle thought to be more attuned to the West. Developed at the height of the Great Depression, the Ranch style was also popular because it incorporated economical construction methods and materials, such as slab-on-grade foundations and simply framed roofs. Lescher & Mahoney designed one of the first Ranch style custom residences in Phoenix, the Dennison Kitchell House (1934). Hallmarks of the style include horizontal massing with the broad side presented as the front, deep overhangs at the eaves, and expression of multiple exterior materials such as brick and board-and-batten to simulate a haphazard, rural appearance. Decorative elements often included cupola ventilators, built-up plank doors, and diamond pane windows. Ranch homes usually had masonry walls, large picture windows, and concrete slab-on-grade construction. The style was occasionally used through the 1930s for modest homes as well as for custom residences but, by the 1940s, became the favorite of homebuilders for housing tracts, at first built of brick and, in the 1950s and 1960s, of concrete block.

The Matthew Henson, Marcos de Niza, and Frank Luke Jr. developments were designed in 1940 using a simplified version of the Ranch style. At the time they were built they must have presented a new, fresh, clean, and simple appearance that would have been a marked contrast to the slums they replaced as well as from the home styles of the previous 50 years in Phoenix. The Ranch style was also considered to be appropriate because of the low construction costs mandated by the federal housing program. At Matthew Henson, each building was expressed as a simple rectangular red brick mass with a hipped or gabled, low-pitch roof. Entries are protected under a short projecting shed roof extension of the eave supported on steel pipe columns, brick piers, or wooden knee-braces. Rafters at the eaves were left exposed. The original windows were double-hung wood six-over-six pattern, in contrast to the steel casement windows used in the later development of the style, indicating that these were still a transitional form of the style from the Period Revival. The entry doors were decorative plank doors with glass lights, and each building was topped with a simple cupola dormer ventilator. Reflecting the high level of durability expected of

public housing, interior partitions were a single wythe of painted brick. Concrete floors were left exposed. Ceilings were one-inch nominal thickness wood boards.

The 1951 expansion of the Matthew Henson project carried forward the general aesthetics of the 1941 plans, except it used a simplified design approach. These units were constructed of concrete brick rather than red brick. Only two building models were included: one duplex and one four-plex design. All had side gabled roofs. Lescher & Mahoney were responsible for the design.

A notable collection of Phoenix architects of the 1930s was involved with the Matthew Henson project. Supervising architects Lescher & Mahoney had designed a large number of high-profile Arizona projects including the Orpheum Theatre (1929), the State Office Building (1930), the Title & Trust Building (1931), and the Phoenix Post Office (1935). After Matthew Henson, the firm continued its involvement in public housing projects well into the 1970s. Associate architect V. O. Wallingford designed the Gothic-inspired Grace Lutheran Church (1928), Mission Revival Trinity Episcopal Church (1915), and the Neoclassical Kenilworth School (1919). Wallingford and Orville H. Bell were associated in the 1920s as Wallingford & Bell and designed the First Presbyterian Church of Florence (1925). Bell himself was known for his work on the Arizona State Capitol West Wing Expansion (1939), the First Baptist Church in Flagstaff, the Williams Grammar School (1939), the El Encanto Apartments (1939), and a number of large Phoenix homes in the 1920s and 1930s. Malcolm Seashore is known as the designer of the International Style Josephine Goldwater House (1938). Paul Eaton is thought to have previously been associated with the noted Phoenix firm of Fitzhugh & Byron.

CONCLUSION

Preserving the History of Matthew Henson

The City of Phoenix constructed Matthew Henson homes at a time when the idea of public housing was brash and new and social reformers were fighting to bring decent and affordable accommodations to the City's most neglected residents. With the benefit of federal funding, Phoenix hired the prominent architectural firm Lescher & Mahoney to create sturdy and economical structures in an appealing and innovative design. When it opened in 1941, Matthew Henson provided safe and pleasant homes for numerous families in the African American community. In subsequent years, political support for public housing fluctuated, but additional units were built in 1951 and in 1960. Despite the negative images often conjured by public housing, interviews with former Matthew Henson residents reveal memories of a friendly and tight-knit community. Through years of struggle against segregation and discrimination, Matthew Henson housing provided a warm and supportive environment. When the housing suffered neglect, the community banded together to fight for fair treatment, and in the effort, brought about important changes in the way housing was managed by the City.

Houses, even those built to last, usually require eventual replacement. However, the broken screens and peeling paint observed by an outsider mask the stories of the people that lived in those houses—families that attended neighborhood schools and churches, played in local parks, got married and raised kids, and sometimes grew old, living in a place that was home. While numerous families have passed through Matthew Henson and left for new homes, many have treasured the time spent there and have retained their ties with the community. Why preserve the history of a public housing project such as Matthew Henson? Below are some thoughts from people who are close to the Matthew Henson community.

> I think you ought to think [about] where you came from. You need to look at it, and you can see how far you've come. (Ellis interview)

> I think it was important because it was the first time they gave Black people the chance to stay at a decent place. A lot of them would never have been in a decent place .... My mother couldn't afford anything else; she was by herself. I really believe that the projects started a whole lot of people out. (Coleman interview)

> Everybody knew everybody in the village. And when you moved out of the village, everybody was happy that you successfully had taken that step. That's why I think it was such an important place. I don't think there's another area that has the closeness that the project had. ... The teachers were part of the village, and the village respected everyone. All the adults were respected. (Bishop interview)

> It's part of the city. Good or bad, it's part of the city. ... In the beginning, it was a very good place to live in. It served its purpose because it gave decent housing for a lot of people who would have continued otherwise to live in worse conditions, so it served its purpose. (Ayers interview)

> It's because, back in the day, it accommodated a lot of poor people. Folks that wasn't able to afford housing—they could go there and get a place to stay. They could go there and ... they would give you a room according to your family. Now I thought that was great. (Wright interview)

It's a history that reflects what Phoenix was, and what we don't want to be, which was a segregated community, both economically and racially. It provided an opportunity for a good number of leaders in the black community to survive and later move on to leadership roles. ... In the 1970s, it was the catalyst to make Phoenix pay attention to inner city problems in public housing, in general. It caused the change in the system that Phoenix provided for public housing. (Bladine interview)

I think it is inseparable from the history of this community and therefore this state. I think people who have significantly changed not only the face of Black Arizona, but Arizona period, flowed through there, and lived or spent time there. I think it is critical because people like me saw it as a gathering place and a place to organize around our own needs. I think churches and other community services grew up around there. I just think it is ... very difficult to overstate or overestimate the importance that Matthew Henson project historically played in this Valley in terms of giving people a place to kind of anchor themselves.

I maintain that either in our culture or in our significance in being of ourselves as being people, we all kind of came from Matthew Henson. It may have had a different name, but in this community Matthew Henson represented that place from which I think the aspirations of Black folk to integrate themselves into the larger community emanated from. And people who never lived there or spent a day there identified with it as that place. Therefore, I think it is significant to the history of Black people in this community, but more importantly, I think it's a significant part of this community's history, period. (Hamilton interview)

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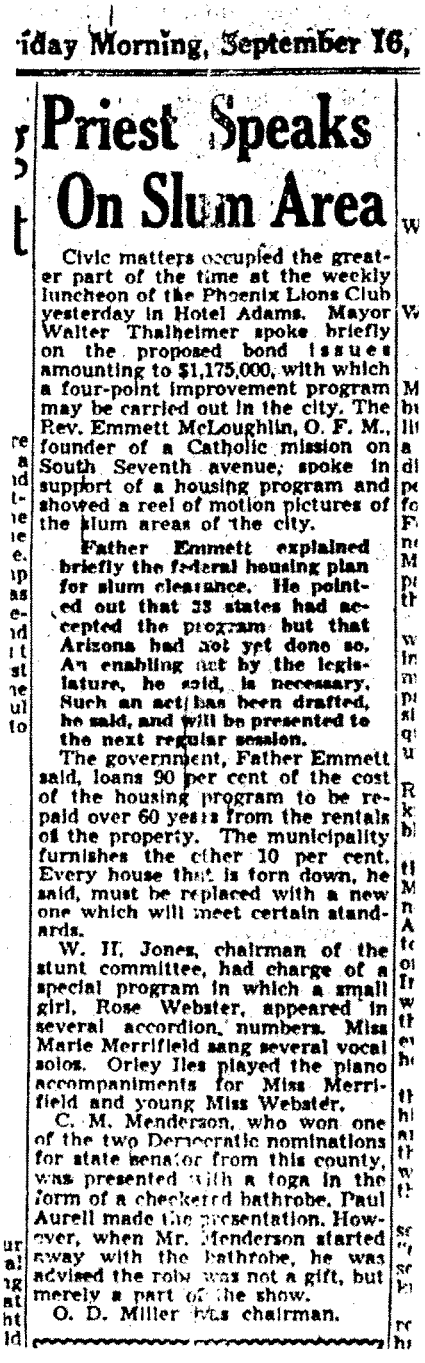


iday Morning, September 16,

Priest Speaks On Slum Area

Civic matters occupied the greater part of the time at the weekly luncheon of the Phoenix Lions Club yesterday in Hotel Adams. Mayor Walter Thalheimer spoke briefly on the proposed bond issues amounting to $1,175,000, with which a four-point improvement program may be carried out in the city. The Rev. Emmett McLoughlin, O. F. M., founder of a Catholic mission on South Seventh avenue, spoke in support of a housing program and showed a reel of motion pictures of the slum areas of the city.

Father Emmett explained briefly the federal housing plan for slum clearance. He pointed out that 33 states had accepted the program but that Arizona had not yet done so. An enabling act by the legislature, he said, is necessary. Such an act has been drafted, he said, and will be presented to the next regular session.

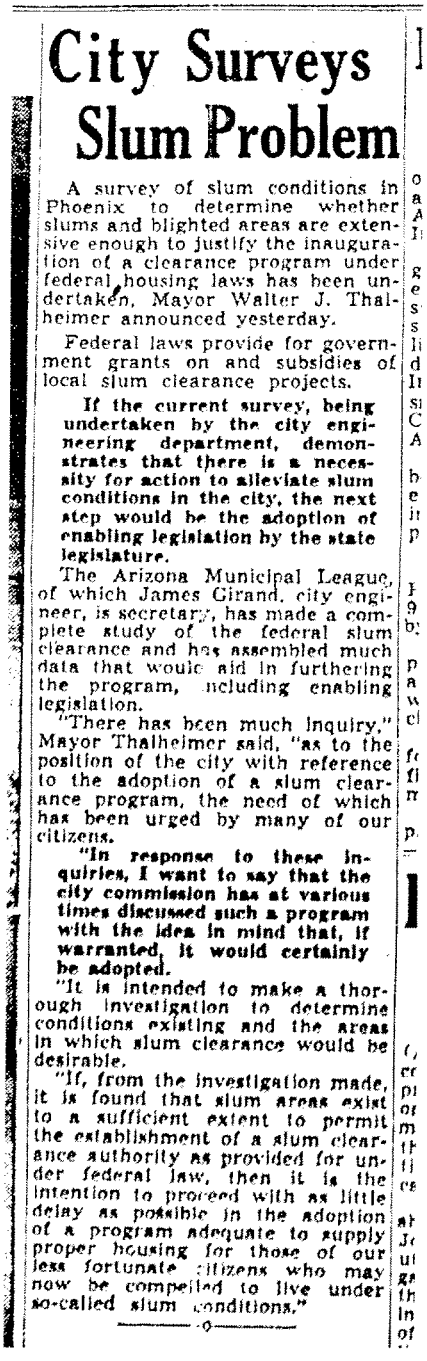
The government, Father Emmett said, loans 90 per cent of the cost of the housing program to be repaid over 60 years from the rentals of the property. The municipality furnishes the other 10 per cent. Every house that is torn down, he said, must be replaced with a new one which will meet certain standards.

W. H. Jones, chairman of the stunt committee, had charge of a special program in which a small girl, Rose Webster, appeared in several accordion numbers. Miss Marie Merrifield sang several vocal solos. Orley Iles played the piano accompaniments for Miss Merrifield and young Miss Webster.

C. M. Menderson, who won one of the two Democratic nominations for state senator from this county, was presented with a toga in the form of a checkered bathrobe. Paul Aurell made the presentation. However, when Mr. Menderson started away with the bathrobe, he was advised the robe was not a gift, but merely a part of the show.

O. D. Miller was chairman.

Arizona Republic, September 16, 1938



turday Morning, November 5,

City Surveys Slum Problem

A survey of slum conditions in Phoenix to determine whether slums and blighted areas are extensive enough to justify the inauguration of a clearance program under federal housing laws has been undertaken, Mayor Walter J. Thalheimer announced yesterday.

Federal laws provide for government grants on and subsidies of local slum clearance projects.

If the current survey, being undertaken by the city engineering department, demonstrates that there is a necessity for action to alleviate slum conditions in the city, the next step would be the adoption of enabling legislation by the state legislature.

The Arizona Municipal League, of which James Girand, city engineer, is secretary, has made a complete study of the federal slum clearance and has assembled much data that would aid in furthering the program, including enabling legislation.

"There has been much inquiry," Mayor Thalheimer said, "as to the position of the city with reference to the adoption of a slum clearance program, the need of which has been urged by many of our citizens.

"In response to these inquiries, I want to say that the city commission has at various times discussed such a program with the idea in mind that, if warranted, it would certainly be adopted.

"It is intended to make a thorough investigation to determine conditions existing and the areas in which slum clearance would be desirable.

"If, from the investigation made, it is found that slum areas exist to a sufficient extent to permit the establishment of a slum clearance authority as provided for under federal law, then it is the intention to proceed with as little delay as possible in the adoption of a program adequate to supply proper housing for those of our less fortunate citizens who may now be compelled to live under so-called slum conditions."

Arizona Republic, November 5, 1938

9, 1938

Aid For Slum Work Assured

Confidence that the city of Phoenix would experience no difficulty in obtaining federal financial aid in a slum clearance program was expressed yesterday by Miss Catherine Bauer, director of research and information for the United States Housing Authority, at a conference with city officials.

Miss Bauer was definite, officials said following the meeting, in stating that the housing authority will co-operate in whatever type of project the city decides on.

She also asserted there is a great need for slum clearance here. Miss Bauer previously had made a tour of the "blighted" areas of the city.

The conference was attended by the mayor and city commissioners and other officials.

The city is making an exhaustive survey of living conditions throughout Phoenix' southern sections to determine where the greatest need for slum clearance exists.

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1893 "The Best Always"

Arizona Republic, November 19, 1938

1939

City To Seek Housing Fund

The City of Phoenix will ask the United States Housing Authority at once to earmark funds for the contemplated Phoenix slum-clearance project, Mayor Walter J. Thalheimer announced after a conference yesterday with A. A. Edey, jr., representative of the USHA.

Mr. Edey made a visit here during the afternoon, flying from Denver, Colo., especially to consult and advise with Phoenix officials in regard to the proposed program and how to get it started.

He advised that the first step be the filing of formal application for funds, which probably will be done today, officials said.

The amount to be sought in the application has not yet been definitely ascertained. It will be based on living accommodations for 1,000 persons.

The location and other similar details of the undertaking also are to be worked out later.

James Girand, city engineer, and his staff, by working until late last night, expected to have the complete data as to project costs available in time for the forwarding of the application to Washington today.

Officials attending the conference said Mr. Edey showed great interest in the proposed program here and offered every co-operation, also expressing confidence that the housing authority will join with the city in the program.

When it has advanced to the proper point, city officials were advised, the authority will send an attorney here to assist with the project's legal details.

It is expected the commission soon will select the five-

Arizona Republic, April 1, 1939

City Housing Board Named

Appointment of members of the newly created Phoenix housing authority which will direct the city's contemplated slum clearance program and its operation after completion was announced yesterday by Mayor Walter J. Thalheimer.

The housing board members are the Rev. Emmett McLoughlin, chairman; Chris Totten, vice-chairman; Joseph E. Refsnes, C. W. Bond and Robert A. Becker, members.

The city previously has applied to the United Housing Authority for a $3,000,000 grant to construct a slum clearance unit accommodating 1,000 families.

"This," Mayor Thalheimer said in announcing the local appointments, "is one of the initial steps toward the abolition of slum areas in the city and toward making provision for low-rent housing to our less fortunate citizens.

"There is no question that public housing involves a great many problems. I am confident that the members of the local authority will successfully cope with any difficulties arising. If the experience of Phoenix proves similar to that of other cities, the result will be the raising of health and living standards of our less fortunate citizens as well as beautifying the city and increasing employment."

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Arizona Republic, April 6, 1939

City Creates Housing Body

The city commission yesterday adopted an ordinance creating a local housing authority for Phoenix slum clearance.

The body, to be composed of five nonsalaried members, will have authority to construct and maintain a housing project if the city's application to the United States Housing Authority for funds is approved.

Members will be appointed by Mayor Walter J. Thalheimer "within the next day or two," he announced.

The city last week filed with the federal housing authority application for a $3,000,000 project designed to contain 1,000 family units.

The local authority is authorized in the ordinance adopted yesterday to appoint a secretary and to engage such other personnel as may be necessary.

It also is empowered to fix the salaries of these employees.

A contract for paving improvements on 12th street from McDowell road to Oak street was rescinded and original proceedings in connection with the project were ordered abandoned, due to litigation involving annexation contests, and a new project was initiated to eliminate the objections from which the litigation arose.

Frenchmen who seek solitude and forgetfulness in the deserts after adventurous beginnings in continental France. Wearing French uniforms under colorful burnooses, the officers ride their camels barefoot like the dark-skinned Saharan tribesmen they command.

Piloting themselves by the stars at night, by the sun in daytime, camel cavalrymen can follow a trail across the sands like an American Indian stalking his enemy through the forests.

Arizona Republic, April 8, 1939

promised. executive.

Appointments Advance Slum Clearance Plan

Designation last night of William G. Elder as secretary and of I. A. Jennings as legal counsel for the Phoenix Housing Authority marked another necessary step preliminary to the initiation of the extensive slum clearance program contemplated by the city of Phoenix.

Mr. Jennings, for three years city attorney, and Mr. Elder, for the same time city clerk, whose resignations were accepted by the city commission, will begin their new duties today.

First Hint Of Change

First intimation of the changes came at the commission meeting when a resolution from the housing board, which earlier in the day had met to organize, was read, advising the commission it desired the services of Mr. Elder as secretary because of his thorough knowledge of real estate and building construction.

"Do you want the job?" Mayor Walter J. Thalheimer asked.

"It appeals to me very much," Mr. Elder replied. "It's along the same line of work that I have been engaged in for 20 years."

"Mr. Elder's services as city clerk," the mayor commented, "have been such that I know the housing authority is getting a man who will be able to fill his position well. Having been a contractor and builder for many years, he thoroughly understands the building business. I am sorry to see the city lose his services, but at the same time I am glad to see the housing authority obtain them."

"How about you, Mr. Jennings," Mayor Thalheimer inquired after another resolution from the housing board notifying the commission of its desire for the city attorney's services had been read.

Mr. Jennings replied that the "legal duties of the housing program are most exacting and if I can be of service to the authority, I should be glad to do so."

Mayor Thalheimer declared his observations during nearly two years on the commission had convinced him "the city has never had an attorney that served as well as had Mr. Jennings," adding "I would put his record up against any other city attorney we have ever had.

His loss to the city will be a severe one, but I know he is deeply interested in the housing program and wants to do everything possible to get the project going for the benefit of our citizens who are less fortunate than some of us."

The commission also authorized an appropriation of $3,500 from the annexation and general funds to provide the housing authority with funds on which to operate.

Roy R. Hislop, city manager, advised the commission he had been specifically advised by United States Housing Authority officials that the city will be reimbursed for any of its own funds which it is necessary to expend prior to the allocating of funds by that agency.

Grant Is Asked

The city previously has applied to the USHA for a $3,000,000 grant to construct a housing project designed to accommodate 1,000 low-income families.

City officials have received every assurance from the USHA that a grant will be forthcoming, though whether the amount requested will be cut, cannot be foretold.

The local authority, created last week by ordinance, is vested with full authority to supervise construction of the local housing project and its maintenance following completion.

It also has authority to appoint such assistants as may be needed in preparing for and carrying out the program.

Assistant Promoted

Hess Seaman, whom the commission designated to succeed Mr. Jennings as city attorney, has served as chief assistant attorney for the past three years and is regarded, officials said, as exceptionally well qualified for his new position.

In recommending the consolidation of the city real estate agent's work with that of the purchasing agent and of the duties of city magistrate with those of city clerk, Mr. Hislop said that in compliance with suggestions made by the commission at the time of his (Mr. Hislop's) appointment he had been making a study of possible consolidations as a means of reducing ex-

Arizona Republic, April 12, 1939

Jennings, Elder Quit To Take Housing Jobs

(Additional Stories, Page 4)

I. A. JENNINGS, city attorney, and William G. Elder, city clerk, resigned last night to become affiliated with the newly created Phoenix Housing Authority—Mr. Jennings as legal counsel and Mr. Elder as permanent secretary.

These moves came unexpectedly at a city commission meeting following the presentation of resolutions from the housing board requesting the commission to make available to it the services of the two officials. The board adopted the resolutions at its organization meeting yesterday.

Immediately after acceptance of the two resignations, the commission appointed Hess Seaman, assistant city attorney, to Mr. Jennings' post, and named W. O. Glick, second city magistrate, to the clerk's position.

Upon recommendation of Roy R. Hislop, city manager, it also approved certain reallocations of departmental duties, which, the manager reported, will eliminate the salary of one department head and effect a saving of $2,400 per year in city operating expenses.

This setup involved assigning the duties of city real-estate agent, previously handled by Mr. Elder, to the city purchasing agent, a position now held by C. I. Smith, and combining the duties of city clerk and city magistrate under Mr. Glick.

All changes will become effective at noon today.

Arizona Republic, April 12, 1939

WPA To Aid Slum Survey

D. M. Maynard, San Francisco, assistant regional supervisor of professional and service projects for the Works Progress Administration, arrived in Phoenix yesterday to confer with the Phoenix Housing Authority on details of a preliminary survey in preparation for the city's contemplated housing program.

Mr. Maynard indicated, officials said, that the survey, as a WPA project, will be within the scope of his division.

He will meet again today with members of the housing board and other officials to execute a project application.

The survey is proposed to be undertaken to determine where the city's worst slum areas exist and where a slum-clearance and housing program would be most beneficial.

The project would require about 40 workers.

The housing board daily is expecting word from the United States Housing Authority as to its action on Phoenix' application for the allocating of $3,000,000.

Arizona Republic, April 19, 1939

City Pushes Slum Clearing

The city of Phoenix has moved with greater speed toward slum clearance than any other city in the nation, the Rev. Emmett McLoughlin, O. F. M., chairman of the city's slum clearance commission said, in a talk before the Phoenix Kiwanis Club yesterday noon.

The city, Father Emmett said, hopes to put in three projects which would not entirely eliminate slums in the city but would make a dent in them. A survey discloses 4,065 houses in the slum area, of which only 200 were standard, he said. Others were substandard, and only 100 were overcrowded.

Father Emmett described steps taken since the state enacted an enabling act—in preparing application to the federal housing authority for loan of funds for 90 per cent of the project cost.

He explained the commission hopes to convince the housing authority that individual unit homes can be built as cheaply as "row houses" or apartment houses, which are specified elsewhere. He is not sure the authority will permit the individual houses.

He told of the Jane Addams slum clearance project in Chicago, built under the resettlement administration before the housing authority was created. It was built in the toughest district in that city and opened 18 months ago, he declared. Since then, Father Emmett said, only one case of juvenile delinquency was reported from the district, which formerly contributed a large number of incorrigibles of the city. He also told of a colored resettlement project in Washington, D. C., from which no family has moved since it was established. In fact, he said, families are "kept in line" by threatening to put them out.

The question of eliminating taxable property in Phoenix through the clearance project has arisen, he said, because the title to the property under the state law will be vested in the city. The average tax on the property eliminated, he said, is about $6 a year, and he is of the opinion the decrease in delinquency, as well as the increase in the morale of the people, would more than offset the small amount of taxes lost.

Jessy Swihart introduced Kiwanians with guests, who in turn presented their guests. Robert Berger was chairman of the meeting.

Arizona Republic, June 14, 1939

Slum Housing Status Cited

Funds for the construction of approximately 500 family housing units will be sought from the United States Housing Authority as the first slum-clearance project in Phoenix, the Rev. Emmett McLoughlin, O.F.M., chairman of the local slum-clearance commission, told members of the Phoenix Junior Chamber of Commerce last night.

Father Emmett said the survey made of districts where substandard housing prevails within the city's limits, showed 1,520 families whose total monthly income is between $40 and $90. The government regulations will not permit building for more than one third of this number at one time.

He said plans for the homes are being drawn, sites for the homes tentatively selected and surveys completed, all of which must be done prior to making an actual application to the government for an allotment of funds. Such application will be made within the next "two or three weeks," he said.

"Our goal here is to build a home of three or four rooms that can be rented for $8.50 per month and, with all utilities, such as gas, water and electricity, will cost the renter between $11 and $12 per month," Father Emmett said.

"These houses must be built to last 60 years, with the least amount of upkeep cost. That is the period over which the repayment of the government loan runs. So far, no slum-clearance project with single houses to be built, has been approved. We are hopeful that such a plan may be worked out for Phoenix, but the cost may prohibit such construction."

R. F. Kilpatrick introduced the speaker at the dinner in Hotel Westward Ho.

Arizona Republic, June 22, 1939

Phoenix Seeks Housing Fund

Application has been sent to the regional officials of the U. S. Housing Authority in San Francisco for an allotment of $1,130,000 to build 525 family living units as the first Phoenix slum-clearance project, it was announced yesterday by Leslie J. Mahoney, consulting architect for the Phoenix Housing Authority.

Mr. Mahoney estimated the application, which covers cost of construction alone, should reach President Roosevelt's desk by August 15 and that other preliminaries to building could be cleared away before the end of the current year.

Added to the application will be a supplementary one which will outline the cost of land and utilities, including sewers, water, gas, electricity, sidewalks, streets, fire-alarm system and landscaping. It is estimated this will bring the application total to approximately $1,800,000.

For cities the size of Phoenix the cost of a living unit is limited to $4,000.

The application includes plans for 90 three-room, 48 four-room and 12 five-room units, to be rented to colored families. For the Latin-American group the plans call for 67 three-room, 90 four-room, 45 five-room and 23 six-room units. For white families it provides 50 three-room, 75 four-room and 50 five-room units.

Location To Be Chosen

No announcement has been made as to the location of the proposed structures, although it is known they will be built "south of the tracks."

As to whether they will be single or multiple houses, Mr. Mahoney referred to a previous statement by the Rev. Emmett McLoughlin, O.F.M., chairman of the local housing authority, to the effect that "we would very much like to build them as single units, but the federal authority has not approved any single-house projects."

The houses will be built by private contract, awarded on competitive bids. Under the federal setup the government furnishes 90 per cent of the money required and the municipality furnishes 10 per cent, either in cash or land.

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Mrs. Caleb Slade, aged 29, has just presented a daughter to her 76-year-old husband in Wiltshire, England, and as Slade has six great-grandchildren, the new arrival is the youngest great-aunt in the world.

Arizona Republic, July 6, 1939

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Slum Survey Aid Is Sought

For the purpose of making provision for future housing needs, the Phoenix Housing Authority yesterday filed application with the Work Projects Administration for a project calling for a comprehensive housing survey of the entire Phoenix metropolitan area.

The authority has just completed and forwarded to the United States Housing Authority in Washington a report on a housing survey of the slum district which is south of the railroad tracks.

This was made in connection with the city's contemplated slum clearance program. The necessary data now having been compiled, a federal slum clearance grant is expected to be released soon, officials said.

It was estimated the cost of the proposed expanded survey of the metropolitan district will be $40,000.

This survey is proposed in order to assist in intelligent planning for housing facilities for low-income families residing in and around Phoenix in areas other than that already surveyed.

Arizona Republic, July 15, 1939

Arizona Republic, October 7, 1939

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Oct 7, 1939

Phoenix Slum Program Approved

City Grant Will Total $1,613,000

Work Expected To Be Started January 1

EARLY work on Phoenix' slum elimination program was assured yesterday when President Roosevelt approved a United States Housing Authority grant of $1,613,000 for slum clearance and low-rent housing projects here.

The President's action, said officials of the Phoenix Housing Authority, will permit the city to draw on the USHA funds as soon as certain minor requirements have been complied with.

Start January 1 Seen

The Phoenix authority predicted the better-housing program will be under way here by January 1.

The program will consist of three projects with a total of 510 family housing units. These units vary in size, ranging from accommodations for families of three up to eight or 10 members.

Separate housing projects are planned for the white, colored and Latin-American races. The housing project for whites will contain 150 family dwelling units; that for colored people, 135 family units, and that for Latin-Americans, 225 units.

Contract Signing Due

Word of the President's approval was contained in telegrams received by the Rev. Emmett McLoughlin, chairman of the local authority, from Carl Hayden, senator, and John R. Murdock, representative.

Contracts must be drawn by federal and local officials covering all requirements for the projects. The contracts will be signed first by the local authority and then by the USHA, after which the local authority may requisition for three per cent or more of the grant, making requisitions from time to time as money is needed to proceed with the work.

Sites Already Selected

Sites already have been selected and will be acquired later. The local authority immediately will appoint four appraisers who, aided

Four Big Series Services Resume

IT'S "Play ball!" again at 11:30 a. m. today.

And simultaneously with the start of the third World Series game, the Arizona Republic's four services for fans will swing into action.

The scene of the play has shifted to Cincinnati, but that has no effect on the Salt River valley's own "close-up" pictures. They're always tops.

First, of course, the Wonderboards.

These electrical baseball fields again will reproduce every play of the game with a fidelity no other service can touch. Every pitch, every play, every action of the game is there.

Again this morning they'll be operating in front of the Heard building and in front of the Republic's tower building in Mesa.

For Northside fans there again will be the bulletin service of the Glendale office, supplied from the same direct wire that instantaneously gives every detail of the games to the Wonderboards.

And for those unable to view the games in person, dialing 8-1111 will bring an up-to-the-second report on the status of this third game that will see Cincinnati start the comeback trail against overwhelming odds, or sink almost to oblivion.

Finally, no report touches in completeness the Republic's sports page summaries of the games and series. Only in the Republic is there found everything—story, box score, composite box score and the colorful side lights that round out the series story.

German 1917 Envoy To U. S. Dies Refugee

Sub War Warnings To Own Rulers Ignored

GENEVA, Oct. 6.—(AP)—Count Johann Heinrich von Bernstorff, onetime gay German ambassador whose diplomatic assignment in Washington ended with the United

Hi! Phillips

(Courtesy)

BOB HOPE, caught in Paris when war broke out, gave his readers a swell story of his flight by auto to the Italian border, but at one point he strains credibility. "We went all in search of something to eat—a mere habit, wholly lacking in gusto," he wrote. Nonsense! Bob Davis would eat with gusto an

U.S.A.

Embargo Test Due Monday

Repealist Bloc Confident Of Victory

WASHINGTON, Oct. 6—(AP)—The senate leadership decided today to take advantage of a Republican parliamentary maneuver and force a test vote next week on the administration neutrality bill.

After a series of cloakroom conferences, administration lieutenants said they had agreed tentatively to demand a vote Monday on a motion by Senator Tobey, Republican, New Hampshire, to send the bill back to the foreign relations committee. They were confident they could defeat the motion.

Tobey has suggested that the committee should split the bill into two parts—one carrying out President Roosevelt's recommendation for repeal of the present arms embargo and the other embodying restrictions on American shipping and travel to belligerent zones.

Quick Action Urged

Tobey contends congress should act quickly on the second part, in order to keep America out of trouble, and discuss the first part later.

After checking on sentiment for Tobey's motion, originally for the embargo bloc made it plain they would prefer that the senate delay action on it indefinitely. They said it was certain to be defeated and that its defeat would be regarded as a disastrous victory for the administration.

They were handicapped, however, by the fact that the motion is privileged and may be called up for action by any member of the senate.

A "gentleman's agreement" between Tobey and Majority Leader Barkley, Democrat, Kentucky, would permit a vote on the motion Monday. Administration ma-

ENGLAND

Britain Will Scan German Proposal

LONDON, Oct. 6—(UP)—British official reaction tonight to Chancellor Adolf Hitler's reichstag speech was assurance that, although it "abounds in perversions of the truth," it will be given "careful examination."

In other words, Britain rejected the fuehrer's version of the European situation but, for the sake of the record and to avert charges of reckless and unbounded refusal of peace, ostentatiously will study his "vague and obscure" proposals.

The British ministry of information observed that "it is remembered that assurances given by the German government in the past have on so many occasions proved worthless and that something more than words is required today to establish the confidence which is the essential basis of peace."

The ministry, summing up British reaction to the speech, noted that it contained "no suggestion for reparations for wrongs done by Germany to other peoples."

"No peace proposals are likely to be found acceptable," the ministry said, "which do not effectively free Europe from the menace of aggression."

Hitler's claim to humane methods of warfare in Poland "have been refuted by statements in parliament and the report of the United States ambassador to Warsaw," the ministry stated.

"Nevertheless, they (Hitler's proposals) will be subjected to careful examination in consultation with the dominion governments and the French republic."

The most authoritative opinion tonight was that the government and parliament are certain to consider the proposals completely unacceptable, since they fail to meet the fundamental war aims of the French and the British.

Something of this attitude was expressed to the empire tonight in a broadcast by the dominions secretary, Anthony Eden, old foe of Nazi methods, who said:

"We are not fighting to preserve an old world, but to build a new one."

The British empire, Eden said, is prepared to devote its whole strength to end the rule of violence and "the perpetual menace to the freedom of nations small and great."

British newspapers published complete accounts of the speech without deletion by censorship.

FRANCE

French Restate Aim For 'Durable Peace'

PARIS, Oct. 6.—(UP)—France wants no armistice but a "durable peace," a high French official said tonight in defining France's reaction to Fuehrer Adolf Hitler's reichstag speech.

It generally was anticipated in Paris tonight that Hitler will wait a few days for any possible belated peace reaction and then, as his next move, consult with the Soviet Union as provided in the accord between the Nazi foreign minister, Joachim von Ribbentrop, and the Communist foreign commissar, Vyacheslav M. Molotov.

Because then it was felt,

France and Britain will not lay down their arms until this peace is assured, he said.

Hitler's menacing picture of re-

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Housing Site Is Opposed

Opposition to the site chosen for the white slum-clearance housing unit was voiced at a meeting of the local housing authority by approximately 100 property owners in the vicinity of Van Buren, 19th and 20th streets, in the city commission chambers last night.

The objections to the site, which faces on Van Buren street and extends 250 feet north of Highland avenue between 19th and 20th streets, were centered on three main points.

These were:

(1) Van Buren street is a business street and will continue to be so.

(2) The buildings to be torn down for the housing project are as good as those to be erected, thus no slum will be cleared.

(3) The housing unit will bring between 350 and 500 children in proximity with one of the heaviest traveled thoroughfares in the state.

The Rev. Emmett McLoughlin, O. F. M., chairman of the Phoenix Housing Authority, told the group frankly that the site had been chosen by the regional U. S. Housing Authority officials "because it would be one of the finest advertisements for Phoenix that could be had."

Father Emmett and other members of the authority commission stressed the fact that they were not trying to force the acquisition of the site through condemnation proceedings. It was pointed out that the worst slums of the city are outside of its limits and the authority cannot buy land there.

To this statement, those opposing the site retorted that the question as to whether the district was legally annexed to Phoenix still is in litigation. One speaker questioned the right of eminent domain for condemnation proceedings, saying it would take court decisions to determine if condemnation for such purposes could be made.

Among those who spoke in opposition were J. W. Walden, Michael Muntagh, James M. Downie and W. R. Palmer. Nearly one half of the group were women.

Arizona Republic, November 3, 1939

SCHEDULE SET UP FOR SLUM-CL

Work Slated To Be Under Way By April

A progress schedule for work on the three Phoenix slum-clearance project units has been set as the result of a visit last week of Edward Bissontz, San Francisco, representing the regional offices of the United States Housing Authority, it was announced yesterday at the office of Lescher and Mahoney, supervising architects.

Under the schedule all drawings and plans for the $1,794,000 project are to be in the regional housing authority office by February 1, 1940, with the idea that the Phoenix Housing Authority can advertise for bids on February 10.

Blueprints and specifications are to be available to contractors by that time and the bids will be opened March 15. Construction, under the schedule, will begin April 2.

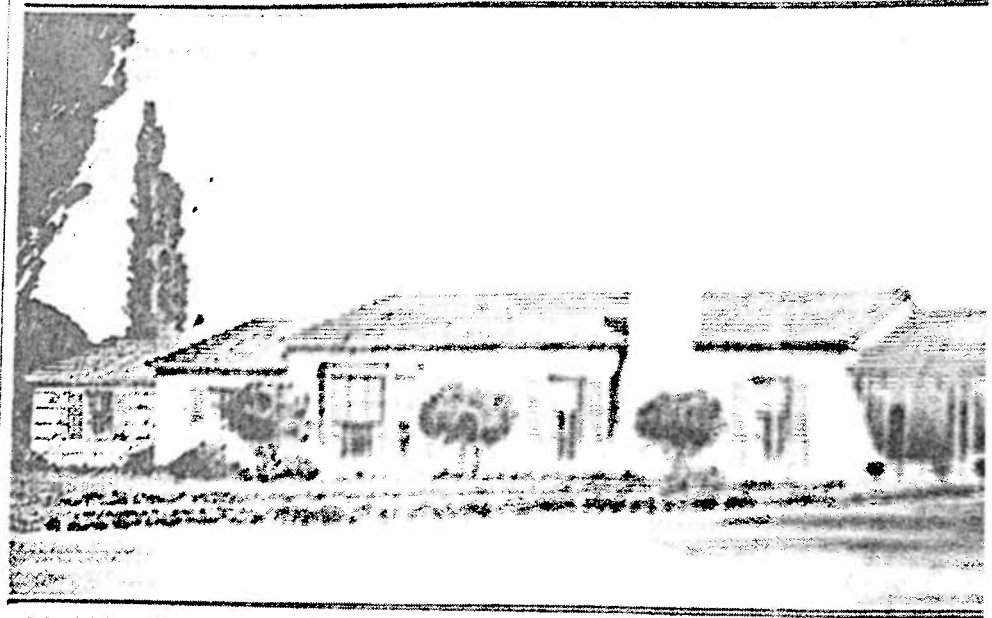
Plans Studied

Mr. Bissontz spent three days here checking over the preliminary drawings, studying site plans, utility service plans and similar matters. He left approval for proceeding with the working construction drawings.

To expedite the work the supervising architects have allotted the white unit to Gilmore and Ekman and H. H. Green; the colored unit to Paul Eaton, Malcolm D. Seashore, Orville A. Bell and V. O. Wallingford, and the Spanish-American unit to Fred W. Whittlesey, who will prepare the working drawings.

The buildings are to have cement floors, masonry walls and fireproof roofs. In all there will be 121 structural units, offering shelter to 510 families on the three sites.

Colonial Lines Feature New Cuddih



Colonial lines in a western setting have been harmonized nicely in the residence being built for Mr. and Mrs. Joseph Cuddihy on Maryland avenue, just west of Seventh avenue. Plans for the house were drawn by Orville A. Bell, architect. The structure has an overall width of 168 feet and, as shown in the preliminary sketch above, the house wings sky back from the southerly located living room to provide adequate [illegible] front wing will have sliding [illegible] and an office for the invalid. Bedrooms also open from a patio in the rear [illegible] which will contain [illegible]

Plant Protection In

Unusual Architectu New Home Of B. E

Arizona Republic, December 10, 1939

City Slum Project Told

The Rev. Emmett McLoughlin, O. F. M., spoke of districts in Phoenix as "some of the worst slums in the United States" and "breeding places for disease and crime", addressing the Roosevelt Neighborhood Woman's Club at a meeting Thursday afternoon in Neighborhood House. His topic was the Phoenix slum clearance project.

Prints illustrating the proposed improvements were displayed by Father Emmett, who explained the benefits which would reach persons of low wage capacity.

W. C. Joyner, head of the state census bureau for 1940, made a brief talk explaining that census had been taken in Bible times for necessary statistics as to soldiers and taxes to be raised. The purpose of census-taking now, he said, is not to look into personal affairs but to further government knowledge of general conditions. He urged everyone to co-operate with the census taker when he called.

An invitation was read from the Phoenix Woman's Club to attend a Guest Day February 27. Mrs. J. R. Wilson, Roosevelt club president, will make arrangements so representatives of this club wishing to attend may go in a group.

Tea was served by the hostesses at a table attractively decorated in the valentine motif. Mrs. F. W. Fogwell presided at the tea urn, assisted by Mesdames L. P. Hedgpeth, Ina MacRae, Arthur Trausent and Alice Canaan.

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City Slum Survey Will Be Reported

A contemplated recreational project in the area west of Grand avenue, which has been proposed by the Young Women's Christian Association as a co-operative enterprise, will be one of the topics of discussion at the Tuesday morning open forum at the YWCA.

Mrs. J. S. Mucklow, who heads the public affairs committee, will present a speaker from the slums clearance committee who will give pertinent details gleaned from a recent slum survey made in Phoenix, disclosing the conditions found.

The Six Points section, where the YWCA hopes with the aid of co-ordinating organizations to provide a community center and playground, was found to be lacking in these recreational facilities now, and the situation will be aired at the 11 o'clock open meeting tomorrow.

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Arizona Republic, February 19, 1940

Local Housing Fund Released

The United States Housing Authority has authorized the release of $146,000 to the Phoenix Housing Authority to purchase the sites for the Spanish-American and white projects of the local slum clearance program, the local authority was advised yesterday.

The site of the better-housing project for colored families already has been purchased at a cost of $43,000. Construction will start on that unit as soon as building plans have been approved by the federal authority.

The Phoenix authority holds options on 91 per cent of the property needed for the Latin-American project and approximately 80 per cent of that for the white project.

The USHA has allocated $1,600,000 for the Phoenix slum clearance program.

Arizona Republic, March 22, 1940

Slum Project Validity Is Hit

Ten points of law were raised yesterday in Maricopa County Superior Court against Phoenix' project for providing modern, inexpensive homes for several hundred low-income white, Mexican and colored families.

Complaint avers the state law under which the city is negotiating with the U. S. Housing Authority to obtain federal aid is attacked in the suit filed by H. G. Humphreys, a taxpayer, on the following grounds:

1. It attempts to vest in the city the power of eminent domain in the taking and condemning of private property for other than governmental purposes.

2. It attempts to grant to the class of citizens in the low-income group privileges and belonging to all citizens on the same terms.

Exempt From Taxation

3. It attempts to exempt from all taxation the property upon which the homes will be built.

4. It attempts to authorize the city to issue bonds and obligations without reference to taxable property.

5. It attempts to authorize the city to give or lend credit—or make a donation or grant—to individuals of low income.

6. It attempts to confer on the city powers in addition to those conferred by charter.

The complaint claims contracts and agreements between the city and federal housing authority are invalid and void because:

1. They attempt to bind the city in its future use of power relating to the regulation and restriction of building.

2. They will require spending of public money and public property for purposes not public or governmental.

Other Causes Cited

3. They are prohibited by city charter.

4. They were made by the municipal housing authority when the city charter prohibits the city commission from delegating any of its powers to another body.

The case was submitted to Superior Judge Arthur T. La Prade on the complaint and a motion to dismiss the complaint—the basis of hearing being necessary for a supreme court determination before summer.

After brief arguments, Judge La Prade dismissed the complaint and the first move toward a supreme court appeal will be made today.

Made "Public Purpose"

In the meantime, attorney for the city housing authority, argued in regard to the state law's constitutionality that the state legislature had decreed the slum clearance project a public purpose.

He also presented authorities to the effect the project would not be a reasonable grant of privilege to low-income residents. Title to the property on which the houses will be built is in the name of the city and that is not taxable, he said.

The city has authorized the issuance of $1,625,000 in bonds to finance the project. Mr. Connelly said that in addition to the city's grant property of those owned from the proceeds derived from rental of the homes.

Charter Rights Discussed

That the bonds be issued without reference to taxable property, it is said.

The complaint claims that violation of terms of the charter would result in the use of such money as any purpose, to comply with a duly [illegible]

The chief executive of the city charged in the suit with [illegible] these bonds would [illegible] families [illegible] the [illegible] upon the [illegible] of 30 years.

Telephone 3-1111

Contracts Let For Housing

Contract for construction of the Matthew Henson unit of the better housing project was awarded by the Phoenix Housing Authority yesterday to the Del E. Webb Construction Company, Phoenix, as the lowest and best bidder.

The base bid of the Webb firm was $232,257. The housing board previously had announced that, on the basis of preliminary tabulations, the lowest bid was approximately $20,000 under original construction cost estimates.

In addition to the general contract, the board also made the following awards of incidental contracts: Arizona Sand and Rock Company, street and sidewalk improvements incident to the Matthew Henson project, $26,100; Fisher Construction Company, sewer, water and gas installations, $22,474; Roberts Electric Company, outside electrical distribution system and floodlights, $3,510; Tropical Groves Nursery, landscaping, $3,510.

The contracts now will be transmitted to the San Francisco offices of the U. S. Housing Authority for approval which, it is expected, will be received in about a week.

Construction, the local board anticipates, will be well under way within a month.

The Matthew Henson project, one of three housing units contemplated under the $1,700,000 Phoenix slum clearance program, will contain dwelling accommodations for 135 colored families.

The program will take another major step forward July 1, when construction bids will be opened on the Marcos de Niza project for Latin-American families.

Bids on the third and final unit, the Frank Luke jr. project for white families, will be opened about August 1.

Arizona Republic, March 28, 1940

Arizona Republic, June 7, 1940

the ranks between captain ...

Contracts Awarded For Slum Clearance

Contracts totaling $472,196 covering the construction of the Marcos de Niza slum clearance project of the Phoenix Housing Authority were awarded by that body yesterday following checking of bids opened Monday.

To the P. W. Womack Construction Company went the main item of building the 255 housing units on a bid of $399,618. The Arizona Sand and Rock Company was awarded the development of the site contract on a bid of $39,750. Del E. Webb was given the landscaping contract on a bid of $5,300 and the Fisher Construction Company obtained the sewer, gas and water lines contract on a bid of $21,200.

The only contract that went to a firm outside of the city was that of the electric wiring, which was given to the Vancot Electric Company, Los Angeles, on a low bid of $6,328.

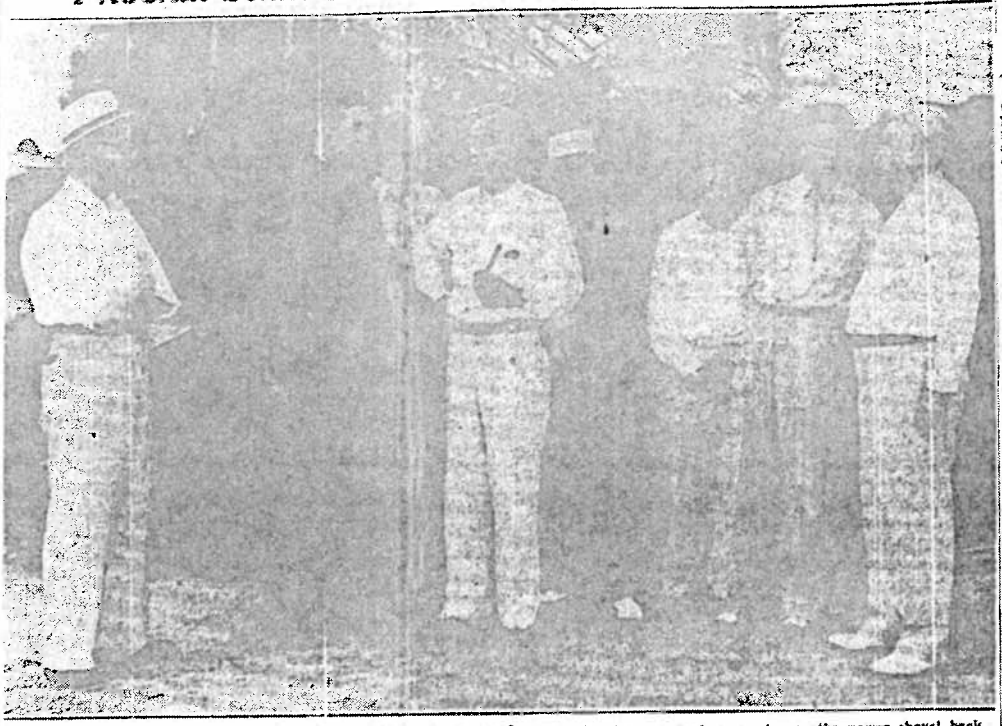
Contracts awarded yesterday did not include the furnishing of stoves and electric refrigerators with which each home in the project will be equipped.

The total of $472,196 compared with an estimated $573,088, for the cost of the development. Members of the housing authority commission expressed themselves as highly pleased with savings shown in the bids.

The contracts, after having been signed, will be sent to San Francisco regional headquarters of the Federal Housing Authority for checking. After that they will be forwarded to Washington for approval and from that office the order to proceed with the work will be given.

Arizona Republic, July 3, 1940

Phoenix Slum-Clearance Program Is Launched--



AUTHORITIES ARE HAPPY: Dirt flew and dust blew yesterday morning as the power shovel back of the group of Phoenix Housing Authority members, architects and contractor bit into the earth at the Matthew Henson housing project site at Seventh avenue and Sherman street. Designed to accommodate 150 colored families, the dwellings will be one-story structures with masonry walls and concrete floors. The cost of the completed project will be approximately $450,000. Two other projects will bring the investment up to $1,600,000. Witnessing the start of work, left to right, are Lee Roberts, electric contractor; the Rev. Emmett McLaughlin, O. F. M., chairman of the housing authority, George Phelps, architectural superintendent; Leslie J. Mahoney, supervising architect; Howard S. Reed, federal construction adviser; William G. Elder, secretary-treasurer of the housing authority; Robert Becker, member; and Chris Tatten, vice-chairman.—(Republic Staff Photo.)

Work Starts On Projects

Ground was broken yesterday for the first of Phoenix' three slum-clearance projects, which will represent an investment of approximately $1,600,000 when completed.

The unit begun yesterday is the Matthew Henson project, between Seventh and Ninth avenues, and Tonto and Sherman streets. It will house 150 colored families in one-story homes arranged in apartment groups.

Each dwelling will have masonry walls that will be plastered and painted within and stuccoed on the exterior. Floors will be concrete. Each house is to have a complete bathroom, an electric refrigerator in the kitchen, gas, electric and water service.

The Phoenix Housing Authority estimates the homes can be rented on an average rental charge of $7 per month. Only renters will be accepted who are living in far inferior quarters.

The blocks occupied by the project homes will be landscaped with playgrounds for the children, sidewalks and paved streets.

Bids for constructing the Marcos de Nazi projects for housing 225 Spanish-American families recently were awarded by the local housing authority and have been sent to Washington for approval.

Bids for the construction of the white project to accommodate 150 families will be opened August 1. It will be known as the Frank Luke project.

Work started yesterday was done by the Fisher Construction Company, holding contracts for the sewer, water and gas line installations. The general construction contract is held by the Del E. Webb Construction Company. Development of the site to be done by the Arizona Sand and Rock Company. The Bennett Electric Company holds contract for the electrical work and Tropical Groves for the landscaping.

The entire project is to be completed within one year.

Maricopa County Tax Rate Of $1.96 Slated

On the basis of the tentative budget adopted by the Maricopa County Board of Supervisors Saturday, the county tax rate will not exceed $1.97 and probably will be $1.96, J. E. De Souza, clerk of the board, said yesterday, in submitting a breakdown of the figures used in estimating the money required to run the county through the 1940-41 fiscal period.

"This will be the lowest tax rate since 1931 and, if consideration is given to progressive reductions in assessed valuations, it is the lowest rate in a considerably longer period," Mr. De Souza said. "An additional five cents could have been taken off the tax rate this year, had it not been for the necessity of meeting the 1940 election costs.

"Should the board decide to make any further reductions from the tentative budget, when it is finally adopted August 12, there may be still further lowering of the tax rate. However, no important changes are in prospect. The law does not permit any increases."

The budget total is $2,091,725.12. Of this total, $1,334,721.95, to cover general and special county operating expenditures, including court judgments, election expense and similar items, will be paid from cash on hand, departmental receipts and sales tax collections, leaving $55,267.20 to go on the tax rolls, Mr. De Souza said. This is less than six cents of the total tax rate as estimated.

"There has been no tax levy for the county highway department operations in a number of years, all expenses having been covered by gasoline tax funds," Mr. De Souza said. "This year's estimate for receipts from this source is $485,000, all of which will be spent for maintenance, oiling and other improvements, after deducting $60,000 to be applied on highway bonds payments.

"Although the assessed valuations of the county have not been determined exactly, the net amount, after deducting exemptions, is expected to be more than $196,800,000, as compared with less than $162,000,000 last year. Substantially all of the increase is due to restoring automobiles to the rolls, following the supreme court decision invalidating the Heu tax law.

"It will be impossible to determine the tax rates for the various school districts until the valuations are segregated next month."

Operation of the schools is one of the major items of cost in the budget. The grammar school costs in the budget are listed as totaling $2,358,144.00, based on the figures

Batista, Fellow Candidates Win

HAVANA, July 15—(AP)—Col. Fulgencio Batista, presidential candidate, all six of his political coalition gubernatorial candidates, and at least 90 of his 126 mayoral candidates appeared victorious tonight.

Returns from 2,978 of Cuba's 5,000 precincts in yesterday's election gave Batista 347,954 votes to

Buckeye Has Water Fiesta

BUCKEYE, July 15—One of the outstanding events of the summer season for the Buckeye valley was the second annual water carnival Sunday evening under auspices of the Buckeye Chamber of Commerce.

A record crowd attended, with many Phoenix guests.

Free style, class A men 17 years of age and over—Bob Latham, first; Ray Martin, second; time, 18 seconds.

Free style, class B men—Mark Trout, first; Harvey Harrington, second; time, 24 seconds.

Girls free style—Marjorie Weiss, first; Betty Hunter, second; time, 30¼ seconds.

Men's relay—Elmer Shepard, first; Lloyd Martin, second; time, 51 seconds.

Women's relay, free style—Betty Hunter, first; Marjorie Weiss, second; time, 1¼ minutes.

Novelty balloon race — Jack Steele, first; Kenneth Goodman, second.

Boys free style, class A, 17 years of age and over—Marion Brisco, first; Jack Hardin, second; time, 24⅘ seconds.

Boys free style, class B, 17 years of age and under—Junior Ballard, first; Sam Rose, second; time, 27 seconds.

Boys free style, class C—Lonnie Miner, first; Dick VanDenburgh, second; time, 25 seconds.

Men's back stroke, length of pool—Ray Martin, first; Robert Latham, second; time, 29⅘ seconds.

Men's breast stroke, length of pool—John P. VanDenburgh, Jr., first; Robert Latham, second; time, 29 seconds.

PROGRAM OF PHOENIX HOUSING AUTHORITY IS UNDER WA

First Slum Clearance Project Grows At Rapid Pace--

MATHEW HENSON PROJECT PROGRESSES: With sewers, gas and water lines all laid and foundations for the first 135 dwelling units poured, a large force of brick masons and carpenters last week were making the Mathew Henson project for colored families a reality at a rapid rate. Because the initial bids for the work were lower than estimated by the architects the Phoenix Housing Authority was able to add 51 dwellings to the project, bringing the total to 186 family units. The project — located between Seventh and Ninth avenues; Tonto and Sherman streets. In this project brick walls and wood sash are employed. The roofs will be covered with tile. When the entire group of houses is completed the streets will be paved and curbed, sidewalks laid and every yard landscaped. Areas will be set aside as playgrounds for children. Each house will have a concrete floor, electric lights, running water, bath and sanitary facilities and an electric refrigerator. The number of rooms will vary. The dwelling units are constructed in multiples to save expense. Two other projects are being built by the local housing authority. The Marcos de Niza project for Spanish-American families was begun several weeks ago. Ground for the Frank Luke, jr. project for white families will be broken tomorrow. In all 356 dwelling units will be built at a cost of $1,239,869.—(Republic Staff Photo).

House Sal Are Repo

Frame Erec For New

FULL PRO

Construction Of Last Unit Undertaken

With breaking of ground tomorrow on the Frank Luke, jr. housing project, the entire program of the Phoenix Housing Authority will be under construction, it was announced yesterday by the Rev. Vincent McLoughlin, O. F. M., chairman.

The project includes construction of three housing groups, one each for colored, Spanish-American and white residents. It involves the expenditure of $1,780,000. Lescher and Mahoney are supervising architects for the work.

Because two of the contracts were awarded at figures below the estimated cost of construction, some additional housing units will be built, Father Emmett said. The Matthew Henson project for colored families will have 24 additional dwelling units and the Luke project for white families will have 26 units.

Many Homes Provided

In all the three projects will provide 538 modern habitations for as many families.

Farthest along in construction is the colored project, where the general contract is held by the Del E. Webb Construction Company. The 120 foundations of the original contract have been poured, walls are up on many of them and a few houses have the roof framing on. The project covers two city blocks between Seventh and Ninth avenues, Tonto and Sherman streets.

At the Marcos de Niza project, sewer, gas and water lines are being laid. The general contractor, Porter W. Womack, expects to begin work in a big way this week.

This Spanish-American site is bounded by Yavapai and Pima streets, First avenue and Harmon Park. It will have 225 dwelling units.

The original contract for the Luke project called for 156 units. It is located between 10th and 20th streets, Willo and Highland streets. The general contract is held by E. W. Dufresne.

Details In Common

All of the structures have many details in common. All will have concrete floors, masonry walls and tile roofs. Two of the projects will use wood casement sash and one will be fitted with steel sash.

Each dwelling will have complete electric wiring, running water, a bathroom with shower, tub, sink and even mechanical refrigerator in the kitchen. Bids for furnishing the refrigerators will be opened on October 15. Their estimated cost is $67,270.

On each of the sites all streets will be paved, sidewalks laid and curbs and drains. Areas will be set aside for playgrounds for children. From 12 to 14 months has been set for the completion of the various projects and it is expected that the entire amount of work will be completed by February. As an illustration of the speed with which the Housing Authority officials estimate work will be done, the Mathew Henson project alone will employ 200 men for 10 months on the latter project alone.

Arizona Republic, September 22, 1940

Slums Are Cleared, Projects Are Built

A vast slum-clearance program is under way in Phoenix under the supervision of the Phoenix Housing Authority, financed by the U. S. Housing Authority.

This program, in three tracts, will provide new and suitable quarters for approximately 600 families and represents an investment of $1,760,860 to clean up some of the housing eyesores of previous generations, induced largely by indifference to adequate shelters because of the mild winter climate.

Covers Two Blocks

Farthest along in construction is the Matthew Henson project of 157 family units for colored persons. It covers two city blocks and provides space for children's playgrounds and recreation areas. It lies between Seventh and Ninth avenues and Tonto and Sherman streets.

Second to be started is the Marcos de Niza project of 225 dwellings for Spanish-American families. The site is between Yavapai and Pima streets and First avenue and Herman Park.

Last to be started, a few weeks ago, is the Frank Luke, Jr., project, located between 19th and 20th streets and Villa and Highland streets. It will have 176 residence units for white families.

One-Story Units Planned.

Each of these three projects will have many things in common. All building units will be one-story with masonry walls and tile roofs. The floors will be concrete and the window sash steel.

Each will have a bathroom, with stationary tub, a gas stove and electric refrigerator in the kitchen, electric lights and running water. All utilities will be put in. The grounds will be landscaped, the streets and alleys will be paved, sidewalks will be laid and areas will be set aside for recreation.

From 12 to 14 months has been set for the completion of each project. The first one was started in August and is slated for completion next fall.

This construction, being carried on with full forces of artisans, has assured Phoenix builders of a busy season. With one exception, all contracts have been awarded to local contractors.

Each project assures from 400 to 600 men steady work for 12 months, it is estimated by the local housing authority officials.

Arizona Republic, November 17, 1940

Housing Cost Hits New Low

Phoenix' better housing projects have set a record for economy in construction costs for the entire U. S. Housing Authority program, the Rev. Emmett McLoughlin, chairman of the Phoenix Housing Authority, was advised yesterday from the office of Nathan Straus, USHA administrator.

The local projects have a net construction cost of $1,684 per unit.

This, a statement received yesterday from the administrator pointed out, is the lowest mark achieved so far in the development by the USHA of more than 100,000 homes for low-income families in America.

The Phoenix project will consist of one-story, two-family and row houses, built with concrete block walls—modern successors to the traditional adobe of the Southwest—cement floors and wood ceilings.

The roofs will be covered in varicolored mission tile. Walls, ceilings and exteriors will be painted.

The new homes will have living rooms, kitchens with dining space, bathrooms, utility and storage rooms and from one to three bedrooms each. Gas-fired heaters, cooking stoves and automatic refrigerators also will be used.

USHA headquarters also reported actual construction contracts covering 104,107 homes in 286 USHA projects show that the net cost per dwelling has hit a new low of $2,730.

"Net," it was pointed out, includes erecting the building plus plumbing, heating and electrical costs. This is 26 per cent lower than the $3,687 average for private residential building throughout the country as shown by the U. S. Bureau of Labor Statistics reports based on building permits.

Arizona Republic, November 20, 1940

ain Shown
n Low-Cost
Home Units

Although the dollar volume of building permits issued by the city building inspector's office was under the 1939 figure, the number of homes constructed in 1940 increased, figures issued yesterday by C. C. Hurst, city building inspector, showed.

Residential permits for 1939 numbered 489 for $1,808,525.

Residential permits in 1940, omitting the three slum-clearance projects, numbered 494 for $1,642,100.

The slum-clearance projects accounted for three additional permits totaling $1,079,546 and provided 532 new dwelling units.

Total of all building figures for 1940 was $3,801,075, as compared with $3,935,539 for 1939.

FIGURES ARE YARDSTICK

"Phoenix figures are merely a yardstick for growth measurement," Mr. Hurst said. "Probably the money represents 50 per cent of the residential building that went on in metropolitan Phoenix last year. The number of houses erected was not as great outside the city limits, but their average value was considerably higher.

"One thing the building permit record shows in relation to house construction in 1940 is that it was a year of building lower-cost homes."

There are indications that 1941 will see a continuation of lower-price construction in new Phoenix subdivisions with also a revival of building of residences costing more than $15,000 each, according to local architects and builders.

The state picture, as interpreted by the records of the Federal Housing Administration, follows the Phoenix pattern closely. From figures furnished by R. O. Barrett, chief appraiser for Arizona, the average cost per house unit dropped from $6,870 in 1939 to $5,750 in 1940.

For 1939 there were 702 homes built under FHA approval, while last year the number of homes rose to 732.

This comparison shows a decrease in dollar volume for new homes, but an increase in the number of residence structures, demonstrating the trend toward lower cost homes,' Mr. Barrett said. 'In addition to the above construction, a project of 44 apartments, involving financing of $125,000, is being built under the FHA low-rentale housing plan."

Arizona Republic, January 5, 1941

POSSIBILITIES OF MORE SLUM-CLEAR

Work Pushed On Units Now Being Built

Possibilities of developing slum-clearance projects for metropolitan Phoenix are being studied by the Phoenix Housing Authority, following assurance from Washington that further funds will be available for such construction if the need exists.

"What the Phoenix Housing Authority would like to do next is to establish a project south of the railroad tracks in the neighborhood of Seventh street," Leslie J. Mahoney, of Lescher and Mahoney, supervising architects for the authority, said yesterday. "We have been assured by the administration that funds for such a development will be available.

"However, it would take an enabling act by the legislature to permit the local housing authority to operate outside of Phoenix. Those familiar with housing conditions in that district are agreed that something should be done to alleviate them. No doubt one of the three initial projects would have been built there, if it could have been done legally.

"The reason Phoenix stands the chance of being allotted more funds is that our building costs have been so remarkably low, in comparison with other projects over the nation. If this proposed project does go through, it will be planned for even lower rents and on a lower cost basis than anything attempted to date."

With the rush mill workers strike out of the way, contractors working on the three projects now under construction are making up for time lost during December.

Tenants In April

The last of the tile roofing on the Matthew Henson project for colored residents was laid yesterday and most door and sash work has been done. It is said this project will be ready to receive tenants by the end of April, although the landscaping may not have been completed.

The colored residents project lies between Seventh and Ninth avenues, Sherman and Tonto streets. Principal construction contract is held by the Del E. Webb Construction Company.

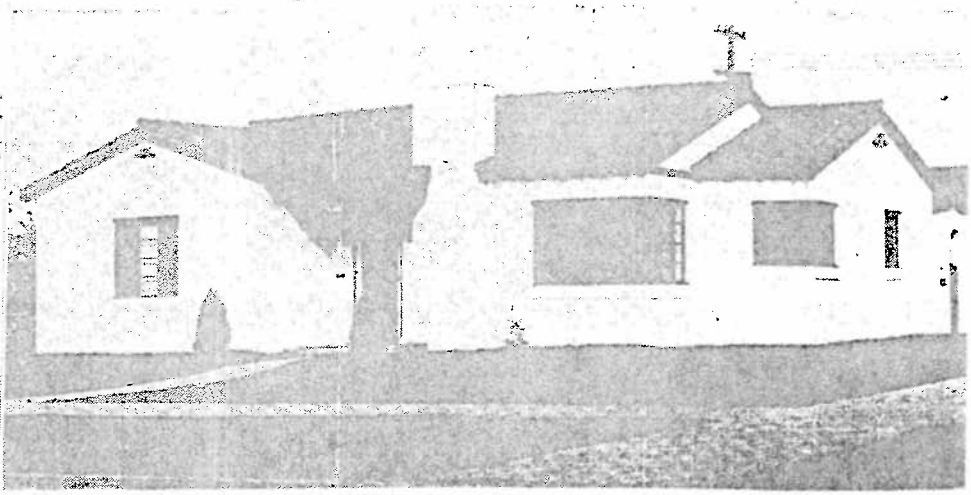
All foundations have been poured for the Nuevo de Nino group for Latin-American residents and the concrete block walls of the first two units have been raised to the roof line. Interior plumbing supplies are on the ground and rapid progress in installing floors and pouring the concrete floors will be made during the remainder of January.

The project is bounded by Yavapai and Pima streets, extending nearly to First avenue on the east and to Harmon Park on the west. The principal construction contract is held by the Porter W. Wenzell Construction Company.

Work of pouring the foundations for the Frank Lukin, Jr., project for white residents is proceeding steadily, after being held up by recent rains. The project is bounded by 16th, 20th, Highland and Villa streets.

The construction contract is held by E. W. Dohame. In all, the job represents an investment of nearly $2,000,000 to improve living conditions for low-income families in Phoenix.

Striking New Residence Is Completed—



CORNER LOT UTILIZED:—There are many advantages in using a corner lot for a residence, as shown in the design of the new home of Mr. and Mrs. C. L. Winston on the northeast corner of Culver street and Ninth avenue. Thus the house, facing on Culver street, has a recessed wing to add to the windows that can catch a morning sun, while the garage, on Ninth avenue, is tied into the structure with a high wall and arched gate. The red tile roof an walls strike the attention immediately. There are t in the west wing, each with bath. The living room w place and corner window occupies the center of the dw the high corner windows in the wing is a breakfast no space is provided in the two-car garage. The residence and constructed by John H. Lester.—(Republic Staff I

Group Meeting Will Be Held

Dan H. Otis, Madison, Wis., director of the agricultural committee of the American Bankers Association, will meet with representatives of the Arizona Bankers Association, 4-H Clubs and Future Farmers of America in the County Agricultural building at 2 o'clock tomorrow afternoon, it was announced yesterday.

Mr. Otis will come here at the request of C. B. Tinker, vice-president of the Valley National Bank and chairman of the state association's agricultural committee.

The meeting will be devoted to a round-table discussion of better ways through which the association may participate in encouraging the farm activities of grammar and high school students in the state, Mr. Tinker said.

Credit Bank Work Grows

BERKELEY, Calif., Jan. 25—A substantial volume of business handled by the Federal Intermediate Credit Bank of Berkeley featured the activities of the Farm Credit Administration of Berkeley in 1940, the annual report figures released today disclose.

The increase in cash advances for 1940 over 1939 amounted to $7,782,616; cash disbursements on loans and discounts by the bank reaching $47,095,442 in the four states of the 11th Farm Credit District—California, Utah, Nevada and Arizona. Figures for the four states in 1939 were $39,312,826.

Completion Of New St. A Catholic Church Is Sched

Construction of St. Agnes Catholic Church, at 24th street and Palm lane, has progressed sufficiently so that the builders are confident that it will be ready for use on or before Easter Sunday, April 13.

Plans for the $35,000 building were drawn by Lescher and Mahoney, architects, and the construction is being supervised by Ralph Young for the parish. Last week the concrete floors were completed and all interior walls were ready for plastering. The tile roof of the building was completed two weeks ago.

More Units Planned

The structure is the first unit of a larger building program which will include a church, parish house, eight-classroom school and residence for the teaching sisters.

The building under construction faces on Palm lane and is "L" shaped. The larger wing, 156 by 45 feet, will be the present and later church. The smaller w feet, will serve as recreation hall.

The church au an open-beam eight-by-eight tim Unusual in Cathol sign, the choir wil the rear of the alta ornamental grill, over the entrance of the auditorium

Glazing of the w recreation and scho completed and work the structure is be rapidly as possible.

Property Is

It has not been to whether the recre will be placed in us rest of the buildin Robert J. Donohoe church.

The parish proper 603 feet along Pa 24th street and 3 from Palm lane, affo the development co future years.

Check Legal Angles

★ ★ ★ ★ ★ ★ ★ ★ ★

Prospective Homeowner Advised To Learn About New Interests

WASHINGTON, Jan. 25—Whether building or buying a home, the prospective homeowner should ask himself these questions: "What are my legal interests? How may I best protect them?"

If the transaction is a particularly complicated one, the services of an attorney should be obtained. In any event, the Federal Housing Administration suggests that the prospective homeowner be familiar with certain essentials which are involved.

Before purchasing a property which already has been examined and found acceptable from the standpoint of residential possibilities and investment value, the owner should be asked about his title to the property.

Terms Explained

He may reply that he holds it in fee simple. By that he means that he owns it outright. But perhaps he may answer that his interest in the property is a leasehold one.

Inquiry should then be made to find out if the lease is renewable at the option of the lessee and, if it is not, how much longer it has to run. The last factor will probably determine the prospective buyer's attitude.

What if the owner's leasehold interest is renewable? The answer to that question depends upon the length of the lease. Suppose it were for 99 years and renewable.

For all practical purposes this is outright ownership. The buyer need have no further

Frame-Stucco House Built

Building Makes

NEW YORK, J spring will see the "Parkchester," the v housing project fina vate capital. This p in New York arout subway ride from T not a slum clearanc a towering group of apartment buildings height from seven and covering 50 city

Arizona Republic, January 26, 1941

DEDICATION OF FEDERAL HOUSING PROJECT HERE DUE T

Talks, Band Music Slated At Ceremony

A formal dedication of the Matthew Henson federal housing project, Seventh avenue and Sherman street, will be held at 5 o'clock tomorrow afternoon, the Rev. Emmett McLoughlin, C.S.C., chairman of the Phoenix Housing Authority, announced yesterday.

The ceremony will be conducted in front of the administration building on Seventh avenue. There will be music by Father Emmett's Band and talks by Lawrence Osborn, Langston Post, San Francisco, regional director for the U. S. Housing Authority; Walter J. Thalheimer, manager when the project was started, and Hadley Murrel, project manager.

Shelters 412 Persons

The project, occupying two city blocks between Seventh and Ninth avenues, Sherman and Tonto streets, was occupied by 132 families Thursday and Friday, giving shelter to 412 persons, of whom approximately 175 are children.

The homes are grouped in units of six and eight dwellings to a building. These in turn range from one to three bedrooms per home. Each house has a modern bathroom with stationary tub, kitchen with gas range and electric refrigerator, electric lights, gas wall furnace for heating and running water.

The rear yard has permanent steel posts for clothes lines, woven wire fences to enclose the back yards and wire cages to protect the garbage cans.

Landscaping Started

The lawns have been planted with grass and over the entire tract many shrubs and trees have been set out in an effort to make a park site out of the project.

All of the structure have brick walls, painted in white, or cream, and with walnoscli painted darker colors. The roofs are tiled. Floors are concrete. Steel windows also were placed. The authority has furnished cotton drapes for the windows.

Interior walls are painted in attractive colors with stained wood ceilings.

Wading Pools Constructed

Several younger children's wading pools and playgrounds, carefully fenced off, have been built in the project. The playground of St. Monica Mission is just across Seventh avenue from the project.

The families installed in the new homes were recruited from within and without the city limits. They are expected to pay from $10.25 to $16.25 per month for their quarters, depending upon the total income of the family, rather than the size of the home rented.

This is the first of three units the Phoenix Housing Authority has undertaken to be completed. It has attracted national attention because of its low-cost construction. The cost per home unit in the Matthew Henson project was $4,411, as compared with a national average of $5,211 for the work so far promoted by the U. S. Housing Authority.

Supervising architect for the project was Lescher and Mahoney and those associated with them in preparing the plans were Orville A. Bell, W. O. Wallingford, Paul Eaton and Malcolm D. Seashore.

Members of the Phoenix Housing Commission are Father Emmett, chairman; Chas. Thomas, vice-chairman; R. A. Becker, C. A. Bond and J. E. Refsnes. William G. Edens has served as the commission's secretary.

The project cost approximately $720,000. In addition to the 132 family units completed, 24 more homes have been started, the money needed for building them being obtained from the saving cross bids for the original project were lower than estimated.

Naturopaths Open Parley

Leaders in the faculty of the College of Naturopathic Physicians and Surgeons of Los Angeles will be on the speakers program for the annual convention of the Arizona Naturopathic Physicians Association which will be held in Thunderbird Westward Ho beginning with registration at 9 o'clock this morning.

A business and technical session, at which presentation of several issues is planned, is scheduled for 1 p. m.

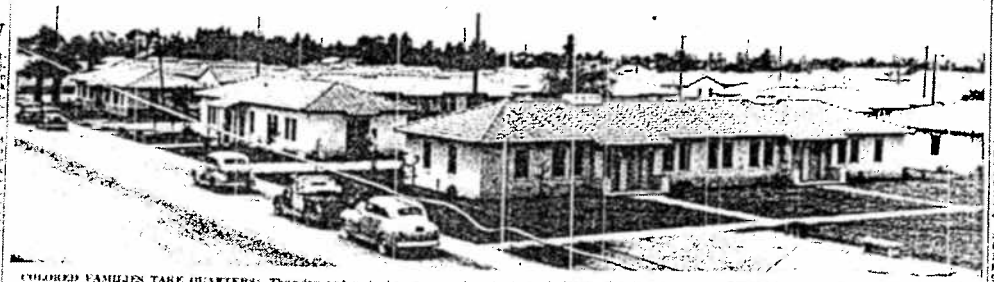
The speakers will be Dr. Lee H. Norcross, dean of the Los Angeles college; Dr. Patrick Lackey, vice-president, and Drs. C. B. Emrich and Ada B. Murrell, members of the faculty.

Dr. Norcross will discuss bloodless surgery; Dr. Emrich will speak on X-rays and diagnosis, Dr. Lackey will discuss fasting, and Dr. McMurtrey will speak on the McManus technique of naturopathy.

Dr. A. W. Kinnebrew, Bisbee, president, will open the sessions.

Election of officers will be held at a business session at 11 a. m. tomorrow, and the annual banquet will be held at 7 p. m. tomorrow with Dr. [illegible]

First Slum-Clearance Buildings Completed, Occupied--



COLORED FAMILIES TAKE QUARTERS: Thursday and yesterday were moving days for 132 colored families that occupied as many houses in the newly completed Matthew Henson slum-clearance project of the Phoenix Housing Authority. The view above is across Seventh avenue, looking west, and gives a clear idea of the type of structural units erected with brick walls, tile roofs, concrete floors and porches for summer cooling. The project, which cost approximately $720,000, is to be dedicated with due ceremony at 5 o'clock tomorrow afternoon. It occupies two full city blocks between Seventh and Ninth avenues; Sherman and Tonto streets.—(Republic Staff Photo.)

Lumberman Is Crocheter

★ ★ ★ ★ ★ ★ ★ ★ ★

Easterner Claims World's Championship In Fashioning Handkerchiefs

FREDONIA, N. Y., May 2.—(AP)—Office fed, 10 inches tall and well Randall P. Geiger, lumber millwright, foreman, claimed today the world's championship in crocheting dainty handkerchiefs.

The 57-year-old needle artist, who specializes in colored designs, announced he has completed 280 hand-edged hankies—no two alike in design and made in 127 hours.

"Mother taught me when I was 18 while recovering from typhoid," he explained. "Crocheting has been my hobby ever since.

"Lots of people can hardly believe it—until I show 'em." During his daytime hours, Geiger, [illegible] supervisor, rough lumber work. At night he goes to work with "darling thread No. 17—which is very fine."

Until second Christmas, 1939, Geiger concentrated on making intricate centerpiece patterns and working out stitch sequences. Then, seeking something new, he tried crocheting edging to handkerchiefs.

Winner of so many Chautauqua county fair prizes that he no longer exhibits, Geiger meets every two or three weeks with women's sewing circles to give them pointers. "And some of them," he noted, "are a bit jealous."

Tuthill Urges Co-Operation

A mission for American people today should be to get strongly behind the federal government's efforts to adequately prepare the nation for defense, Maj. Gen. C. M. Tuthill, assistant general of activities, told members of the Phoenix Optimist Club at a luncheon yesterday.

In a brief talk on the position of America during emergency times, the general asserted citizens should be less ready to criticize whatever steps are taken toward arming the country and warned against internal difficulties.

Compared To France

"The country is in the same condition Great Britain and France were in at the beginning of the war," he said. "France was defeated at home, there was no unity, the people wouldn't work together.

"The labor situation here is exceedingly grave, as in France before the war," he continued. "Few strikes are over shorter or longer hours or for too low pay. They are directly inspired by agitators among themselves or among labor leaders, and are promoted by representatives of our potential enemies."

He asserted that the United States could be invaded, but questioned whether it would be necessary if Great Britain loses the present fight. He based the idea on the fact that Germany then would command the seas and international trade.

Two Years Required

"It seems then that the thing to do is to aid Britain all we can. Two years will be required to fully prepare ourselves to effectually combat potential opponents," he went on.

"We are doing fairly well now, already has been said, she said.

"Its success will depend, she said, on action, with those who are to participate being educated, trained and prepared to start with the end of hostilities.

This movement of American youth, framed American youth, in America."

Miss Shirley is the guest in Phoenix of Mrs. Ray Walter Mitchell, hostess of the Arizona course.

(Episcopal Church.

Youth Odyssey To Europe Termed After-War Solution

Many of America's and Europe's problems would be solved if there were World War set the scene for the present war, she thought.

Treatment of Germany after the

"Nazism is odious of what could be a force for great good," she said. "When the Nazi leaders are ousted something positive must be ready to take machine's place.

"There is no fundamental barbarism in the Germans. They are just as good material as any people from which to make good citizens. For the Germans nazism was mass escape from an inferiority complex.

"There's a story that among 100 Germans, all will be Nazis, of 10 all will be Nazis, of five all will be Nazis—but one can't find a single Nazi.

"Americans by comparison with the people of Europe are living on velvet.

"I was in one European city where the only foods which were obtainable were fish and tomatoes. But the fish and tomatoes always were served attractively and appetizingly. By contrast I found food plentiful in America but too often ill served, badly cooked or too much on a plate.

"When people face the fact they may be dead the next morning, they commence to appreciate it's good to be alive. When they see men and women without legs, they appreciate it's good to be able to walk.

"Most people believe that the point in Maeterlinck's story "The Blue Bird" was that the bird—a symbol of happiness—was h home all the time. But it wasn't appreciated that the blue bird was at home until the principal characters had traveled far and wide.

"American youth needs the perspective which such an after-war odyssey as I have suggested would bring. An expedition like that would bring about a cultural renaissance

House Claim To Get Study

The purchase of a $39,000 mansion for the president of the University of Arizona again became an issue yesterday with the filing of a corrected claim for the $2,500 down payment by Mr. and Mrs. Monte Manfield of Tucson.

However, whether the state auditor will pay the claim is undecided because P. H. Brooks, deputy auditor, has not completed investigating its legality.

Publicity Asked

The purchase of the mansion authorized by the university board of regents March 31 startled the state last week when it was brought to light for the first time. Its revelation, brought about by presentation of the down-payment claim, caused Governor Osborn to criticize the board for holding executive sessions and declare he would not attend a session to make all meetings public.

The governor's statement brought explanations from several members of the board and Dr. Alfred Atkinson, president of the university, for whom the home was purchased. Governor Osborn's action in behalf of open board meetings was his second since taking office. Several weeks ago, with the support of E. D. Ring, state superintendent of public instruction, and other members appointed by the governor, he caused meetings of the state board of education to be opened to the press for the first time.

Office Is Open

"Any person whose purpose is pertinent has a perfect right to attend meetings of any board or commission administering a state department," the governor said. "The door to my office is open at all times and if I have anything to say about it there will be no state business conducted in any other secretaries behind closed doors."

The governor said that he did not know the house purchase had been withheld from the press at the time of the March 31 board of regents meeting but assumed that as a matter of right it was announced by Dr. Atkinson. Along with other business transacted.

State Will Pay $224,830 Debt

Joe Hunt yesterday called for payment May 5 of $224,830.05 in registered state general fund warrants and estimated the call would leave the fund less than $300,000 in the red.

The call is the 11th issued by Mr. Hunt since he took office January 6 and will include all warrants through No. 1947 registered April 14.

School Names Honor Group

Names of North Phoenix High School valedictorians, 10 highest seniors, and the upper 15 per cent of the graduating class chosen as National Honor Society members on the utmost in co-operation."

Business at the meeting included reports of committees. Ray Busse, committee; Floyd Geisinger on the membership campaign, and Marion Barry on the area ear fights appointed by the club.

Martha Akin and Margaret Lautaylor, valedictorians, will be featured speakers at commencement exercises in the stadium May 29. Chosen as honor society members by scholarship and activity, the 10 highest seniors, including Misses Akin and Taylor, are Martha Ann Tway, McCoy Finch, Mary Alice Moore, Barbara Patterson, Sonya Gentry, Frank Crawford, Frances Fleming and Virginia White.

Other honor society members are Lloyd Autry, Beulah Bacon, Shirley Booth, Wayne Boyle, Catherine Brizer, Margaret Brumbaugh, Cecil Calvin, Claire Campbell, Martin Case, Sara Jo Conway, Morris Cowperthwaite, Allen Crampton, Jean Dannenberg, Dorothyjo Hill, Dick Jones, Margaret Kostas, Ben Kuroiwa, Paul Larson, Ruth Nelson, Helen Jodra Patrzynske, Margaret Ann Rankin, John Sampliner, Margaret Stratton, Mary Sullivan, Ruth Swinnea, Dennie Van Wyk, Susan Wessels, Margaret Walters and Wilma Wrench.

These, the distinguished members of their class, were tabbed by a secret vote in which scholarship during the seven months of junior work, school activities for the senior year, 20 per cent, and scores of comprehensive test grade, 20 per cent.

Eighth-Graders Will Be Feted

Entertainment of eighth grade boys and girls by North Phoenix High School Girls League and Boys Athletic Association will take place Tuesday, Wednesday, and Thursday as next year's freshmen are feted at the spring banquets and [illegible] program.

The first day Interior Washington, Roosevelt, and Hayden youngsters will enter their tour. Wednesday will be devoted to Madison and Monroe students, and Thursday Emerson

Governors Will Meet

Governor Osborn and Gov. Arthur Simms of New Mexico will hold a formal conference designed to solidify friendly relations between the two states in the interest of defense of the two countries at [illegible] Monday in Douglas, it was announced yesterday.

A [illegible] session will be held at 11 [illegible] exchange the [illegible] Mexico [illegible]

Conway Ask To Aid Ous

Joe Conway, attorney [illegible] yesterday was requested by Gray, Phoenix attorney, in of Dr. J. D. Dunshee, who was ousted as director health administration, in quo warranto proceedings Dr. F. P. Perkins, state president of public health.

The request in the petition by Dr. Dunshee to office of state superintendent public health declared that his tenure, recently in a for a writ of mandamus the auditor to pay his sal Dunshee contended Dr. Perkins could not remove him.

He based the contention allegations that Dr. Perkins, in the medical corps of Division, U. S. Army, has himself from the state m 90 days without permission legislature and has ceased form the duties.

It was on the same grou Mr. Gray asked Mr. Conway maintain the quo warranto

Belmont Rac To Hike W

CHICAGO, May 2.—(N Belmont Radio Corporatio announced that next Mo the 500 employees of the C given a 10 per cent wages, thus increasing the of the corporation more th year.

Officials of the firm gra increase following a re Joseph Geiger, president United Electrical, Ra Machine Workers of Amer CIO, Congress of Indust negotiations affiliate, who out that the rise in liv prompted the union's de a wage increase.

PLUMBI
For the Fine N
SLUM CLEARA
PROJECT
ROY BRO
(Your Plumber for
919 N. 7th St. Ph

MATTHEW HENS
ANOTHE
NEV
NEW STA
211 West Washington

Lescher & Mahoney
Designing and Supervising Architects
for the
Matthew Henson Low Rent Housing Project
ASSOCIATED ARCHITECTS:
Y. O. Wallingford Paul Eaton
Malcolm Seashore Orville A. Bell
Listed as the largest cost public housing project in the United States.

Matthew Henson Homes
Were Built to Last and Look Well!
ARIZONA PONDEROSA PINE
Was Used Exclusively in the Construction of These Dwellings

MATTI
HOUSI

COMPLETION OF $1,904,000

Big Slum Area Is Cleaned Up By Program

One of the year 1941 will see the final completion of one of the most progressive steps ever taken by this community and one of major importance not only from a humanitarian standpoint but from that of community health and welfare.

It is the Phoenix slum-clearance and better-housing undertaking which now is entering its final stages.

This program has involved the elimination of some of the city's worst blighted slum areas—and the replacement of unsightly, unsafe and unsanitary shacks and other makeshift dwellings, with attractive modern homes for those families among the city's population who are in the low-income groups.

Cost Is $1,904,000

Secrets Revealed

★ ★ ★ ★ ★ ★ ★ ★

Byron Cummings Restores Kinishba, Relic Of Life Nine Centuries Ago

Life as it was lived in Arizona between eight and nine centuries ago is clearly shown to the modern world through the emergence from the dust of the centuries of Kinishba.

This great prehistoric apartment house, a structure which had more rooms than any of its current counterparts, has been revealed in all its glory only by 10 years of intensive excavation.

Situated in the western slopes of a bowl-like valley not far from Fort Apache, in Eastern Arizona, it stands today as a supreme example of the heights attained here by an ancient culture which flourished only to vanish so completely that [illegible] is known for the people'

Equally bright, too, are the colors painted on ceremonial tablets which emerged from the abandoned rooms in the later stages of the investigations to reveal clues to the pueblo rituals.

Calculations made possible by the famous tree ring calendar—which through the relationship of wide and narrow rings of trees made possible accurate dating of wood found in ruins—shows that the pueblo was inhabited for more than 100 years.

Where the people came from and where they went are equally uncertain today.

Drouth Blamed

The only clue to why they vanished is believed by Dr. Cummings

Shrines H... Priests' W...

Monuments to the int... ish priests who were th... men to explore far So... being constructed along... they followed.

It is 400 years since... trekked through the... country, and in that...

custodian as well as w... ing maintenance chor... deep-well pump powere... ern windmill).

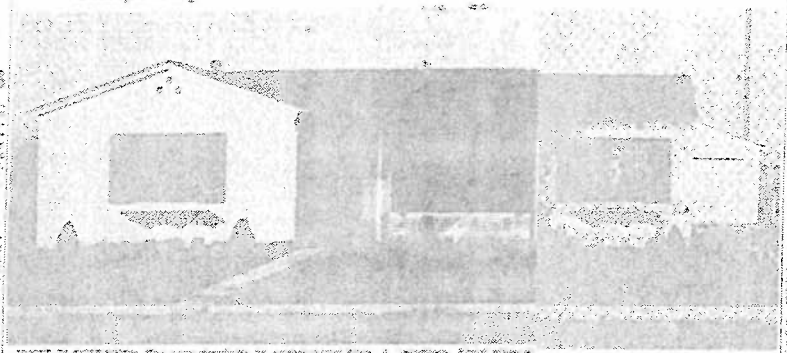
PHOENIX HOUSING JOB NEARS...

Arizona Republic, November 16, 1941

ADDITION IS PLANNED FOR MATTHEW HENSON HOUSING

Bids Sought For Building More Homes

Simplicity Adds To Attractiveness Of Residence—



Building Job Is Awarded

Danger Shown In Scaly Pai

School Uni Is Enlarge

Federal Aid Is Criticized

Unusual Room Arrangement Marks Wilder Road Dwelling

Architects Asked To Aid

Congregation Builds Church

House Plan Needs Study

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Room Placing Requires Much Consideration As Site Is Reviewed

Five Hazard Of Roofs Cit

Arizona Republic, December 21, 1941

ay Morning, November 30, 1942

Third Riot Victim Dies; Deserter Shot, Caught

The third victim of Phoenix' bloody Thanksgiving night riot died yesterday, not long after military police staged a spectacular siege in the southwestern part of the city to nab a 28-year-old deserter, believed to have taken a part in the Thursday gun battle.

First Lt. August J. Essman, 39 years old, member of the military police detachment at South Mountain Park, died at 9:10 a. m. in a local hospital of a gunshot in the abdomen. Essman, former Sheridan, Ore., high school football coach, was the leader of an MP unit called to assist colored MPs who were attempting to quell the riot.

Killed instantly were Pvt. George F. Hunter, Papago Park soldier from New York City, and Robert Riley, Phoenix civilian, both colored.

Deserter Caught

Captured near 12th avenue and Buckeye road in the "mop-up" by the army was a colored man, dressed in civilian clothes, who admitted leaving the 364th Infantry, according to arresting officers.

He surrendered after being grazed by one of numerous shots fired into a house by military police in armored cars, according to Capt. Fred H. Stephens, in charge of the battalion which participated in the "round-up."

Captain Stephens said five armored cars took part in the strafing of small houses in which 30 rioters were reported to be hiding in the vicinity of 12th, 13th and 14th avenues near Buckeye road. The first shot was reported fired in this district at an MP car.

City police meanwhile arrested three colored occupants of a car with a reported 17 bullet holes in the rear at Sixth and Grant streets. And later took into custody another colored man said to be the owner of the vehicle.

Military officers also rounded up a trio of colored soldiers claimed to be out of the Papago Park encampment without permission. All personnel had been ordered to stay within camp confines, as of Friday morning.

Probe Under Way

The arrests served to add fuel to the growing fire of the military investigations begun Saturday by a three-officer board, designed to get to the bottom of the riot. Lt. Col. Donald A. Macgrath heads the board, which also included Maj. Paul W. Taylor and First Lt. Thomas L. Raggio.

Military police under Col. Clarence A. Hennessy, provost marshal of the Southern Land Frontier Sector, were pushing their probe. Colonel Hennessy said he expected the investigations, calling some 180 soldiers and civilians before the board, would continue two more days.

While not stated officially, it was believed almost certain that court-martial action will follow the investigations, and the arrival of two high-ranking generals lent credence to the opinion.

Brig. Gen. T. K. Brown, Camp Lockett, Calif., commandant of the Southern Land Frontier Sector, arrived by automobile, while Brig. Gen. Benjamin Davis, of the inspector general's staff, came by plane from Washington, D. C. Their part in the investigations and procedure to follow was not divulged last night.

Continue "Mop-Up"

Colonel Hennessy stated that "mop-up" activities would continue "until all the trouble-makers are under arrest". It is believed several participants in the riot still are hiding out in dwellings in the general area of the riot, between 16th and 20th streets, and north and south of Washington street.

The alleged deserter captured yesterday was given first aid treatment for a slight head wound and

Arizona Republic, November 30, 1942

Nationally Known Leader Of Colored People Speaks

America can further the cause of world-wide democracy by practicing it fully at home and giving colored folk the freedom and security they are seeking, Roy Wilkins, assistant secretary of the National Association for the Advancement of Colored People, stated last night in an address here.

"The Negro is fighting side by side with his white American brother," Mr. Wilkinson said. "We're all in this war together, trying to bring democracy for everybody. All people must be free, whether in Norway, Czecho-Slovakia, Georgia or Mississippi."

Mr. Wilkins spoke before an audience of about 300 persons in the Tanner Chapel of the African Methodist Church, Eighth and Jefferson streets.

Four Main Points

The speaker, in outlining the ways in which democracy can be made more complete in the United States, touched on four main points affecting the life of American colored people: Poll tax restrictions, lynchings, employment difficulties, and the problems of the colored soldier.

"We don't have real democracy when 10,000,000 people can't vote," the speaker said in referring to the poll tax in effect in eight southern states. He pointed out the tax restrictions affect more white persons than colored.

Concerning lynchings, the young editor of "The Crisis", official organ of the association, stated: "The Negro must fight until there is no more lynching or those who lynch will be punished".

He lauded President Roosevelt's executive order No. 8802 as a vindication of the colored man in his battle for employment opportunities.

Services Offered

"The Negro offered his services immediately, once we got into the war, but war plants wouldn't give us the chance to work," he said. "We've been begging for the chance all along."

Asserting that the average man judges democracy by his employment opportunities, Mr. Wilkins stated that "the only subversive influence working on the Negro in this country is the way the white man treats him".

But he was quick to add that many of his own race were at fault in not taking advantage of their opportunities to train for important war industry jobs. He said colored men can run machinery, and scored unions and firms which he said have "drawn the color line".

"Equal Break"

The speaker was emphatic in his demands that the colored soldier

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the pelts. A considerable number of tar-branded pelts are discarded entirely. For these reasons, sheepmen are urged to discontinue the use of tar for branding sheep and lambs.

In fact, tar brands cannot be scoured out of the wool because the tar spreads over the fleece and sticks to the fibers in the scouring process. For this reason, the tar brands must be cut out and that causes the loss of substantial portions of the pelts.

Arizona Republic, December 3, 1942

Council Backs Housi

500 Units In Phoenix Approved

Authority's Answer To Objections Of Chamber Is Filed

By ORREN BEATY

THE PHOENIX Housing Authority Monday night was given the full support of the city council for construction of 500 units of low-rent public housing.

Planning on the 500 units—to be built in three projects near existing public housing operated by the authority—is well advanced, Terrence A. Carson, chairman of the housing authority, told the council.

THE SITE for at least one of the new projects should be cleared legally within 30 days, Carson said.

Council action, in effect, rejected a proposal by the Phoenix Chamber of Commerce to delay the new $3,000,000 construction program until a full survey of housing needs in Phoenix has been made, and until a long-range slum clearance program has been adopted.

Carson presented councilmen with a bound, 42-page booklet answering the chamber's complaints against the housing program.

Prepared during the past two weeks, the housing authority's answer includes excerpts from official reports including the authority's operations, letters from various

Additional Story, Picture, Page 3

local public officials and civic leaders supporting the low-rent public housing program, and pictures which, Carson said, show clearly a need for additional low rent housing.

Concerning the chamber's letter

Patrol Head To Take Job

Gregory O. Hathaway, new superintendent of the Arizona Highway Patrol, takes over at 10 a. m. Tuesday. He will be installed in ceremonies in Governor Garvey's office. The 34-year-old former U. S. Border Patrol pilot arrived in Phoenix Sunday to look for a home for himself, his wife, and two youngsters. He was formerly a resident of Tucson. Hathaway was appointed to the post by Governor Garvey April 26.—(Republic Staff Photo)

Petition On School Tax To Be Filed With Bolin

State Secretary To Receive Signatures

Aid B Decli Spen

Garvey Welfar Slashes

By CLAIBO

THE ARIZC Welfare Mor down Governe that it exceec first quarter (on the next (ment.

Through thi cial authoriza nor, which he it could have for the drasti fare grants it in effect July

IT WAS th cent weeks th its intention budget limita with the cut governor's ins made.

William P chairman, sai reached by n executive sess a heated me members and

The latter not been app latest reaffirm reached 'after statehouse.

HIS HIGH d however. He c if anything a again—a usele ly, in view of stand.

The board old-age assista ning July 1 wil to $10 a mo children

Arizona Republic, May 16, 1950

Thursday, November 23,

City Receives $730,800 For Housing Units

The Phoenix Housing Authority's plan for 500 new low rent housing units was boosted Wednesday by a federal loan of $730,800.

Actual amount received was $638,288.43, the difference having been deducted to cover repayment of previous loans and interest, said Terrence A. Carson, chairman of the authority.

WITH THE money, Carson said, the authority can now acquire land adjacent to the three existing low-rent projects for the expansion program.

Purchases will be started next week where present owners are willing to sell, Carson said. Condemnation action against the others will be started soon.

Phoenix is well ahead of every other city in the West with its low-rent housing program under the Housing Act of 1949, Carson said.

EARLIER LOANS from the Public Housing Administration, totaling $91,400, were used for preliminary planning work. More than $30,000 remains unspent for use in land acquisition and other work.

Financing of the entire program will be by sale of bonds, proceeds from which will be used partly to repay preliminary federal loans.

Arizona Republic, November 23, 1950

Councilman Opposes Further Expansion Of Public Housing

OPPOSITION to further expansion of public housing in Phoenix was voiced Wednesday by Hohen Foster, city councilman, during an exchange with Roy B. Yanez, executive director of the Phoenix Housing Authority.

"This housing business is so controversial that I don't believe the council should authorize any more without referring the question to the people," Foster said. "We should let the voters decide if they want any more public housing."

Foster's remarks came during a meeting at which the council authorized sale of $4,191,000 in housing bonds to finance 484 additional units of low-rent housing now under construction at three projects.

A syndicate headed by Blyth and Company, Inc., won the award with a high premium bid of $47,597 with an interest rate of 2¼ per cent.

PHA now operates a total of 1,000 units, including the 200-unit Duppa Villa project and the 196-unit Harry Cordova project, which is a city-owned, temporary addition.

The 484 units now being com-

(Continued On Page 2, Col. 3)

Public Housing Vote Called For By Councilman

(Continued From Page One)

pleted are part of an additional 1,000 units already authorized by the council if housing officials can prove sufficient need exists. Yanez said he could justify a demand for 166 more units immediately.

THE REMAINING 516 units would be needed, Yanez said, as the city expands further southward. He said PHA would not push the program, however, until the projects now under way are finished.

Yanez also announced federal authorities had approved higher income for public housing tenants, effective Nov. 1.

Income ceilings to qualify for admittance to low-rent housing will be: $2,400 for two persons, $2,600 for less than five persons, and $2,800 for more than five persons.

The old limits were $1,800 for a family with less than three minor dependents, and $2,140 for more than three children.

Arizona Republic, October 25, 1951

Herring Transferred In Housing Dispute

By ROBERT J. EARLY

THE MANAGER of a south Phoenix public housing project which has been plagued with growing racial unrest since May will be given a new assignment.

Don Herring, who has been manager of all Phoenix Housing Authority projects west of Central Avenue, will be transferred to the administrative staff of the projects east of Central.

The housing authority board made the announcement last night during a meeting with the Progressive Neighborhood Council, an Operation LEAP group composed primarily of residents of the Matthew Henson public housing project at S. Ninth Avenue and Sherman

THE 246-UNIT Henson project is a predominantly Negro housing project, a part of 1,604 units in 11 city public housing developments.

Last [illegible] council filed an informal protest with the Phoenix Human Relations Commission charging [illegible] with racially prejudiced [illegible]

It also protested both to the commission and to the public housing authority board that [illegible] to continue the

spread of roaches in the project, made arbitrary apartment inspections, failed to make repairs to apartments and apartment equipment when requested and harassed project resi-

(Continued on Page 10, Col. 1)

A Prayer For Today

Almighty God, who hast taught us that not a sparrow falls to the ground without thy concern, help us with the particular problems that confront us now. Help us to make the decisions that must be made. Help us to endure the tension that makes us irritable. Help us to have the rest that will renew our strength. For tomorrow and its needs. Amen.

The Arizona Republic

More About Job Switch

(Continued from Page 1)

dents who complained to the housing board.

Herring was not at the meeting last night and could not be reached for comment.

HOWEVER, IN PAST meetings with the neighborhood council Herring has denied all the charges, declaring he merely was carrying out the terms of the leases and the policies of the housing authority board.

He attributed the growing unrest to misunderstandings between the tenants and the authority management.

Ray Yanez, authority executive director, said Herring will not receive a pay cut, but that he will be transferred to the east side projects where he worked for nearly six years before taking the west side job.

The transfer will be made as soon as a new manager for the west side projects can be recruited, Yanez said.

The housing authority board also agreed to adopt these recommendations of the neighborhood council:

—Start an immediate anti-roach spraying program in the Henson project.

—Hire a person for the Henson project who would act as a liaison officer between tenants and management. It is expected that housekeeping aides would also be hired with federal anti-poverty funds to work in the area as well as in all other public housing developments.

—Beautify the playground [illegible] the project and give it immediate attention to requests [illegible]

—SET UP A management-tenant committee to "meet periodically [illegible] attention on problems."

With the action taken last [illegible] Johnny Calvin, human relations commission director, [illegible] group would withdraw [illegible] aspect of the discrimination [illegible]

[illegible] complimented both the housing authority board and the neighborhood council for the way in which they met and worked out a solution to their [illegible]

Arizona Republic, September 11, 1965

Housing Project Integration a Real Problem

By ROBERT J. EARLY

(Second of a Three Part Series)

The Matthew Henson Public Housing Project was planned for Negroes in 1941 and has for Negroes in 1939, opened operated for Negroes ever since.

Now this project, and others like it, are having integration problems. Solutions aren't easy to find.

Public housing, a depression-born program, was intended to be a stopping-off place for poor families on their way up.

TODAY, however, the housing projects contain increasing numbers of permanent residents, principally the elderly and welfare families headed by women.

They tend to attract other occupants of like circumstance and race.

Roy Yanez, executive director of the Phoenix Housing Authority, estimated that 65 per cent of the projects are occupied by welfare families.

In addition, he said, five years ago the authority could justify the need for 1,000 units just for the elderly.

THESE TWO things — the changing character of the projects and the deep roots of segregation — will make integration of the projects very difficult, Negro leaders, human relation and housing authority officials agreed.

Looking back, it is not difficult to conclude that the original segregation was a mistake.

Republic Photo

The Matthew Henson Public Housing Project At Ninth Avenue And Hadley
This Project, Racially Segregated For 24 Years, Is The Subject Of Integration Moves

Emmett McLoughlin, superintendent of Memorial Hospital, was the first board chairman of the Phoenix Housing Authority and is generally credited as the man who brought public housing to Phoenix.

"THE AVERAGE Negro knew that if he didn't get segregated public housing he wouldn't get any," reflected McLoughlin.

The first three public housing projects built by the Phoenix authority under the federal housing program were the Marcos de Niza, Henson and Frank Luke Jr. projects. All opened in 1941.

McLoughlin said Henson was established on an informal basis for Negroes only, De Niza for Mexican-Americans and Luke for Anglos.

The late Dr. Mary McLeod Bethune, a nationally known Negro educator who parlayed $1.50 and a four-room shack into a Negro college in Daytona, Fla., approved of the segregated public housing plans in Phoenix, said McLoughlin, because she also believed "there was no other way to get it through."

SO TODAY the housing projects are mired in segregation.

Henson and the more recent Sidney P. Osborn project, which borders Henson on the south, are completely segregated. The other eight Phoenix public housing projects have token integration, but even that is breaking down.

The Henson project is at Ninth Avenue and Hadley. The Osborn project is at Seventh Avenue and Buckeye Road.

RECENTLY, the housing authority attempted to integrate its newest project, the A. L. Krohn Homes near 16th Avenue and Buckeye Road.

In May 1962 the project was opened. Of the 75 units in it, 61 were assigned to Negroes, 10 to Mexican-Americans and 5 to Anglos.

Today, 75 units are occupied by Negroes; one resident family is Mexican-American. This family also wants out.

The remaining family, like the others who moved out, complain of their car being vandalized and burglarized, of their children being beaten by other children in the project, and of being afraid to go outside at night, said Yanez.

WHAT'S the answer to the segregation problem in the housing projects? No one seems to know for sure. But everyone has an opinion.

Some say force integration. Keep apartments vacant at Henson until 29 or 30 non-Negro families can be moved in at once. There is security in numbers, they point out.

Some say when an apartment is available move the first eligible family into it, regardless of the color of the family or the location of the project.

Yanez said the authority has no police power. It cannot force a family to take an apartment it doesn't want.

WHEN A family is accepted for admission into a project, Yanez said, the family chooses the location it wants. If the family's choice isn't available, they may accept other locations or wait for the apartment they prefer.

No non-Negro family wants to move into the Henson project, he added.

Offering prospective residents a free choice of apartments at any location they desire is all the authority is required to do under the 1964 federal civil rights act, explained Yanez.

Negro leaders, however, have made it clear time and again that they will press for integration. But the roots of segregation are deep, and the outcome is not apparent.

IN CONTRAST to the Henson project is the 360-unit Coffelt - Lamoreaux Homes, a Maricopa County Housing Authority project less than a mile to the west of Henson.

The county project was opened in 1954 and deliberately integrated from the beginning, said John Hollar, assistant director of the authority.

Today about 11 per cent of the occupancy is Negro, 45 per cent is Mexican-American and the rest are Anglos, he said.

Most of the Negroes concerned with the Henson segregation problems are only vaguely aware of the county project. It has been that trouble-free by comparison.

Tomorrow: A look at the residents of the Henson project and at some of their personal problems.

Arizona Republic, September 17, 1965

Negro Youth Bands Harass City Police

Bands of disorderly Negro youths last night hurled rocks, bottles and Molotov cocktails at police in a 12-block area near downtown Phoenix.

Police reported shots were fired on several occasions, the bullets thumping into signs, fences and pavement, but some of the gunfire evidently was blanks.

They said they "seemed to have things under control" just after midnight, but police were still in force in the area early today.

THE YOUTHS, traveling in small bands of a dozen or two, erected a barricade of garbage cans and bins in an alley south of Van Buren between 17th and 18th streets.

Officers said there were shots from a large caliber weapon and fires were set along a line of fences, though the flames did not do much damage.

There also were reports that several police vehicles had caught fire after being struck by fire bombs, but the flames were put out swiftly.

The trouble began brewing shortly before 10 o'clock with police receiving calls of rock and bottle throwing. Most of the activity seemed to be unplanned and more in the nature of harassment.

THE AREA involved is bounded generally by 16th and 20th streets between Van Buren and Washington. A public housing project known as The Project is located in the area and most of the residents are colored.

At 10:45 p.m. the harassment became serious enough for ranking police officials to order the area sealed off and traffic halted.

Chief of Police Paul Blubaum went into the area and with Assistant Chief Barney Dunn directed the movement of policemen in the area.

The youths roved in and out of the project, pitching the gasoline-filled bottles. Youths did the same thing earlier yesterday morning, causing damage to several businesses.

Mayor Graham was at police headquarters shortly before midnight listening to reports of the activity on police radios, but went into the troubled area early today.

POLICE had many patrol cars in The Project and the men were walking through it in pairs urging residents to get off the street "and to take their children with them."

For a time about midnight, most of the activity seemed to be centered in the alley south of Van Buren.

Mayor Graham told The Arizona Republic, "It ought to be said that we are having a problem with young kids. I would not call this a riot. It is definitely not a riot. I would say it is a disturbance caused by what appears to be a bunch of young kids."

This was somewhat similar to what happened in Phoenix in October 1965, about three months after the Watts riot in Los Angeles. At that time, about 200 youths hurled bottles at passing traffic and a couple of citizens were attacked.

"We've had the same type of disturbance in each of the past couple of years," said Capt. Carl Needham of the disturbance early yesterday. "This was no worse."

"Despite some unfounded rumors, this had no apparent connection with the trouble other cities have been having," said Blubaum.

NO CROWD disturbances were reported during the morning fires. Witnesses said the youngsters tossed soft-drink bottles filled with gasoline at several targets between 1 and 3:45 a.m. Heaviest damage was caused at the B and Z Body Shop, 1705 E. Van Buren, where two parked cars and an outside work area were burned.

A sprinkler system prevented serious damage when another fire bomb was thrown through a window at S and S Suppliers, 1740 E. Washington.

Other gasoline-caused fires were at the rear of buildings occupied by the Domino Bar, 1734 E. Van Buren. Trash and materials were set alight in a

Chief Lists Promotion of 7 Policemen

Promotion of seven police officers to the ranks of sergeant and lieutenant were announced yesterday by Chief Paul Blubaum.

Promoted to lieutenant were Sgts. Hugh Ennis and Robert Kornegay. Ennis will be assigned to the records and identification bureau and Kornegay to the division of field operations.

New sergeants are Tom Agnos, Ruben Ortega, George F. Hamilton, William Willis and William Dowdy. All of the new sergeants are to be assigned to the division of field operations.

Crash Kills Phoenician

CLINES CORNERS, N.M. (AP)—Harold Edwin Roush, 63, of 110 W. Missouri, Phoenix, died last night when his eastbound car went out of control on U.S. 66, about 3 miles west of here, skidded down a 30-foot embankment and overturned once, state police said.

Sgt. Tommy Cantou said Roush died at the scene of head injuries.

Cantou said Roush was alone

Tucson Plans Play Areas For Negroes

TUCSON (UPI)—City officials disclosed yesterday that plans were being made to develop recreation areas in a section torn by two nights of disturbances by gangs of rock-throwing youths.

Assistant City Manager Lawrence Woodall told a meeting of councilmen and business and civil rights leaders, "this is just a short range solution to the problem, but we are going to try to give these youngsters something to do with themselves."

Woodall emphasized that the long-range solution to the problems that led to the disturbances is much more complex.

HE SAID that the main cause of unrest in the Negro community is the lack of employment. He called on the city's businessmen to aid in finding a solution to the problem.

Several business leaders complained that the public schools were not preparing youths to hold jobs in the community when they graduate.

Several suggestions were made by the Tucson Human Relations Committee. Included was one to provide on-the-job training by Tucson employers. The committee suggested extra effort by businessmen to hire minority group members.

THE MEETING was called after gangs of Negroes, between 12 and 15, for two straight nights roamed a 1-square-mile area of north Tucson. They pelted automobiles with rocks, bottles and bricks. Only one injury was reported.

Estimates of the number of youths involved ranged from 50 to 200. One shot was fired at a radio mobile news unit.

The original disturbance started Sunday night when police broke up a party.

Fair Labor Suit Charges City Firm

The government yesterday charged a Phoenix truck rental firm and its president, Clarence L. Wolf, with violating the Fair Labor Standards Act.

The suit, filed in U.S. District Court, accused the One Way Truck Rental Co., 2050 N. 27th Ave., of failing to pay time-and-one-half wages to six employes on many occasions when they worked more than 40 hours in one week.

The company also neglected to keep weekly overtime records, as required by law, the suit stated.

Arizona Republic, July 26, 1967

Phoenix Weather
Variable cloudiness today, 30 per cent chance of thundershowers. High today near 102, low about 80. Yesterday's high 98, low 80. Humidity: high 58, low 26. Details, Page 12-A.

THE ARIZONA REI

78th Year, No. 71 TELEPHONE: 271-8000 Phoenix, Arizona, Thursday, July 27, 1967

TANKS, GIs CONTRO

Curfew for Phoenix Area

Mayor Acts To Put Lid On Violence

Mayor Graham last night proclaimed an emergency in a large residential area east of downtown Phoenix and ordered all citizens into their homes.

The mayor's order came shortly after Phoenix police sealed off a 46-square-block area to traffic as roving bands of Negro youths began a third straight night of throwing rocks, bottles, fire bombs and sporadic shooting by snipers.

Police also reported groups of young Negroes were gathering elsewhere in south and west side areas, and a num-

Related Story, Page 16-A

ber of fires were set. An Arizona Air National Guard airplane was being used to spot fires, and several broke out in widely scattered areas, including a furniture store at 23rd Avenue and Buckeye Road and houses at 16th and 40th streets and Broadway.

THE MAYOR declared that a curfew would be in effect from 10 p.m. to 6 a.m. in an area running from Roosevelt to Buckeye Road between Seventh and 24th streets. About 300 officers were in the area to enforce the edict.

After the order about 10:30 p.m., Police Chief Paul Blubaum said residents would be given a "reasonable time" to get inside their homes. Blubaum said he would then have his officers arrest anyone still on the streets.

The emergency measures seemed to work. People kept off the streets and the shooting and fire bombing ended early today. However, new groups of youths were reported gathering at 1:20 a.m. today.

THE FIRST arrests for breaking the curfew came about 11:15 p.m. when a Negro couple traveling west were stopped at a roadblock at 15th Street and Washington, but police early this morning said they had about 25 persons they were booking for various violations, mostly for curfew violations.

Police said they found a 34-caliber revolver in the car of the couple. Police also said they arrested three white men when they found 22-caliber revolvers in

(Continued on Page 10-A, Col. 1)

AP Wir

Three Women And A Child Visit Charred Ruins Of Their Home In Detroit
Their Plight Is Typical Of That Of Many Innocents Who Lost All Their Possessions In The Fires

Detroit Braces for Homele

City Readies Food and Shelter for Victims of Rioting

DETROIT (AP) — Shots still echo and fires smolder as this city of nearly 2 million braces for an outpouring of refugees from neighborhoods ravaged by three nights of bombing, arson and shooting.

"We are preparing for several hundred, perhaps thousands of homeless," said Philip Rutledge, director of a mayor s committee to aid riot victims.

Already in the works are lists of available housing, food distribution depots and grocery stores still open near the riot area.

Agencies are trying to find jobs for those whose places of employment were looted and looted.

The federal Small Business Administration is looking into the possibility of declaring Detroit a disaster area, thus qualifying owners of stores and homes damaged in the rioting for long-term low-interest loans.

"We are in good shape to deal with the problems when mopping up time comes," Rutledge said.

BUT THE best of mopping up plans can't help Dalton Williams in his time of need, which is now.

Dalton is 2. And he has no shoes.

The Negro boy, his five brothers and sisters and his mother were burned out of their apartment Monday night.

The boy's mother said:

"The fire was almost out when I started back toward the building, but then the snipers started shooting at firemen and they had to stop their work."

MRS. Williams had managed to get clothes on her youngsters, but five were no shoes.

Mrs. Williams, who is estranged from her husband and on welfare, put her family up for the night with two neighbors.

"I don't know what to do," s Williams. "They want me to re to the neighborhood. And I woul be there with my friends. I'd fe but I don't know."

Hundreds of refugees sleep an shelters set up throughout the Salvation Army, Red Cross and workers.

"WE'VE been greatly impresse number of groups who have just neously offered and and assistanc ledge said.

"In fact, we've received fewer for aid than we expected so far— ly because of all the individu that's being given to some of th gees."

But fear is keeping some of th less and hungry from seeking help

"They're scared to come out t streets," said Rutledge.

More About

Curfew Declared in Phoenix

(Continued from Page 1)

their car when it was stopped at 17th Street and Polk.

The only reported injuries in the disturbance were minor wounds suffered by two Phoenix policemen. They were hit by a bullet fragment or flying chips of cement in an alley south of Van Buren at 17th Street. Sgt. Vern Wingfield was slightly wounded in an arm and Patrolman Elijio Lopez was cut slightly on his face.

AS ON the previous two nights, the center of the disturbance was in the Sydney P. Osborn public housing project area. The project is bounded by Van Buren and Washington streets from 18th Street to 20th Street. It is occupied largely by Negroes.

However, isolated reports also filtered in of gangs of Negro youths elsewhere in the city. An estimated 25 juveniles ignited and threw paper at 15th Avenue and Hadley. Police reported about 20 juveniles with fire bombs in the area of 901 S. 17th Ave. Negro males were reported congregating at 16th Street and Roeser in south Phoenix and early today more than two dozen officers gathered at a housing project on Buckeye Road at Ninth Avenue after a shot was reportedly fired at a highway patrol car.

There were also reports at 1:15 a.m. today of youths shooting at citizens and hurling gasoline bombs from roof tops in the Buckeye Road project.

But police concentrated on the disturbance in the east side project area. Police cars with outside loud speakers began moving through the section about 11 p.m. Police told residents:

"THE MAYOR of the City of Phoenix has proclaimed an emergency exists. Go to your homes immediately. To remain outside is a violation of the law."

The officers also were ordered by the mayor to set up a firm line north and south along 16th Street at Van Buren. Graham told police: "I don't want them in the downtown area."

The disturbances were renewed even though Graham and other city and state leaders earlier in the day had vowed they would tolerate no further violence. Promises of jobs had been made in response to Negroes' complaints about unemployment. Graham had warned at a midafternoon press conference that he might call the Arizona National Guard if the situation got out of hand.

ABOUT 1,500 Guardsmen stood on "practice alert" at different armories in the Valley last night at the request of the Arizona adjutant general's office. Guard officers kept in contact with various law enforcement agencies who had set up a headquarters in the basement of the City Council chambers, 200 W. Jefferson, but the Guard units were sent home at 12:20 a.m. today.

Supt. James J. Hegarty of the Arizona Highway Patrol had 175 men on standby alert. The Maricopa county sheriff's office sent 150 men into the area. At 11:30 p.m., about 50 highway patrolmen were being used to assist the Phoenix police and fire departments at 15th Avenue and Hadley, 32nd Street and Broadway, 40th Street and Broadway and the Black Canyon Freeway at Van Buren.

LAST night's incidents began about 8:20 p.m. when 75 to 100 Negro youths at Eastlake Park, 16th Street and Jefferson, began throwing rocks at patrol cars and other passing autos. One citizen reported getting hit by a rock.

As rock throwing worsened, police units took quick action and threw up roadblocks to stop eastbound traffic at 12th Street and Jefferson and to stop westbound traffic from 20th Street and Washington. Traffic barricades also were set up at 16th Street and the railroad tracks to block northbound traffic and another at 17th Street and Adams to keep traffic out of the Osborn public housing project.

A STATE of tension existed in and around the area shortly before nightfall. Owners of nearby businesses, especially along Van Buren, boarded up the windows on their buildings for protection. Other owners and employes remained in a few of the stores, armed with guns.

Action was heaviest before the mayor declared the curfew. Gunshots and molotov cocktails were reported with increasing frequency about 10 p.m. One detective reported his car was hit by a bullet, the slug striking the roof just above his head.

A police motorcycle was heavily damaged by fire bombs at 16th Street and Monroe. A woman in a store at 1501 E. Van Buren reported to police that she was being stoned and was trying to get out. A fire was started on the roof of S&S Distributors, 905 N. 16th St., which was burned Monday night. Numerous shots and fire bombs were reported about 10 p.m. around 17th Street and Van Buren.

Reveal Stoolies, Prosecutor Told

—Criminal defendants are entitled to know the identity of a confidential police informant to be used as a material witness against them, the Court of Appeals, Division 1, has ruled.

The court said the prosecutor legally may conceal the source of confidential information on which an arrest is made.

But when the informant also is to be a material witness to the crime, the prosecutor must either give the defense pretrial notice of the informant's identity or drop the prosecution, the court concluded.

CAR CRASH KILLS 6

ANN ARBOR, Mich. (AP)—Six persons were killed early yesterday when the car in which they were riding veered off a rural road and flipped over several times about 3 miles northeast of Ann Arbor.

Phoenix Quieter; Curfew Obeyed

Mayor Graham yesterday extended the curfew brought on by three nights of disturbances and residents with few exceptions were observing it last night 3½ hours after it went into effect.

Police had adopted a wait-and-see attitude and had not placed traffic barricades on any streets. Bars, liquor stores and service stations in the affected areas were ordered closed by Graham during curfew hours.

Police Chief Paul Blubaum said shortly before midnight that it appeared "as if everyone is trying to obey the law and the curfew restrictions." Blubaum added: "I've been in all three areas on two separate tours. There's not much vehicle traffic and no pedestrian traffic. It looks as it normally does at 3 or 4 a.m. I feel the curfew is a success so far."

Graham finished touring the area just before midnight and reported "everything is very quiet."

Graham had broadened the curfew, which was first put into effect Wednesday to cover 10 square miles occupied by nearly 25,000 persons. He also increased the hours of the curfew to run from 8:30 o'clock last night to 6 a.m. today.

In contrast to the previous three nights, there were fewer reports of fire bombs and arson. Scattered groups of Negro youths were reported gathering in spots outside the curfew areas at various times.

By midnight, police had arrested 18 adults and 5 juveniles for violating the curfew. The adults were booked into the city jail. The youths were taken to the Maricopa County juvenile detention home.

Police also said they arrested John Sanders, 29, Chandler, a Caucasian, after he attempted to throw a pint wine bottle full of lighter fluid into the Copper State Bar, 2001 E. Washington. Sanders was charged with attempted arson and being drunk and disorderly, police said.

The curfew Wednesday was confined to a single 3-square mile area extending from Roosevelt to Buckeye Road between Seventh and 24th Streets. It ran from 10 p.m. to 6 a.m.

AUTHORITIES arrested 44 adults and 11 juveniles Wednesday night and early yesterday after the curfew was imposed, most of them on charges of disturbing the peace, vagrancy, unlawful assembly, drunk and disorderly conduct and curfew violation.

The mayor yesterday established these curfew boundaries:

—From Roosevelt to Buckeye Road between 12th and 20th streets.

—Between Black Canyon Freeway and Fifth Avenue from the Southern Pacific Railroad tracks to the Salt River.

—From Roeser Road to the river between Seventh and 40th streets.

GRAHAM warned that parents of juveniles found to be violating the curfew may be prosecuted for contributing to the delinquency of minors.

Persons who live in the affected areas who must leave or return to jobs during the curfew period have to be able "to satisfy the officers on patrol as to their activities," the mayor added.

"We've been fortunate," he continued, "it (the disturbances) has not been large compared to what it might have been if we had not stepped in quickly and firmly."

THE curfew was expanded to take in the additional areas because of suspected arson and because bands of Negro juveniles engaged in rock throwing and fire bombing in those areas early yesterday morning. There also were occasional bullets fired.

(Continued on Page 12, Col. 2)

New Quakes Kill 110 in Turkey's Eastern Regions

ANKARA (AP)—New tremors rippled through Turkey yesterday after the country's second killer earthquake in five days left at least 110 persons dead in a desolate eastern region.

With the death toll mounting, local officials asked for a fleet of army helicopters to help bring supplies to hundreds of injured.

The new shocks were felt in six provinces eastward from the Black Sea, south to the Mediterranean and as far west as Istanbul. There were no reports of new casualties or damage.

The eastern Pulumur district between this national capital and the Iranian frontier was shaken Wednesday night less than two hours after Pope Paul VI left Turkey after a two-day visit.

The sparsely settled region, sandwiched between forbidding mountain ranges, is about 480 miles from the western Turkish city of Adapazari where another earthquake killed nearly 100 persons last Saturday.

THE AGONIZED REACTION of this Moslem nation to the second disaster was put into words by State Minister Sabit Tekin Muftuoglu, who told Parliament: "We humbly ask Allah to protect us from further disasters."

Turkish soldiers and relief workers struggled through the largely roadless mountains of the eastern region. Pulumur, the hardest-hit district, comprises 70 villages with a population of 21,000. By late yesterday only a handful of these villages had been reached. Most of the population lives in mud huts.

A Turkish reporter who reached the district said the worst-hit village contacted so far was Karagol, where 32 persons were crushed to death when their stone, mud and timber houses shuddered and collapsed.

(Continued on Page 13, Col. 6)

Arizona Republic, July 28, 1967 (part 1)

More About

Graham Extends Hours, Region of Curfew

(Continued from Page 1)

feel they understand our desire to make our (anti-poverty) programs effective."

THE TWO, Floyd Decker and James Harris, assured the mayor, he said, that they would return to the "project area and indicate that this is a time of cooperation."

The mayor said he outlined possible avenues for acting on their stated grievances. He said 30 additional Summer Crash Program jobs were made available to youth in the area in response to their pleas.

He said he also assured them that the city would listen to the voices of the "young Negroes" and that consideration is being given to establishing a youth forum.

GRAHAM said there was no indication of any particular organization or outsiders involved in the Phoenix episodes.

"We have excellent relations," he said, "with the Negro orgdnizations of this community, who are working hard and diligently in trying to set the stage for more effective work if anything should happen in Phoenix.

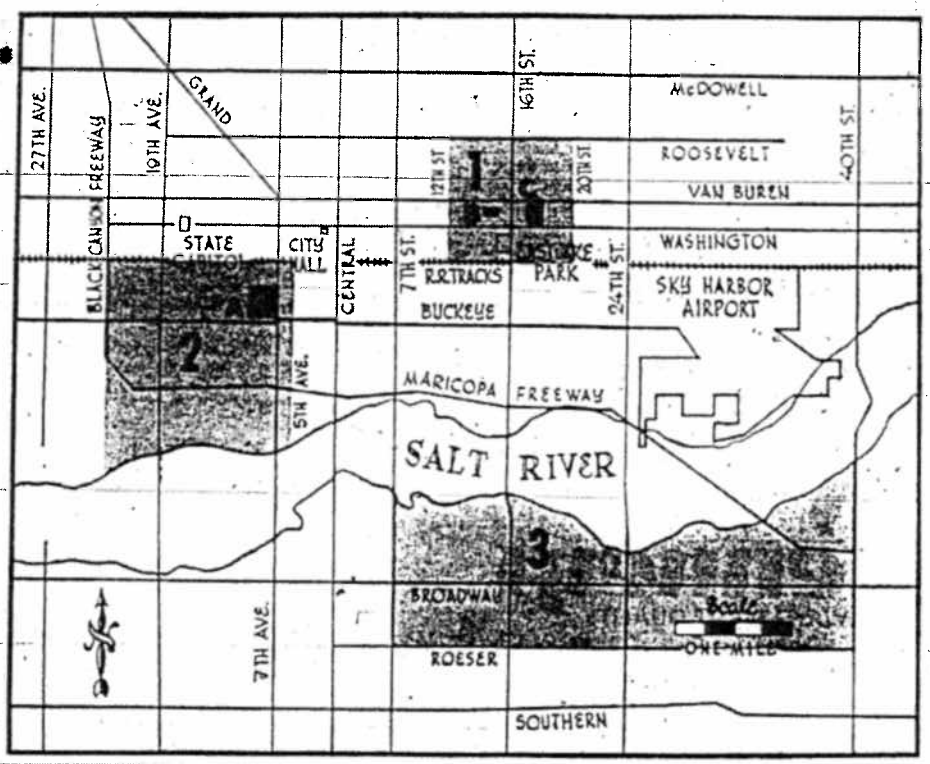
"I might say that this community has been blessed with a fine Negro community for a number of years, and it's pretty sorry when a bunch of young people who have done practically nothing to help build this city into what it is would resort to lawlessness and disorder.

"UNFORTUNATELY, everybody suffers because of a few."

Though dozens of shots have been fired by snipers, the police, sheriff's deputies and Arizona Highway patrolmen have not fired a shot in return.

Two Phoenix policemen, Vern Wingfield and patrolman Elljio Lopez, suffered wounds from a shotgun blast Wednesday night. Lopez was hospitalized, but his condition was good.

The exact cause of the disturbances has not been established, but some Negro spokesmen have blamed lack of employment opportunities.



TROUBLE SPOTS—Numbered areas 1, 2 and 3 indicate where strict curfew was imposed from 8:30 p.m. last night to 6 a.m. today. The three areas contain 10 square miles with a population of about 24,550. Public housing projects predominantly occupied by Negroes are (A) Matthew Henson Project, (B) Krohn Housing Project and (C) Osborn Project. Area 1 is one mile square and contains an estimated 6,390 persons. Area 2 is three square miles with about 8,650 people and Area 3 comprises six square miles with approximately 9,510 residents. Shown in Area 1 is Eastlake Park, where Mayor Graham met with residents Wednesday in an effort to find a solution.

Senate Unit Lops Foreign Aid Requests

WASHINGTON (AP) — The Senate Foreign Relations Committee reported yesterday it has cut more than 20 per cent from President Johnson's foreign aid requests for the current fiscal year.

Related Story, Page 5

Committee chairman J. W. Fulbright, D-Ark., a longtime critic of the administration's foreign policies, traced the sharp cuts to what he termed concern about the Vietnam war and a feeling that the outbreak of violence in cities throughout the nation mandates more attention to domestic problems.

—Development loans, from $750 million to $600 million.

—Supporting assistance, most of it for Vietnam, $720 million to $600 million. This is aid designed to bolster the economy of a country.

—Presidential contingency fund, $243 million to $50 million.

—Technical assistance, $243

dent's recommendation for two-year authorizations for long-range planning.

In addition, the panel has repealed a $750 million authorization for the Alliance for Progress for the 1968-69 fiscal year.

THE COMMITTEE refused to yield jurisdiction over authorizations for the North Atlantic Treaty Organization and inter-

Arizona Republic, July 28, 1967 (part 2)

Mayor to Make Curfew Decision This Morning

By CLARENCE W. BAILEY

In an atmosphere of eased tensions yesterday, Mayor Graham ordered continuation of an emergency curfew in three city areas touched earlier this week by arson, rock throwing and sniper fire.

The 8:30 p.m. curfew in effect Wednesday and Thursday was changed to 9 p.m. last night. There was strong pressure from merchants and business establishments to lift the restriction entirely.

GRAHAM TOLD a crowded City Hall press conference he would announce after 11 a.m. today whether the curfew would apply again tonight.

Citizens last night generally observed the curfew, though police arrested 21 persons, 11 of them juveniles, for being on the street after the 9 o'clock deadline. This brought to 99 the number of curfew arrests in three nights.

Police also received occasional reports of juvenile gatherings and vandalism, but not all in the sections under curfew. Most of it was considered minor.

At midnight, Graham announced a change in the curfew proclamation to allow residents to come out of their homes so long as they remained in their own yards and didn't congregate in groups.

GRAHAM said, "This is the quietest night since the curfew went into effect. Some scattered incidents, but generally minor in character. We've had good cooperation from almost all teen-agers and parents."

Graham earlier said that "if it isn't possible to lift the curfew for Saturday night, we hope to be at least able to reduce the size of the three emergency areas."

The curfew areas are:

—Between Roosevelt Street and Buckeye Road, from Seventh Street to 24th Street.

—From railroad tracks to the north bank of the Salt River, between the Black Canyon Freeway and Fifth Avenue.

—Between south bank of the Salt River to Roeser Road, from Seventh Street to 40th Street.

GRAHAM'S ORDER stated that all persons living in the three areas must go home and remain there between 9 p.m. and 6 a.m. All others must leave the areas.

The order further authorizes the police to remove or arrest anyone who violates the curfew, attempts to d i s t u r b the peace, or who makes "an attempt or advance towards the commission of any act which would be a riot if actually committed."

The downtown Phoenix business area has remained calm and free of disturbance since the beginning of the disorders elsewhere in the city.

But merchants in the downtown district reported customer trade has dropped off markedly since the first outbreak Tuesday night.

NONE OF THE CURFEW and disturbance areas are near Central Avenue, which has remained open and free of street troubles throughout its length. Police barricades at curfew area boundaries successfully blocked the spreading of the disorders into other areas of the city.

Graham yesterday received numerous appeals from merchants inside the three curfew areas, asking that the restriction not be imposed last night.

They complained that many of their customers who live in the area are

(Continued on Page 13, Col. 1)

Error Disclosed, So Demos Recall Remap Petitions

A two-word error caused Arizona Democrats yesterday to call in all referendum petitions designed to place before the voters in 1968 a legislative reapportionment plan approved by a special session of the Republican-dominated Arizona Legislature.

Sen. Bob Stump, D-Maricopa, spearheading the statewide petition effort, said a Pinal County Democratic worker discovered that the words "Eloy 9" as description of a voting precinct were missing from the petitions.

"THE STATUTES say the petitions must be 'true and correct' copies," Sen. Stump explained. "Our proofreaders, attorneys and the printers failed to catch the omission.

"The sanctity of the referendum and election laws requires my disclosing this error to the people of Arizona at this time," Stump added.

Stump said there was only a 10 per cent chance that the courts would invalidate the present petitions, but he was not willing to take this chance.

Arizona Democrats began circulating the petitions as part of a two-pronged attack on the GOP-passed reapportionment bill which they say is unfairly designed to maintain Republican control of the Legislature.

FIRST, the Democrats asked a three-member U.S. District Court panel overseeing reapportionment in Arizona to throw out the plan. The court is expected to take up this motion in the fall.

Second, the Democrats interpreted the state constitution to hold in abeyance the effect of a bill passed by the legislature if it is brought to a vote by referendum petitions. Republicans dispute this but Democrats started circulating

(Continued on Page 15, Col. 1)

More About Curfew Time

(Continued from Page 1)

peaceful citizens who have taken no part in the disturbances.

One of the businessmen, Leonard Calderon, who operates a ballroom at 16th Street and Buckeye Road in the heart of the curfew area, appealed to Graham to allow a scheduled entertainment to take place last night and tonight.

GRAHAM SAID he could allow no exceptions to the curfew, but held out hope that the ban might be lifted tonight.

Other complaints to the effect that jobs which have been made available in the past several days all were going to Negroes were made to the mayor. He replied:

"We are maintaining a proper racial balance in our job placement program."

Graham said 47 new Neighborhood Youth Corps positions were authorized late Thursday by federal officials, and that while some are earmarked for Negroes, a balanced proportion by law must be filled only by Mexican-American and Caucasian youths. Graham said all recruitment and job referral for NYC and for LEAP positions are being handled by the Arizona State Employment Service. He said the city yesterday received authorization for 10 additional Nelson Amendment jobs under LEAP.

Commendations poured into Graham's office yesterday from organization leaders and citizens alike, who expressed appreciation for the successful methods the mayor and city council employed to stem the impeding violence.

Arizona Republic, July 29, 1967

Negroes Deplore Disorders; Outsider Suspected

By JACK WEST

Disturbances in Phoenix last week had little support among adults in the affected areas.

Although some persons cited lack of employment opportunities for Negroes as a major reason for the trouble, few Negroes in those areas accept this.

The Arizona Republic, in speaking with residents of areas placed under curfew by the mayor, was told of a man wearing a gold-colored shirt who frustrated

See Related Story, Page 1B.

attempts by Sen. Cloves Campbell, D-Maricopa, and others to cool tempers during the major flareup Tuesday night.

MANY REPORTED that the participants in that disturbance were joined by youngsters from west and south Phoenix areas.

Although most of the residents contacted were willing to talk to The Republic, none wished to be identified in this story.

"I admire the mayor's courage in starting the curfew," said one father. "It's the only way they could have broken it up. And making it so the parents could be charged if their kids break it, that's the only thing that makes some of these parents keep the kids inside."

THE ONLY general support for the disturbance came from youngsters.

"I think it was called for," said one teen-age girl after her mother labeled the disturbances "unrealistic for."

"We got to let them know that we're here. We got to make them give us jobs."

"Eighty per cent of the kids who were making all the noise wouldn't take a job if you offered it to them," said one father. "Or, if they did, they wouldn't work. They want to get paid, that's all."

HE ADDED that he believed that jobs should go to those qualified for them.

"I don't think anyone should get a job just because he happens to be white or black or yellow or purple," he said. "I'd like to get a job where I could make more money, but I was the one who dropped out of school when I could have kept going. I don't blame anyone but myself."

"They talk about training for the kids," said one woman. "The kids don't want the training. They just want the jobs."

MANY WERE astounded that police did not move into the Sidney P. Osborn Homes during the peak disturbance Tuesday night, while others praised officers for their restraint.

"If they'd come on in they could have stopped it," said one mother. "The kids thought they would. When

(Continued on Page A-4, Col. 1).

More About Disorders

(Continued from Page 1-A)

for the police and the firemen but they wouldn't come."

"THERE WERE people standing all over," said one man. "They (the police) couldn't have done anything more than they did that night without someone getting hurt."

Some blamed police for the start of the disturbances.

"They kept driving through here and through here," said one woman. "The kids don't like that.

"AND THEY don't like those white men who drive in here looking for. . .for girls," she added. "They don't have to come in here. They don't find any like that that way. They ought to go down to 16th Street, where that kind of girl hangs out. Even there the kids see it and don't like it. They know what's going on."

"Sure, watching the riots in Detroit on TV got the kids set up for this," said one man who represented the views of several. "But it was more than that. They've been setting fires in trash bins for years but they never tried anything like this. You can't tell me that somebody didn't put them up to this stuff.

"When Cloves Campbell was in here Tuesday night trying to get the kids cooled down, he'd get a crowd together and start talking to them and pretty soon here'd come a man in a gold-colored shirt, and he'd start talking to those in the back and pretty soon they'd walk away.

"Then Campbell would start talking to another group and here'd come that same guy, and pretty soon they'd break up, too."

AS FOR the future, some of the youngsters predicted half-seriously that there would be more trouble.

"I don't know," said one thoughtful man. "As long as they make it so the parents can be charged if their kids get into trouble that will help.

"And that bail, too, $300. That tells a strong story. That ought to make the parents keep their kids from running loose."

Arizona Republic, July 30, 1967

Mayor Graham Lifts Curfew From 3 Areas of South Side

INDEPENDENCE FESTIVAL — Carlos C. Morales, president of the Phoenix Mexican Chamber of Commerce, discusses plans for the chamber's annual festival for Mexican Independence Day, Sept. 15-16, with Yavonne de La Torre, left, and Mary Ann Rosales. Both are candidates for queen of the festival, which will be at the Phoenix Star Theater.

Lauds Actions Of Law-Abiding Elements in City

Declaring that the state of emergency in Phoenix has ended, Mayor Graham yesterday ordered curfew restrictions lifted in three areas of the city's south side.

"During the past 24 hours," Graham said, "we have had very fine cooperation with the people of this community. It is obvious that no emergency exists."

Phoenix police reported conditions were peaceful last night in the former curfew areas.

He had imposed a 10 p.m. curfew Wednesday after police, aided by Maricopa County sheriff's deputies and Arizona highway patrolmen, had difficulty in controlling vandalism and violence by bands of teen-agers and adults.

THE DISORDERS began in a 12-block area bounded by Van Buren and Washington, from 16th to 20th Streets. They spread outward and into two widely separated areas around 24th Street and Broadway and 15th Avenue and Buckeye Road.

The curfew over the three districts was extended to 8:30 p.m. Thursday. But after a relatively peaceful night, it was set back to 9 p.m. Friday and to midnight on Saturday. Arizona National Guard troops stood by Wednesday but were not called into action.

Nineteen adults were arrested by officers early yesterday for curfew violations, bringing the total number of arrests in four days to 203, including 28 juveniles.

GRAHAM cautioned, "We will not permit any resumption of disturbances that we had last week. If any occur I will immediately proclaim a state of emergency and impose curfew restrictions.

"Our police force shall continue on extra duty for the present, and other supporting forces have been asked to stand by."

(Continued on Page 20, Col. 1)

More About Curfew

(Continued from Page 19)

Reflecting on the four days of rock throwing, sniper fire and arson on the city's southeast and southwest sides, Graham said, "I would not term it a riot, but rather a serious civil disobedience."

HE ADDED: "Because we have a fine colored community, I feel that the hoodlums or law breakers were not able to get the law abiding citizens to join them in lawlessness and thus enabled us to put a quick end to it."

Graham said there was "no indication of outside agitation or direct influence. But I do feel that publicity of the disturbances in other cities fanned the flame of disobedience in many of the young people who were not gainfully employed or are potential trouble-makers."

GRAHAM complimented parents for "excellent cooperation by keeping their children off of the streets."

Fire department officials said more than 20 fires were reported in the areas of disturbance during the period. Damage was estimated at $45,000.

"We had wonderful cooperation from the very dedicated and brave men of the sheriff's office and highway patrol," Graham said, adding thanks to Gov. Williams for the use of the highway patrol.

Pair Found Dead Below Precipice

TUCSON (AP) — Two people were found dead at the bottom of a cliff in the Mt. Lemmon area near Tucson yesterday in what was apparently a "lovers' leap."

The Pima County Sheriff's office said

Phoenix Faces Bond Vote As School Needs Ascend

By ROBERT J. SARTI

The Phoenix Union High School District Board took the first halting step along the road to a bond issue vote last week at a special "informal study session."

The meeting demonstrated that the board has just begun to scratch the surface [illegible] a considerable amount of studies

Arizona Republic, July 31, 1967

Longtime tenants see no gains for housing project

By CHERYL REXFORD

For 16 years Mrs. Malinda Sullivan, 733E S. 10th Ave., Apt. 241, has lived in the Matthew Henson Public Housing Project.

Her friend, Mrs. Silverine McNary, 926N S. Seventh Ave., Apt. 107, has lived there nearly six years.

During this time both women said they have witnessed no improvement in the maintenance of the 15-square-block project in the Ninth Avenue and Hadley area which houses 424 Negro families.

The two women, who have 11 children between them and who receive state welfare support, spoke harshly yesterday of the living conditions in the sprawling project.

Their complaints ranged from paint that comes off "when you wash your walls" to rats that run back and forth across floors where, if there is any tile, it is cracked and curled.

Screens are of a flimsy material easily ripped off windows, allowing quick access into apartments, they said.

"They (housing authority officials) keep telling us they will come out and fix the screens, but they never do," said a disgusted Mrs. Mary Walker, who lives at 904H S. Seventh Ave., Apt. 132.

In most apartments dishes and cooking utensils are stacked on shelves in kitchens for lack of cupboards.

"We've been promised new cabinets, but at the rate things are going it will be two years to get them," Mrs. Sullivan said.

But the major complaint among the tenants and the one most frequently voiced in recent weeks involves roaches.

According to Roy Yanez, director of the Phoenix Housing Authority, a contract was let last June with Lyon Pest Control Inc., 2807 N. 24th St., to help control the spread of bugs.

Every Tuesday the company sends extermination crews into the project, he said, to apartments whose occupants have requested spraying.

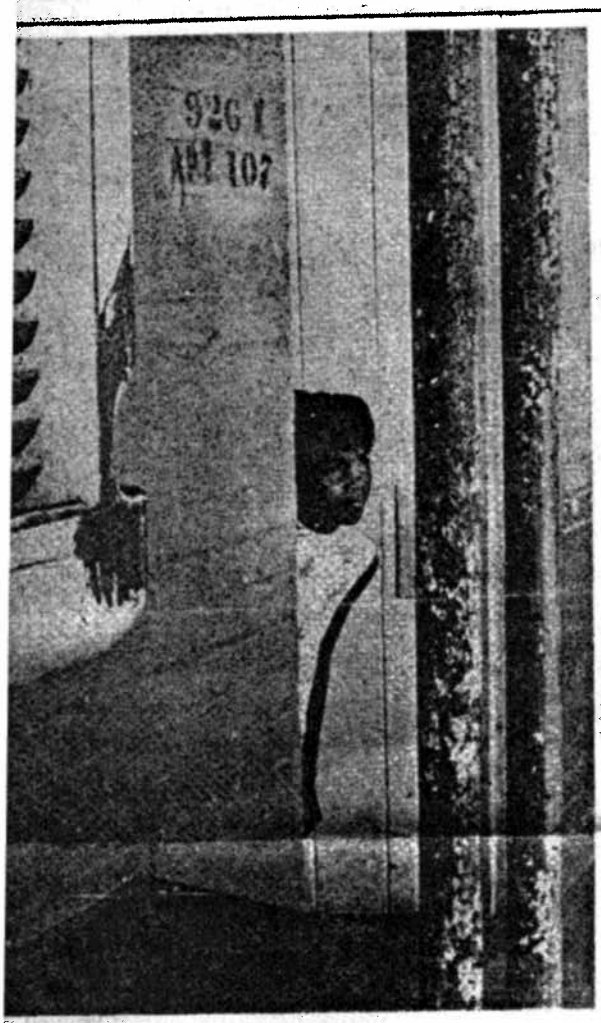
But the spraying treatment used by the company has not solved the problem, contended several residents yesterday in an interview. Some said the spraying has worsened the problem.

"I never had roaches till they came out to spray my place," said Mrs. Virgia Mae Robinson, 912A W. Tonto, Apt. 176. "But it sure stirred them up afterwards, and now I have plenty."

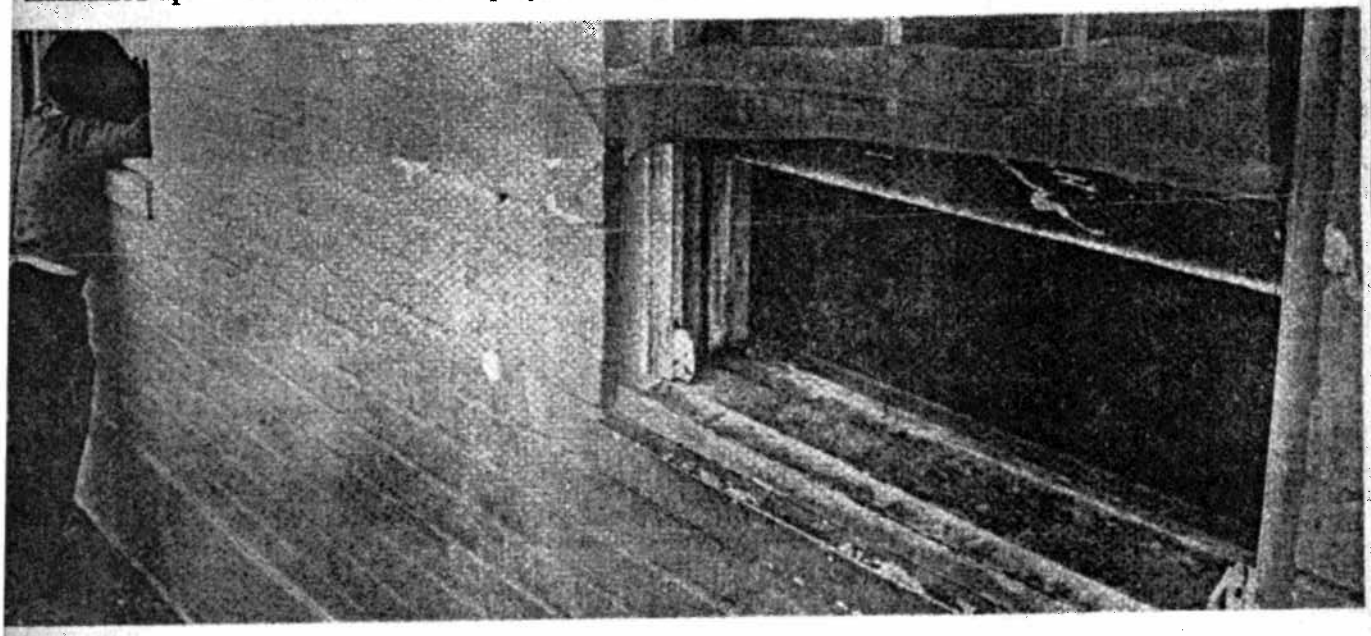
Her complaint was echoed by others who said the exterminating wasn't as effective as they had hoped.

In a letter to the Housing Authority dated Oct. 17, Stuart Lyon, exterminating company owner, made the following re-

Continued on Page 24



maintained apartments are common in project



Republic Photos by Paul Brown

Torn screens are common in the Matthew Henson project, but complaints of residents go unheard

Arizona Republic, October 22, 1969 (part 1)

about

Housing project complaints

Continued from Page 23

marks in connection with work being done in the project:

"Almost every day at least one, sometimes several, of the tenants who have made 'complaints' refuses to admit our people or asks that they spray over and around the dishes instead of having them removed from the shelves."

Lyon explained that in multifamily dwellings, when one apartment is affected all other units in the area should be treated.

"To accomplish this, but to take away any involvement of anyone's neighbor," a program of "preventive service" was begun, Lyon said.

Housing Authority employes selected certain buildings and told tenants pest control crews would be there to treat the units.

"We have never gained admission to more than 75 per cent of any one day's selected apartments," Lyon said in the letter. "In the last three or four weeks, one day a week, 30 apartments have been set up for this program. We have been in as few as 9 out of 30, and at best only 12 in the past month."

Lyon added that his crews encounter resistance from tenants when they are asked to remove dishes from the shelves.

"If we attempted to 'spray' over or around these dishes, we could not avoid contamination of the dishes. It is in the area of these shelves that the worst infestations of roaches are found.

"It is my opinion that spraying over or around these dishes would be a violation of the 'due safety' features of the rules and regulations of the board, (State Structural Pest Control Board) and could subject our license to revocation.

"It might be wise to point out at this point that there is no such thing as a nontoxic insecticide. It must have a toxic effect on animals to kill insects."

Lyon suggested that a mandatory preventive pest control service "be a condition of rental. On a regular basis, every apartment would be treated every three months, or every four months."

Yesterday Yanez said he did not wish to "defend every item of tenant complaints in the newspaper."

"We are just as anxious to clarify this as the people are," he said.

In reply to a complaint about the maintenance of yards in the project, Yanez said, "Every individual is responsible for the upkeep of his own yard."

Referring to the 21 demands presented to the Housing Authority last week, Yanez said, "Many of them are ridiculous."

Donald Herring, acting manager of the Matthew Henson project, refused to comment on the situation yesterday. "I don't feel that any statement from me at this time would help matters. It might only make matters worse," he bluntly told a reporter in his office at the Housing Authority, 1305 S. Third Ave.

Herring has been the target of many bitter complaints from project tenants, and one of the 21 demands referred to the Housing Authority asked that Herring be removed.

Arizona Republic, October 22, 1969 (part 2)

ARIZONA VERTICAL FILE

Phoenix - Housing Authority

Henson project manager out

Racial prejudice complaints force transfer 2nd time

Matthew Henson Housing Project's acting manager, accused by Negro tenants of being racially prejudiced, has been "transferred to other duties," the Phoenix Housing Authority said last night.

The Housing Authority Board disclosed the transfer of Donald Herring, who was previously removed from Henson in 1965 as the result of similar accusations, during a meeting with the project tenants' council at the Harmon branch library.

The board did not specify details of the transfer but assured tenants Herring would not be brought back to Henson as he was after his first ouster.

Herring's removal was one of 21 tenants' demands for reform in all Phoenix public housing projects presented to the board Oct. 1.

The board last night responded to the demands, but Mrs. Vernell Coleman, council spokesman, said final discussion and progress reports on action already initiated by the board and tenants' comments will be heard at 7 p.m. Dec. 1 at the library before acceptance or rejection of the board's responses.

"We're going to take more time this time," she said, "and make sure all our questions are answered."

Mrs. Coleman was referring to the fact that tenants demanded the same reforms in 1965, such as the one for Herring's removal, but were unsuccessful in achieving lasting solutions.

Board and council representatives expressed little disagreement over the 13 demands they had time to discuss, but the council noted particular concern for an immediate change in housing authority policy cited as hindering racial integration in the projects.

Council lawyer Herb Finn of the Arizona Civil Liberties Union said prospective tenants who refuse a vacancy in a minority group - dominated project should be put at the bottom of the waiting list.

Persons now are given three opportunities to accept or reject vacancies in the various city projects, some of which have almost all Negro tenants and others almost all Mexican - American tenants.

Arizona Republic, November 18, 1969

Phoenix - Housing Authority

'Insulted,' tenants at Henson say

By CONNIE COBB

The Matthew Henson Housing Project tenants' council said yesterday it was "insulted and appalled" by the Phoenix Housing Authority's answers to its 21 demands for reform in the city projects.

The council, in a statement prepared after polling tenants, said the housing board's responses "are intended as pacifiers and do not reveal any comprehensive plan to solve our problems."

The board responded to demands presented Oct. 1 during a meeting with the council Monday. Another meeting was scheduled for 7 p.m. Dec. 1 in the Harmon branch library, 411 W. Yavapai.

Council spokesman Mrs. Vernell Coleman said she considered board members' answers to requests for such things as project modernization, full racial integration and tenant representation on the board "most evasive."

"This is what happened last time," she said, "but we're going to be more careful now."

She referred to the fact that tenants sought many of the same reforms in 1965, but were unsuccessful in gaining them.

"For too many years," the tenants' statement continued, "we have waited for this board and others before it to make decisions and insist that the staff carry them out to make public housing in Phoenix a decent, safe, clean place to rear children with equal service and opportunities for all races."

Board chairman Ray Busey termed as "silly" and "far-reaching" the council's charges that housing authority integration efforts are inadequate and that the character of tenants' council members is being questioned because they "dare to challenge the status quo."

"We can't get them to come over and look at the records," he said. "If they would, they wouldn't be able to cite one instance of the wrongs they name."

Busey said the housing authority could not operate without well-defined plans, as the council also charged, because it is funded and regulated by the U.S. Department of Housing and Urban Development.

Misunderstandings between tenants and the housing group would be eliminated, Busey added, if the council would accept a proposal to form an advisory tenant group to attend board meetings.

"Then they'd know what we're doing," he said.

Arizona Republic, November 20, 1969

Phoenix - Housing Authority

Eviction at Christmas

ARIZONA VERTICAL FILE

From 200 to 700 at housing project notified

ARIZONA REPUBLIC

By CONNIE COBB

DEC 12 1969

Anywhere from 200 to 700 tenants may be evicted from the Matthew Henson Housing Project just days before Christmas, according to notices they received this week from the Phoenix Housing Authority.

The tenants, at least eight families of whom are participating in a rent strike for project reforms, have been given 10 days from the day they received the notices to vacate their apartments.

The number of tenants actually involved, estimated on the basis of an average apartment occupancy of four persons, depends on whose figures for the number of eviction notices sent are used.

Housing Authority director Roy Yanez said yesterday notices were sent to 52 apartments. However, acting project manager Bill Mullins said he delivered more than 100 notices and Mrs. Vernell Coleman, tenants' council spokesman, said she heard 184 were sent.

Mrs. Coleman called the housing authority's action an attempt to delay negotiations between the housing board and tenants participating in the strike.

Yanez, in turn, blamed the strike for the authority's action because he said some tenants claimed they were participants as an excuse for not paying their rent.

The tenants' council on Oct. 1 presented the board with a list of 21 demands for reform in the city housing projects. The council then called a rent strike Oct. 13, saying participants would pay their rent into a trust fund until improvements were made.

"We're not supposed to be intimidated during negotiations," said Mrs. Coleman, explaining that the board had agreed not to evict strike participants.

"After we've worked out solutions to the tenants' demands," she added,

Continued on Page 16

Eviction notices at project

Continued from Page 1

"then they can worry about sending eviction notices."

Mrs. Coleman said strikers could not be identified for fear of legal action. One whose name can be made public is Mrs. Geraldine McDonald, mother of three, who received a summons to appear in court Dec. 15. She received an eviction notice about three weeks ago.

Yanez, who said he believes there are only 16 strike participants, said Mullins showed Mrs. Coleman a list of tenants who were to receive eviction notices.

She was to have indicated which tenants were on strike and therefore not to be evicted, he added.

However, Mullins, whom Mrs. Coleman accused authority personnel of putting "in the midst of fire to do a job they're not competent of doing," said earlier there was no way to identify strikers.

Yanez said the authority sent three or four eviction notices a month before the strike was called, but since then the percentage of tenants behind in their rent has increased "greatly."

Notices are sent to tenants at least three months in arrears, he explained, and in cases of special hardship have been allowed to be as much as six months behind. Assuming they owed no previous rent, strike participants would be no more than two months behind.

"We never had more than $3,000 to $4,000 in unpaid tenants' accounts before the strike," Yanez noted. "Now there's $12,000 unpaid."

He said eviction action was not postponed until after Christmas because some tenants would then be as much as five months in arrears.

"When we get our bills," he added, "we have to pay them immediately. All our expenses and payroll come out of the tenants' rent.

"I have no idea where these people will go (if evicted), but what else can we do? We didn't ask them to stop paying their rent three or four months ago."

Yanez emphasized that tenants could visit the housing office and make arrangements to avoid eviction by paying what they owe.

He and Ray Busey, housing board chairman, who said he believes "outside people are causing 90 per cent of the trouble," noted that court proceedings to evict tenants would extend the deadline to vacate by about another 20 days.

But for a divorcee who lives at the project with her four children the thought of eviction, with or without an extension, "will sure ruin our Christmas."

"We have no other place to go," said the woman, a rent striker who asked not to be identified, while another tenant added, "Kind of cold-blooded, isn't it?"

Arizona Republic, December 12, 1969

Phoenix - Housing

Fair Housing Suit Filed By Tenants

ARIZONA VERTICAL FILE

PHOENIX GAZETTE

The Phoenix Housing Authority is accused of violating the federal fair housing act in a suit filed by Matthew Henson tenants, in U.S. District Court. JAN

Violation of constitutional rights of tenants, by segregating them, is charged.

They also charge violation of terms of leases and failure to properly maintain the housing, and the project is termed completely segregated. Tenants are Negroes. Other City of Phoenix housing projects are predominantly Mexican-American.

Geraldine McDonald, Vernell Coleman and Mr. and Mrs. Joseph Martin Jr. are plaintiffs in the suit. Mrs. Coleman is chairman of Henson tenants' council.

Differences of Henson tenants and management of the project recently have included a rent strike aimed at getting improvements and eviction notices to 84 tenants in December.

Phoenix - Housing Authority

for raid on Mexican-American family

ARIZONA VERTICAL FILE

ARIZONA REPUBLIC

Nine Negro families to face eviction

By CONNIE COBB

The Phoenix Housing Authority will evict from Matthew Henson Housing Project the families of nine Negro teen-agers involved in a raid Tuesday night on a Mexican-American family's apartment, the acting project manager said yesterday.

Bill Mullins told a meeting of Negro and Mexican-American project tenants at a LEAP neighborhood council that the housing office informed him yesterday morning of the imminent action.

Efforts to reach Roy Yanez, housing authority director, to determine when the evictions would take place were unsuccessful.

The Henson tenants' council, which called the meeting to discuss the vandalism, said it was opposed to the evictions except as a last measure to rid the project of persistent troublemakers.

Mrs. Vernell Coleman, council chairman, cautioned against punishing the boys' entire families when only the boys were accused of wrongdoing.

A young Mexican-American man who attended the meeting added, "Running them out of the project won't solve the problem."

Ten boys, one of whom does not live in the project, have been detained at the Maricopa County Juvenile Detention Home on charges of burglary and malicious mischief.

They are accused of entering the apartment of Mr. and Mrs. Gregorio Rodriguez, 829C S. 10th Ave., Apt. A231, in the project, and frightening away the couple and their seven children, police said. Almost everything in the apartment was destroyed or stolen, police said.

The tenants' council contacted the Rodriguez family yesterday to express its regrets over the incident and deliver groceries, an iron and other items it had collected to replace those the vandals destroyed.

At the same time, council members, tenants and others reaffirmed their belief that the vandalism had no racial implications. The suspects were reported to have staged the raid to "run the Chicanos out of the project," police said Wednesday.

"One incident (against a Mexican - American family) isn't proof that tenants don't want to integrate the project," said Wilbur Johnson, director of the Arizona Civil Rights Commission. He attended the meeting at the request of the tenants' council.

He referred to a statement by Yanez,

Continued on Page 22

Arizona Republic, January 21, 1970

Negro families to be evicted

Continued from Page 21

who said Wednesday that the vandalism proves Henson tenants "don't want to integrate."

The tenants' council sued Yanez, the housing authority and the City of Phoenix Tuesday for failure to integrate the project, which has almost 350 black families, nine Mexican - American families and two Anglo families.

Several Negro tenants at the meeting said the incident was purely a case of vandalism common in the project and that it was not directed at any particular ethnic group. They cited instances in which Negro boys had thrown eggs and garbage into their apartments and rocks through their windows.

Mullins, noting that no vandalism had been reported by the other Mexican - American families, said he hasn't encountered "one person who isn't glad we're bringing other races into the project."

In an attempt to prevent similar cases, the tenants' council formed a committee to talk to the suspects' mothers and to welcome newcomers to the project. Johnson suggested a substitute father program for boys who need male guidance.

Mrs. Jesus Pinon, in whose home the Rodriguez family is living temporarily, said several persons have offered to help, but "most important, they'll still need a home."

Arizona Republic, January 23, 1970

Detention worries project parents

ARIZONA REPUBLIC JAN 29 1970

ARIZONA VERTICAL FILE

By DONNIE COBB

The parents of five of the nine teen-agers accused of burglary and malicious mischief at the Matthew Henson Housing Project last week are worried.

They fear their sons will become hardened by exposure to older criminals at correctional institutions and will miss valuable school time. And they're afraid their families will be driven from their homes.

All believe their sons are innocent.

"This just worries me to death," said Mrs. Hattie Hunter, mother of Ricky, 14, who is being held with the others in Maricopa County Juvenile Detention Home. A 10th boy, Michael Anderson, 14, was taken to the home but was later released.

The boys are accused of entering the apartment of Mr. and Mrs. Gregorio Rodriguez in the housing project, where all but one of them live.

Police said the suspects chased the Rodriguez family from the apartment, ruined their possessions and stole clothing. Juvenile Court hearings for all nine suspects are scheduled for next Thursday.

Mrs. Hunter and the other parents contacted by The Arizona Republic expressed regret that the incident occurred and concern over ensuing events they feel helpless to control.

"I asked if they wouldn't let me bring Ricky home," Mrs. Hunter said, "but they wouldn't. He's missing too much school."

Mrs. Hunter, the mother of 12, paused a moment before determining that she still has nine children at home. One is in Arizona State Prison and another in the Arizona Youth Center, she said, but Ricky has never been in serious trouble before.

Mrs. Henrietta Hurd, mother of Larry, 13, also is worried because "he needs to be in school.

"He's never been in anything like this before," she continued. "I'd feel awful bad if he got sent to Ft. Grant."

Mrs. Nadine Booker, who lives outside the project, said her son, Ronnie, 13, "was doing real good in school. I told him not to hang around the project or associate with those other boys and he'd be all right."

She said she received a note this week from someone who threatened to burn her house if the family didn't move. The note was written on a newspaper story that named Ronnie as a suspect in the vandalism case.

Continued on Page 22

More about

Parents

Continued from Page 21

But she, like Mrs. Legusta Moss, mother of Kenneth, 14, "won't run." The possibility of eviction from the project still troubles many of the parents, although the Phoenix Housing Authority has assured them no one would be evicted unless an investigation proves it necessary.

"I've lived here almost 18 years," Mrs. Moss said after hanging the wet wash her 3-year-old son, Kevin, handed up to her from a large wicker basket. "Everybody knows what we stand for."

She said she "is tired" of Kenneth getting blamed "every time something happens around this area. I'm going to try to get him away from the project and send him to live with his grandmother or my brother."

Mrs. Moss voiced concern that only one public defender is defending all nine boys and said she hopes to be able to hire her own attorney.

Unlike Mrs. Moss in her attempt to "do something," Mr. and Mrs. William Brown said they don't know what to do to help their son, Richard, 13.

Mrs. Brown, who lay ill on a sofa across the room from pictures of her children and the late President John Kennedy and his wife, said she has been unable to see Richard.

Brown visited him at the detention home once but said he didn't consider asking for his son's release and doesn't plan to see him again before the trial.

"Richard never does anything wrong," Brown said. "He just fixed bikes out in the yard."

Arizona Republic, January 29, 1970

Housing unit sponsoring 'soul dinner'

The Matthew Henson Housing Project Tenants' Council will sponsor a benefit "soul dinner" from 11:30 a.m. to 3 p.m. Friday at Valley Christian Center, 1326 W. Hadley.

Proceeds will be used for the purchase and installation of a burglar alarm system and other items at the housing project's new west side community center, 728 W. Buckeye Road.

Henson tenants previously asked the Phoenix City Council and the Phoenix Housing Authority to install the alarm system to guard against vandalism that has plagued the project.

Suggested donation is $2 for the dinner, which will include chitterlings, pig feet, barbecued ribs and beef, baked beans, turnip greens, cole slaw, candied yams, cracklings, corn bread and peach cobbler.

Arizona Republic, February 11, 1970

Housing project harassment charges dismissed, reduced

All charges against one of 10 Negro teenagers accused of harassing a Mexican-American family on Jan. 20 at the Matthew Henson Housing Project were dismissed yesterday in Juvenile Court.

Judge William A. Holohan dismissed felony burglary and arson charges and misdemeanor petty theft and malicious mischief counts against Michael Anderson, 14, of 1009-D W. Tonto. S. Parker Jones, deputy county attorney, requested the dismissal on the ground that Anderson had an alibi witness who could prove he did not participate in the alleged harassment.

Holohan took the action as three other defendants pleaded guilty to new misdemeanor charges involving either trespassing or disturbing the peace, and the remaining six pleaded innocent to similar new charges involving trespassing, malicious mischief or disturbing the peace.

Jones told the court the six defendants who pleaded innocent to the new misdemeanor counts would stand trial on those charges in addition to the earlier counts against all of them involving burglary, arson, petty theft and malicious mischief. All had pleaded innocent to the latter charges earlier.

Ronnie Booker, 13, of 1117 W. Tonto, pleaded guilty to disturbing the peace; Richard Brown, 15, 1003-B S. Ninth Ave., pleaded guilty to trespassing; and Danny Clark, 15, of 927-S. Ninth Ave., pleaded guilty to trespassing.

Holohan then decreed all three to be juvenile delinquents. He ordered Booker and Clark to appear for sentencing at 10 a.m. Feb. 27 and Brown at 2:30 p.m. March 9.

The previous charges of burglary, arson, petty theft and malicious mischief were dismissed against those three defendants at the request of Jones.

Pleading innocent to the following new charges were: Ricky Hunter, 14, of 740-A W. Buckeye, trespassing; Larry Hurd, 13, of 744 W. Buckeye, trespassing; Carence Earl Jones, 14, of 736 W. Buckeye, trespassing and disturbing the peace; his brother, George Jones, 17, same address, disturbing the peace; Kenneth Moss, 14, of 911-D S. 19th Ave., disturbing the peace and malicious mischief; and Larry Lawrence Scott Jr., 14, of 705-A S. 10th Ave., disturbing the peace and malicious mischief.

The six who pleaded innocent will stand trial before Holohan on the new and old charges at 9 a.m. March 13.

Jones said all of the new charges filed in the case occurred between Jan. 14 and 19 at a project apartment occupied by Mr. and Mrs. Gregorio Rodriguez and their seven children. The same family is involved in the alleged harassment of Jan. 20.

Continued on Page 30

More about

Harassment charges

Continued from Page 22

The Rodriguez family has moved out of the project and was last reported residing at 904 S. Ninth Street.

Initial charges in the case included allegations that the harassment occured against the Rodriguez family in connection with a reported attempt to "run the Chicanos out of the project." The project is located in the vicinity of 7th Avenue and Buckeye Road.

Jones said the new charges filed include allegations that garbage cans were thrown against the Rodriguez apartment and some of the youths "forcibly entered the apartment demanding tortillas."

Governor says money misused

ATLANTA (UPI) — Gov. Lester Maddox said yesterday this country would not face an urban crisis if it had channeled a fourth of the $160 billion spent on foreign aid into water and sewage facilities in rural and nonrural

Arizona Republic, February 20, 1970

Arizona Republic, March 26, 1970

Republic Photo by Paul Brown

City Manager Charles Esser, at head of table, watches as Mrs. Vernell Coleman, at his right, turns in tenants' back rent.

Henson tenants satisfied with improvements

By CONNIE COBB

Matthew Henson Housing Project tenants ended their five-month rent strike yesterday, expressing satisfaction that the housing project improvements they had demanded were being made by the city.

Mrs. Vernell Coleman, chairman of the Henson tenants' council, presented City Manager Charles Esser a check for $5,438.75, representing the back rent of 28 strikers, with the plea, "I hope the city will continue working with the tenants.

"The people are so happy to see the work that's being done," she said during the meeting in city hall. "We've been waiting so long."

The Phoenix Housing Authority (PHA), responsible for 1,000 low-rent units in the city projects, was made a city department on March 1, after a series of disputes between it, its board and Henson tenants. The city also made the board advisory in nature.

The Henson tenants' council called the strike Oct. 13, claiming it could not get satisfactory action from PHA on the 21 demands it made in behalf of all the city housing projects. The demands were basically the same as those voiced by tenants in 1965.

After subsequent threats of eviction to tenants behind in their rent, including some strikers, the tenants' council filed a suit charging PHA with violation of the Fair Housing Act and tenant lease agreements.

The suit, filed in U.S. District Court, asked the housing authority to stop eviction proceedings and to integrate the predominantly Negro Henson project, located between Buckeye Road and Grant west of S. Seventh Avenue.

Mrs. Coleman said yesterday the suit "probably" will be dropped, depending on the outcome of studies by the city law department and the Booz, Allen and Hamilton consulting firm on integration, organization and management of the projects.

"Since the city has taken over," Mrs. Coleman said, "the tenants feel like they're working with us. We can see the improvements."

She said cooling ducts and tile are being installed in the units, with screens, clothes line and trees to come next. A community center at 728 W. Buckeye Road is expected to open Monday for tenants of all ages, she added.

The city assigned Ray Bladine to work with the PHA on tenant problems and is seeking tenants for membership on the new advisory housing authority board.

It also is studying rent re-evaluation policies, supporting a bill in the legislature that would allow the city more flexibility in establishing rents and preparing newsletters and a tenant information pamphlet in cooperation with project residents, according to Norman Cravens, the city manager's assistant for human resources.

"Once everything's fixed up," Mrs. Coleman said, "this will be a beautiful place to live. I won't have to have any more sleepless nights."

POLICE QUESTION METHOD, BUT NOT MO

Project Residents Cle

ARIZONA VERTICAL FILE

PHOENIX GAZETTE

By CAROL SCHATT

Residents in the Matthew Henson housing project, at Seventh Avenue between Grant and Buckeye roads, have taken hard-line action to drive narcotics peddlers from their community.

Angered by the discovery last week that two children, aged 11 and 12, were using heroin, the residents — backed by firearms — said they told drug pushers to get out of the neighborhood "and take their dope with them."

Residents in the predominately black housing project met Monday night to discuss the situation and view a Phoenix Police Department-supplied film on drug abuse.

Spearheading the drive are youthful members of the Black Saints organization and the Matthew Henson Youth Council.

ACCORDING to Frank Johnson, 25, Adell J. Johnson, 25, and Herman Turner, 22, armed residents took action last Thursday and Friday nights in persuading the owners of two night clubs on Buckeye Road to close for the evening. Pushers reportedly frequent the night spots, the three men said. A building in the area also burned.

"We asked them to close. They understood the situation and wanted to protect their businesses," Adell Johnson said.

"One bar manager invited us to come in anytime we see a pusher and ask the pusher to leave," he said.

The men said they know who the pushers are — that there were about 20 of them. "We've been living with them all our lives . . . We're not going to turn them in," said

MORALS

JUN 10 1970

ean House Of Dope Pushers

Frank Johnson. Some of the alleged pushers live in the community, he said, and others meet their contacts there.

"WE TOLD them to leave the black community with their dope," his brother Adell said.

"They said they would move and they did," Frank said. "They aren't coming back." He said about two yet remain.

Asked about the use of firearms, Adell said, "We took guns to protect ourselves. The only reason is that we're confronted with violence."

He said community reaction to the action is "they love it." Frank said, "The majority tell us they're behind us."

The men said they have informed police they will "keep it up until they (the pushers) are gone."

Drug traffic has increased "to the point where it's out of hand" in the housing area in the past three of four years, Frank said.

THE YOUNG men are convinced that once drug peddlers are out of the community, "the crime rate is going to drop, the dedicated addicts are going to follow the pushers, and that will leave us to build our community."

Concerned about the plight of addicts left in the community without drug sources, the men hope to have facilities and a program to help addicts "kick" set up in 30 days.

Their anti-pusher campaign is also leveled at "sister-types" or prostitutes in the area. "We're working on getting them out, too," Adell said.

A spokesman for the Phoenix Police Department said, "From a moral point of view, we do not disagree with them wanting to get the pushers out of the area, but we are concerned about the methods being used."

HE SAID the department is in touch with the situation and has "taken steps to prevent this kind of thing from happening."

"One of the dangers is that where weapons are involved," he said, "The police may have to take preventive action . . . A police agency has to be concerned with the safe- of both sides."

Phoenix Gazette, June 10, 1970

Phoenix-Housing

Housing project resident honored

ARIZONA VERTICAL FILE

The tenants' council at Matthew Henson Housing Project last night presented the Ida Bishop Trophy and $25 to a tenant for helping "make this a beautiful place to live."

ARIZONA REPUBLIC

The trophy went to Mrs. Marjorie Reese for her participation in a cleanup campaign Oct. 17 at the project, Seventh Street and Broadway.

Mrs. Silverene McNary, a project resident and close friend of the late Mrs. Bishop, presented the award in ceremonies at Dunbar School.

OCT 28 1970

Arizona Republic, October 28, 1970

Housing Coordinator Resigns

Public Housing Director Roy Yanez announced today the resignation of tenant relations coordinator Mrs. Essie Scott.

Yanez said Mrs. Scott would end her employment with the city for personal reasons.

SHE WILL be temporarily replaced by Ray Bladine, assistant to the city manager.

Bladine is often referred to as the "vice mayor of South Phoenix" because of his work in the south central extension of the mayor's office.

City manager John Wentz said the 27-year-old Bladine had been assisting part time in the housing department and would now become full time.

MRS. SCOTT worked 27 years with the Cleveland Housing Authority before coming to Phoenix with her attorney husband in 1966.

"She is an outstanding and the most knowledgable employe we have in the department today," Yanez said.

2-5-71

Arizona Republic, February 5, 1971

Republic photo by Mike Smith

For Mrs. Anna Penson and her grandsons Lawrence, 6, center, and Tyrone, 7, the only solution so far to a leaky roof in their Matthew Henson Housing Project home has been bowls set throughout the house.

Leaking roofs drip distress in city housing

By WILLIAM OVEREND

Six months ago when the June rains flooded much of the Valley, an elderly woman in a public housing project complained to the Phoenix Public Housing Department that her roof was leaking.

Since then city and federal officials have been trying to figure out how to go about fixing her roof and hundreds of others with similar leaks in the six Phoenix housing projects.

But yesterday, as another heavy rain fell, those roofs were still leaking. While officials discussed the problem, 77-year-old Mrs. Anna Penson was busy placing dishpans around her home to catch the rain.

Mrs. Penson lives in apartment 261 at 722 S. 10th Ave. in the Matthew Hensen housing project. According to city officials, she's one of about 1,000 residents of housing developments where leaking roofs have become a major problem.

Her grandson, Otis Penson, a drug counselor with the Community Organization for Drug Abuse Control, said he's been after city officials for months to fix her roof.

"All they do is give me the runaround," Penson said. "My grandmother has a heart condition. She could have had a heart attack this morning, because she went in to the kitchen to turn the light on and the rain had caused a short. It blew out. Something like that really scares an old woman."

Manuel Ballestero, a city public housing administration assistant, said yesterday afternoon that the city has been moving to get the leaky roofs fixed, but that such things take time.

Continued on Page 25

More about *Leaking roofs*

ARIZONA REPUBLIC

Continued from Page 23

"When we became aware of the problem back in June," he said, "we went to the Department of Housing and Urban Development for funds to repair the roofs."

Ballestero said the city's cost estimate of $500,000 for repairs to six housing projects was rejected by HUD as too expensive. Since that time, bids have been reworked and the federal government has approved the allocation of $400,000.

However, Ballestero said the City Council still must approve the repair plan.

"At this point, it looks like we can go to the council Tuesday for formal action," he said. "After that repair work could start whenever the contractors are ready. I don't know how long that would take."

By late afternoon yesterday, the city had fixed Mrs. Penson's kitchen light. She still had her dishpans scattered around her three-room apartment, but the rain had stopped and the apartment was dry.

"It was really bad during the night," she said. "I was in bed and the rain got the bed wet, so I went into the living room to sleep on the couch and it started falling on my head.

"Then this morning when I went to turn the kitchen light on, that light bulb went off like a gun," she said. "The rain was coming in real heavy in every room."

Ballestero said he was aware of Mrs. Penson's case, and said he was sure the city could fix her roof on an emergency basis if necessary.

"I'm sure that it could be done," he said, "but it would be difficult to justify to the other tenants why we picked her out. Presumably everybody else is in just as bad shape."

Arizona Republic, December 29, 1972

ARIZONA VERTICAL FILE

Phoenix-City Housing Projects

City contracts to reroof 1,224 leaky houses

ARIZONA REPUBLIC

The City Council yesterday hired two local firms to reroof approximately 1,224 units in the Marcos de Niza, Frank Luke Jr. and Matthew Henson city public housing projects.

The city awarded two contracts totaling $472,959, to the F. E. Bailey and Son Contractors Inc., 536 S. Drew, and the J. R. Porter Construction Co., 360 E. Palm Lane, at its weekly formal meeting in the City Council Chambers, 251 W. Jefferson.

Prior to the awarding of the contract, the council discussed widespread reports of roof leakages in most of the 1,572 public housing units.

"The situation is so bad we can't handle all of the complaints," said John Stape, city public housing director. He said work would begin in about two weeks.

City Councilman Calvin C. Goode urged the city to consider spending more money to reroof all units in the public housing projects that need repair.

"I feel we (the city) are not doing enough to maintain adequate leakproof roofs for our low-income people," Goode told the council. "A good roof is basic to anyone's existence."

Goode, pointing out the city is being asked to spend approximately $50,000 for expansion of the Maricopa County Veterinary Center, told the council angrily:

"If we're going to talk about spending $50,000 for a dog pound; I think we should be placing a higher priority on human needs in this city. What's more important than having a sound roof over your head?"

He suggested using federal revenue sharing funds, or money from the contingency fund, or even money from the general fund of the city budget to reroof most of the 1,572 public housing units in Phoenix.

Stape explained that the leakage is due mainly to a combination of age, insufficient maintenance and the addition of roof - mounted coolers on many units three years ago. He said the roofs at the public housing projects had received little or no attention since the units were first built in the 1940s.

City Manager John B. Wentz said the U.S. Department of Housing and Urban Development provided the funds for the reroofing project last fall.

Council Member Margaret Hance, who expressed concern about telephone calls she had received in recent weeks from residents of public housing projects complaining of roof leaks, cited a complaint voiced by a 71 - year - old woman in one of these projects.

"This lady called me and said she couldn't sleep in her own bedroom because of a leaky roof; she had to sleep in the living room, in the cold dampness of her apartment," Mrs. Hance recalled.

"People are paying their rent and they're getting rained on," Mrs. Hance said.

"I just feel terrible when I hear complaints like this; there must be something more we can do," she said.

Councilman Armando de Leon asked the city staff to prepare a report spelling out the entire roof leakage problem faced by residents of city public housing projects.

Arizona Republic, January 3, 1973

Humahitarian shows othe

AUG 1 1973
ARIZONA HISTORICAL FILE

By GINGER HUTTON

She is a round woman with a round face and round eyeglasses which she removed apologetically, explaining that she hated them and that she had recently undergone two cataract operations.

And the hand that she used to remove the eyeglasses is knobby and twisted with arthritis as are her legs which have been aided with crutches and walking sticks over the years.

But waste no pity on Vernell Coleman. She is a happy, active and very influential woman.

She was one of the main reasons that the Mathew Henson Housing Project at 728 W. Hadley finally got floor tile, cabinet fronts and new sinks installed after a long hassle with the City of Phoenix. Her leadership of a 1970 rent strike also resulted in roofs being repaired and cooling ducts being put into 30-year-old buildings where window coolers sounded like " a slow train through Arkansas," she recalled. The 10-year improvement program will eventually include the installation of adequate plumbing and electricity provisions, she added.

MRS. COLEMAN SERVES on the Urban League Board, was recently named to the advisory board of Maricopa County Health Network, has served on the boards of Comprehensive Health Planning Services and Opportunity Improvement Center, was chairman of the Progressive Community Council and was a member of the LEAP housing and employment committees.

Of these things and her life in general, she says, "I've enjoyed everything I've done. If I had it to live over—I'd change it a little bit, but not much."

What she has done includes a lot of things—in her words: "I picked cotton, I cut wood, I drew water and I was a shirt finisher in a laundry."

Deserted as a child by her father, Mrs. Coleman quit school and went to work as a domestic to help her mother support a large family in Henderson, Tex.

"I only went as far as 10th grade, but I learned by working and from people—I had encouragement from close friends and a faith in God," she said. "My grandmother was a devout Baptist. She couldn't read or write, but she taught me to cook different things—she taught me cleanliness and she'd whip us kids all the way to church. She used to tell me: 'You can do anything you really want to.'

"THOSE WERE the days when people really cared for each other. When I was 17 or 18, I would go around on Sunday morning and help dress the neighbors' little kids for Sunday school. My grandmother used to make me walk a mile and a half to give somebody a pot of soup—'You feed her, she's alone,' she'd say. My grandmother was a wonderful person who knew how to provide. She always had a wonderful garden and people would come by to see what she was cooking and stay for dinner. She never turned anyone away. I didn't from my house either."

As a girl, Mrs. Coleman dreamed of being a missionary to Africa, but that ambition was destroyed by lack of education, an early marriage and the onslaught of arthritis at age 22 shortly after her husband deserted her and her fourth child was born.

The baby suffered from an allergy that required an expensive special diet and Mrs. Coleman made endless trips with the child to the hospital, while caring for her other children and operating a cafe and catering service.

When her arthritis became so crippling that she could not work and had to accept disability payments, she still ironed five hours daily. And even though she could not attend church and school programs, she helped out by telephoning or by baking items for meetings and bazaars.

"IT WAS KIND of hard and for awhile I sat and felt sorry for myself," she recalled, but then I said, 'No use feeling sorry for myself' and I got involved — I've always been involved one way or another in something."

She had been on crutches seven years when a friend recommended she try a different doctor.

"Honey, he gave me some pills and I was on a walking stick by Sunday," she said. "If you have faith in God, He'll take care of you. You may never be well again, but you'll be better."

Since she came to Phoenix in 1938, Mrs. Coleman has been active in the First Institutional Baptist Church and has served as domestic and cook and caterer for some of the Valley's most prominent families — preparing meals for as many as 200 people.

"I tell the kids not be ashamed of doing anything that's honest," she said. I don't believe that washing dishes is dishonest or being a cook — not everybody can be a secretary, but whatever you do, do it good."

The kids she's talking about are the dozens that come for recreation and learning projects at the Martin Luther King Freedom Center, of which Mrs. Coleman is director.

BUT HER SPECIAL concerns, both at the center and as chairman of the Mathew Henson Tenants' Council, are the senior citizens, who, she said, "are alone and not well and afraid of people breaking in. These old people are the ones who have provided for us and lived a quiet life."

So, while handling the numerous other problems Henson tenants ask her to help in each week, Mrs. Coleman finds time to prepare Friday night dinners for senior citizens at the Valley Christian Center and to arrange classes, field trips, Christmas dinners and picnics at the Freedom center for the elderly.

"I believe you need to get involved," she said, "If you help somebody help themselves, you'll feel better. I believe like my minister says — 'If you can't help somebody help themselves, you are just like a dead tree — you might as well fold up and die.' "

women's
THE ARIZONA REPUBLIC
Forum
Page B-7
Monday, Aug. 6, 1973

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Republic photo by Forrest Struve

Christie Turner, 14, and Queen Esther Barlow, 16, enjoy cooking lesson from Mrs. Vernell Coleman

Arizona Republic, August 6, 1973 (part 2)

Phoenix City Housing

City to study uniting all housing services

MAR 14 '76 ARIZONA VERTICAL FILE

ARIZONA REPUBLIC

By BONNIE BARTAK

A City Council subcommittee on Tuesday will begin the second study of a possible reorganization of all city housing services into a single, possibly more expensive department.

In late 1974 it was estimated by city staff the proposed reorganization would cost between $30,000 and $38,000 annually but city officials said that cost probably would be higher now due to inflation.

The recommendation for a reorganization is based on a request by the Phoenix Commission on Housing which believes coordination and communication sometimes is lacking between the different arms of the city which deal with housing.

However, Mayor Margaret Hance said last week she was opposed to the reorganization when it was considered last year, and unless new information is produced to change her mind, she will be opposed to the attempt again.

The reorganization calls for consolidation of the public housing department, which operates and supervises city-owned housing units; the housing services unit, which conducts housing inspections and repairs; the Neighborhood Development Program, which is redeveloping the Booker T. Washington area east of downtown, and the office of the city housing development advisor.

All the housing divisions now report to Glenwood Wilson, executive assistant to the city manager, an arrangement that would be maintained under the proposed reorganization.

The name suggested for the new office is Department of Urban Development and Housing.

However, last year's attempt at reorganization would have added at least three positions; a housing director to oversee the new department, an administrative assistant and a secretary, according to staff plans.

The housing commission reiterated its support for a single housing department in a resolution the commission passed Jan. 29.

However, the other citizen advisory boards to the different housing services units were opposed to a reorganization attempt when the proposal was considered last year. They have not issued official comments this year.

In March 1975 a council subcommittee decided to scrap plans for a reorganization at that time, but the subcommittee noted, "We do believe that the theory of housing reorganization is still very sound and that it would be more feasible and appropriate in the future."

Bob Bulla, chairman of the housing commission, sent former Mayor Timothy Barrow a letter during the first examination of a housing reorganization that noted:

"... we find that the housing programs within the City of Phoenix are oftentimes overlapping and fragmented among several departments ... It is logical to commission members that since the commission is taking a unified and coordinated approach towards the housing programs, that the city should do likewise."

Councilman Mrs. Amy Worthen will chair the subcommittee that will study the reorganization, along with members Calvin Goode and Joy Carter.

Goode and Mrs. Worthen said they are hopeful the proposal will be moved out of subcommittee without delay to facilitate a decision in the matter.

Arizona Republic, March 14, 1976

Further cutbacks would jeopardize Phoenix public housing, official says

By Frank Turco
Republic Staff

Public-housing programs in Phoenix would be in serious financial trouble next year if additional federal cutbacks were ordered, the head of the city's housing department warned Wednesday.

But Ray Bladine, director of the city Department of Housing and Urban Redevelopment, said the programs would be better off than those in many other communities where officials fear bankruptcy, the displacement of tens of thousands of poor families, rent strikes and the elimination of building upkeep.

He said his department has been able to build up a $500,000 surplus to offset some of the possible reductions in federal funding.

But, Bladine said, "I'm not sure how we would operate if there are additional federal reductions."

He said that if the cutbacks are ordered he would hope they would be in the area of new programs and possibly maintenance rather than rent assistance for families now living in public housing.

Bladine also indicated that reductions in rent-payment subsidies could force city officials to consider limiting the number of families it could allow to live in its public-housing units.

The city owns and operates 1,715 units at four locations for low-income families and individuals and 613 units at five locations for the elderly.

Rental assistance also is provided for families living in about 1,600 privately owned units throughout the community. Additionally, the city is involved in at least two new housing programs.

"If we close down any of our housings units, then we would lose some of the revenue we do receive," Bladine said.

The federal government reduced its housing subsidies for Phoenix this fiscal year from $1.4 million to $1.1 million, forcing the city to lay off more than three-dozen employees and requiring renters to begin taking care of some of the maintenance of their apartments and lawns.

Further reductions — possibly as much as 12 percent — are being considered by President Reagan for the 1982

ARIZONA VERTICAL FILE
PHOENIX PUBLIC LIBRARY

— *Cutbacks, B3*

Cutbacks

Continued from B1

fiscal year.

Bladine said Phoenix has an estimated $500,000 cushion in federal reserves to help offset some losses in federal money, but it would not be enough to make up for large losses.

"We would have a real problem," he said.

Bladine said the reserves were built up over the years from federal subsidies that were not spent, which is allowed under current government regulations.

The reserves can be used for emergency general-operating expenses and maintenance programs that are not covered by other federal grants, he said.

Bladine said several cities throughout the country either have been unable to accumulate any surpluses because of soaring costs or are spending theirs this year because of the recent reductions in federal assistance.

The National Association of Housing and Redevelopment Officials said Tuesday that many of the nation's 2,700 housing authorities and boards would face bankruptcy if the additional cuts are made.

The government now pays 75 percent of the rent payments for families living in public housing, and the remainder comes from tenants.

Robert Maffin, executive director of the association, said in Washington the reductions would result in tens of thousands of displaced poor, boarded-up buildings, swarming rodents and rent strikes.

"We face disaster of catastrophic proportions," he warned.

Bladine said all of the city housing programs that involve federal assistance would have to be evaluated closely before any decisions could be made on how the city would handle new government reductions.

"We're going to be watching this thing very closely," he said.

Arizona Republic, November 12, 1981

Phx — Housing Projects 1982

Police urge neighborhood to unite

Representatives of the Phoenix Police Department on Thursday told residents of the Matthew-Henson housing project that they must band together and roust troublemakers from their neighborhood.

Most of the trouble at the housing project is on South 10th Avenue between Grant and Tonto, residents told police during a morning meeting.

Three residents, who asked to remain anonymous, told the City Council on Tuesday that groups of young men, ages 15 to 30, regularly congregate after dark on the front stoops of houses on 10th Avenue.

The rowdies reportedly drink, gamble and curse throughout the night and early-morning hours.

The residents said the behavior of the hoodlums frightens them and keeps them inside their homes.

According to one resident, people who complain about the noise have been threatened.

A number of drug peddlers also work the neighborhood, selling marijuana to neighborhood children and to occupants of cars that cruise the avenue all day and night, the residents claimed.

Sgt. Art Hasseltine and Patrolmen Tony Mauzy and Ron Stacy, who are stationed at the project, said a number of factors make the job of dispersing troublemakers and making arrests difficult.

"When you go by and see a group of people standing on a porch and they are talking kind of loud and getting a little rowdy, you don't know whether they are visiting the person or live there," Hasseltine said.

"So what do you do?" he asked. "You don't want to start a major disturbance, so you have to play it careful."

Mauzy said residents often refuse to provide information for fear of being "marked" for revenge.

"That's what they call it down here, being marked," he said.

City officials and residents differ on the influence of troublemakers from outside the neighborhood. The residents say nearly half of the hoodlums are from the neighborhood.

Officials of the Housing and Urban Development Department say the number of outsiders who go to Matthew-Henson is much higher.

Arizona Republic, June 18, 1982

Court backs eviction of rug dealer

2/7/87

By BRENT WHITING
The Arizona Republic

The right of Phoenix to evict tenants who commit drug violations at city housing projects was upheld Tuesday by the Arizona Court of Appeals.

Edward E. Brogan, an assistant city attorney, said the unanimous court opinion will be useful in trying to stop drug use in the projects.

Judge Robert J. Corcoran, writing for the Court of Appeals, upheld a lease provision in which tenants agree with the city "not to use the dwelling for any illegal purpose."

Under the provision, the lease can be terminated for "serious or repeated violations of material terms of the lease."

Under the law, Corcoran said, a "single conviction for felonious possession of dangerous drugs is a serious violation of the lease."

The Court of Appeals rejected arguments by lawyers for Community Legal Services that more than a single violation is needed before a lease can be terminated. Leslie Ann Sansone, a lawyer for the legal-aid group, said she would not comment because she had not seen the ruling.

At issue was a city eviction effort after Jereline Bellamy, a resident of the Matthew Henson project, 1003 S. Ninth Ave., was charged in September 1985 with possession of dangerous drugs for sale.

Bellamy, 42, was sentenced Nov. 17 to four years in prison in connection with that charge and a later drug incident, but not until after she and Sansone's group had unsuccessfully tried to keep her in her apartment, court records show.

Bellamy was indicted by the Maricopa County grand jury in September 1985 after Phoenix police served a search warrant at her apartment and found marijuana and cigarettes laced with PCP.

In October 1985, Bellamy was sentenced to three years' probation after she pleaded guilty to a charge of possession of dangerous drugs.

In December 1985, Norman L. Miller, a temporary judge in Maricopa County Superior Court, issued an order evicting Bellamy but later allowed her to stay pending the outcome of an appeal.

In July 1986, while the appeal was pending, Bellamy was arrested by Phoenix police for selling PCP-laced cigarettes in her home to two undercover officers. Another eviction action was filed, and Bellamy was ordered to vacate by Oct. 13.

On Nov. 17, Bellamy was sentenced to four years in prison in connection with the July incident and for violating terms of her earlier probation.

Arizona Republic, February 7, 1987

Welfare trap keeps people in projects

By Jeff South
The Phoenix Gazette GB 6-17-87

The neighbors were cotton pickers and Dwight Eisenhower was president when Velma Howard and her mother left their shack in east Phoenix.

They moved to the Matthew Henson housing project, south of downtown.

Thirty-three years later, they still live there, in one of 15,694 Valley apartments subsidized by the federal government.

Bowles

Had they planned to stay this long? "Lordy, no," Howard says, bouncing a granddaughter on her knee.

But over the decades, like many other public-housing residents, Howard, 57 and unemployed, surrendered her hopes of moving up and moving out.

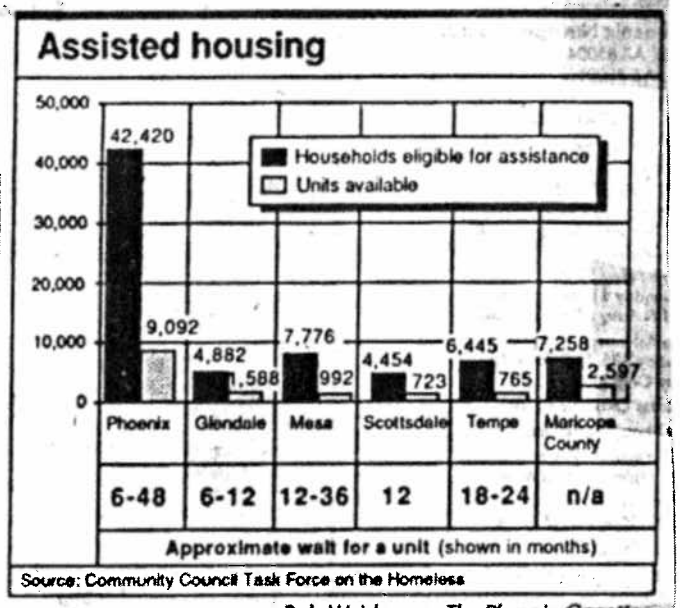
"We have families that have been here for four generations," says Richard Beardsley, a housing supervisor for the city.

As a result, there's a four-year wait for units in the projects and for Section 8 certificates, rent-subsidy vouchers for private apartments.

Officials are studying ways to coax residents from public to private housing. It's a monumental task that involves improving job skills and self-esteem — and trying to break a cycle of poverty and welfare dependency.

"Sometimes I fear we create that dependency in an

See ■ Housing, A-10



Rob Weideman, *The Phoenix Gazette*

Phoenix Gazette, June 17, 1987 (part 1)

Housing

From A-1

individual," says Barbara Moody, director of the Maricopa County Human Resources Department.

"We've got to be careful not to kill people with kindness. We need policies that will encourage people to pull themselves up by their bootstraps."

This was the intent of the housing projects, as conceived during the New Deal of the 1930s.

They were meant for people getting back on their feet, says Marvin Bowles, director of the Phoenix Department of Urban Development and Housing.

But now, "the tendency is to stay forever," John Camargo, a Bowles aide, explains.

In a report last year, the Community Council Task Force on the Homeless said, "It's easy to imagine why many public housing residents believe that they will never be able to afford anything better."

Velma Howard is typical: The family lives on $360 a month, her mother's Social Security check. They pay $85 — 30 percent of the income after medical and other adjustments — for rent.

Comparable private apartments cost up to $450 a month, the task force says. The cheapest units on the market — 53 studios renting for under $175 — still would consume about half the family income.

Money, however, isn't the only thing lacking. Another is will, says Lisa Mitchell, who has lived at Matthew Henson, Seventh Avenue and Buckeye Road, for 11 years and now chairs the tenants council.

"Being in the project is like being in a deep hole," she explains. "When I first came here, I thought it would be real temporary. But the future just kind of faded away."

A neighbor, Tricia Robinson, says of public housing: "It makes people lazy. They lower their standards, what they want out of life. The environment is such a discouragement. After a while, they don't want to do any better."

Girls growing up in the projects see welfare — and boys, drugs — as a way of life, adds Fannie Johnson, a seven-year resident of the Sidney P. Osborn complex, 17th and Monroe streets.

"The girls, they don't want to work. They want welfare," Johnson says. "They know that if they don't have children, they can't get welfare. So they have all these babies."

Another reason is the lack of role models, Betty Ohr, Phoenix's assistant housing director, adds. "A lot of [illegible] are fulfilling the only role they know — motherhood."

Women head 86 percent of the families in Phoenix public housing, Bowles says. Sixty-two percent of the adult residents are unemployed, and more than three-fourths lack high school diplomas. Twenty-three percent only finished the sixth grade.

Many tenants view minimum-wage jobs as a losing proposition, says Gloria Young, an administrator in the Arizona Department of Economic Security.

For example, a woman with four children receives $412 a month in Aid to Families with Dependent Children and $322 in food stamps. She would lose the aid payment and up to half her food stamps — and incur day-care and transportation expenses — by taking a minimum-wage job that pays less than $600 a month.

More importantly, Young says, the family would lose medical benefits under the Arizona Health Care Cost Containment System.

It's a "welfare trap," Bowles says.

For the 84 percent of public housing residents who are black or Hispanic, racial discrimination can also be an obstacle, the Community Council study group said.

Howard, who has attended business school and community college, claims she lost jobs as a nurse's aide and a secretary because she is black.

Her last job was stuffing envelopes for $3.50 an hour.

"That's not worth leaving the house for," she says. "I want to work, but I want a decent job."

But even public housing residents with decent jobs continue to stay in the system.

■

Families that earn less than half of the area median income are eligible for housing assistance. For a couple, the cutoff is $12,100; for a woman with three children, $15,100.

Approximately 15,000 elderly households and 60,000 other families in the Valley qualify.

About half the elderly get in. Local governments and organizations have 6,240 apartments for low-income people 62 or older.

But only 16 percent of the eligible non-elderly households receive help. The Valley has 9,454 units for such families.

Where do the others go? Thousands of them double up with relatives or friends, says Louisa Stark, an advocate for the homeless. Some live in ramshackle houses; many, she says, spend up to 80 percent of their income on rent and utilities.

Others end up living on the streets, in the homeless shelter or along the Salt River, Stark says. "They are the visible tip of the iceberg."

Several squatters evicted from the riverbed last spring said they had applied for housing assistance, or tried to.

The waiting lists are so long — 7,700 families in Phoenix alone — that applications are taken only a few

Rick Giase, *The Phoenix Gazette*

Velma Howard, 57, came to the Matthew Henson housing project in 1954. She and her granddaughter live on $360 a month from her mother's monthly Social Security check.

times a year.

"We don't want to raise false hopes," Bowles says.

The federal government has stopped building additional projects. But the Community Council, an agency of the Valley of the Sun United Way, says there's another way to increase the supply: More tenant turnover.

"Helping some to get out means letting others in," the council's task force on the homeless says.

■

With the keys to a subsidized apartment should come a deadline for giving them back, Jack Caroline, Mesa's housing chief, says.

Incoming residents, he suggests, should be told: "In five years, your housing assistance is going to run out. So let's devise a program to make you independent by then."

The program, Caroline says, should include education, job training and saving the $700 often required as apartment and utility deposits.

"Right now, there's bits and pieces out there, but no focal point, no systematic approach," he says.

Some of the bits form Arizona's Work Incentive Demonstration Program, Young of the DES says. About a third of the state's 24,000 recipients of Aid to Families with Dependent Children participate in the program, which pays them $3 a day to seek training and employment.

A fifth of the participants, Young says, find jobs — but usually at minimum wage. The workers frequently get furloughed or fired and return to the welfare rolls, she adds.

Young has higher hopes for Project Self-Sufficiency, which Phoenix launched last year with federal funds. Its goal is to wean 43 single-parent families from public assistance.

Phoenix Gazette, June 17, 1987 (part 3)

Tiny Dunbar Elementary to be open amid project

By Betty Reid
The Arizona Republic

SOUTH PHOENIX — Parents at Dunbar Elementary, a tiny school that grabbed attention for its high academic test scores, were relieved Tuesday to hear that the campus would remain open this fall.

Four teachers, including a lead teacher, and a part-time principal will staff the school when an estimated 150 students return in August, said Rene Diaz, Phoenix Elementary superintendent. More teachers will be added as enrollment increases, Diaz said.

Dunbar's enrollment fell this year to 223 students when families began leaving the nearby Matthew Henson public housing project. The city is relocating families as part of a $100 million restoration project called HOPE VI.

Richard D. Baron, chairman and chief executive officer of McCormack Baron Salazar, the project developers, also reassured parents attending Tuesday's meeting that the new housing units could also include adult education and youth centers. The school district and officials with the HOPE VI project will partner "to make Dunbar an exciting school," Baron said.

The school district has promised to keep the popular school open during the construction, expected to be complete in 2005, Diaz told parents.

Dunbar, whose students received high marks on Arizona's Instrument to Measure Standards, received rave reviews from the Arizona Department of Education. It is one of three schools in the district's 16-campus district to receive an improving achievement bel. The majority of Phoenix Elementar schools were given an "underachieving" lab

Michael Ging/The Arizona Repu

Eddie Tapia's daughters, Elizabeth and Elenia Cabecera, attend Dunbar Elementary.

Liliana Varela, whose family has already l located to Marcos de Niza Housing Project Third Avenue and Pima Street, was among t 20 parents attending Tuesday's meeting.

Her children rode a school bus, provided the school district and HOPE VI officials, fr Phoenix Elementary's Lowell School to Du bar.

Varela said her children would return Dunbar for their education.

So far, busing seems to work, Varela sai "My kids don't want to go nowhere (else Varela said. "They feel comfortable here."

Arizona Republic, May 28, 2003

Arizona State Department of Health

PHOENIX, ARIZONA

May 15, 1950

Mr. Terrence A. Carson
Chairman, Phoenix,Housing Authority
125 W. Monroe St.
Realtors Building
Phoenix, Arizona

Dear Mr. Carson:

I have just received your letter of May 15th in which you ask whether, in my opinion, proper housing has any relationship to public health.

I would say that proper housing has a tremendous effect on public health. It is invariably shown in all cities where spot maps are kept that the infant mortality rate in the slum areas is considerably higher than it is in those areas where proper housing is afforded. The same thing applies to tuberculosis. It is impossible to isolate a case of tuberculosis or any other infectious disease if the sick person must be in the same room with two or three other people, and particularly is this true in the diseases that are spread by flies and filth where there is no human way to keep down the insect population in slum areas.

I would go so far as to say that housing is one of the very most important factors influencing public health.

Hoping that the above has satisfactorily answered you question, I am

Sincerely yours,

J. P. Ward, M.D.,M.P.H.
Director of Public Health

JPW/mr

Letter to Phoenix Housing Authority Chairman from the Director of Public Health in 1950 regarding the beneficial public health effects provided by decent housing.

Juvenile Court
Maricopa County

JUVENILE PROBATION OFFICE
TELEPHONE 8-2781
3125 WEST APACHE

Phoenix, Arizona

AS J. CROAFF
JUDGE

ADDRESS ALL COMMUNICATIONS TO
JOHN H. WALKER
CHIEF PROBATION OFFICER

May 15, 1950

Mr. Terrence A. Carson, Attorney
125 West Monroe Street
Phoenix, Arizona

Dear Mr. Carson:

In reply to your telephone request regarding juvenile delinquency and some of the factors causing it, I will give you a brief resume of the situation as it has been in the 12 years I have worked with the Juvenile Court.

One of the prime factors contributing to juvenile delinquency is the home situation. It goes without saying, that for years the greatest number of delinquencies have come from the slum districts. Without mentioning housing projects by names there is one on the west side that has caused a great decrease in juvenile delinquency in that area. It is amazing to note that in the years following its completion that the decrease in juvenile delinquency is about 60%.

Every year since housing projects have been installed delinquency has dropped in that area 40% easily, according to our figures. We have definite cases where people living under unpleasant home conditions have been moved into housing projects, and as many as two or three potential delinquents in the family have responded admirably.

Recreation facilities such as the Boy's Clubs and other city recreation centers have played a great part along with the housing projects.

Due to the above mentioned factors juvenile delinquency has not increased in Phoenix in proportion to the increase in population, and we can be very thankful for this, if the progress is continued.

I am happy to submit this information to you, and trust it will be beneficial.

Sincerely,

John H. Walker

John H. Walker, Chief
Juvenile Probation Officer

JHW:mjs

Letter to the Phoenix Housing Authority Chairman from the Maricopa County Juvenile Probation Office in 1950 describing the decreases in juvenile delinquency in areas where public housing has been constructed.

CITY OF PHOENIX
ARIZONA

March 11, 1970

Mrs. Vernell Coleman, Chairman
Matthew Henson Tenants Council
Valley Christian Center
1326 West Hadley
Phoenix, Arizona 85007

Dear Mrs. Coleman:

Thank you for meeting with us on Wednesday, March 4, to discuss housing project problems. As you know, we are anxious to supply the best service possible to the residents of the various projects.

At our meeting last Wednesday, we discussed several activities that the City is presently engaged in to provide better service to project residents. In addition, other items were discussed that the City agreed it would undertake. Some of the actions that the City is taking, and will be taking to improve the operation of the projects are listed below:

1. The new Housing Authority Board, which will replace the old Housing Authority Board, will have tenant members. We have asked the residents of the various housing projects for suggestions on the make up of the Board.

2. Ray Bladine, from the City Manager's Office, will spend part of each week at the Housing Authority Office to help with tenant problems.

3. A study of rent re-evaluation policies and procedures is underway.

4. We will take all necessary steps to integrate the project.

5. The City Public Information Specialist is preparing a tenant information pamphlet in cooperation with project residents. In addition, he will look at the overall public information program on the Housing Authority to find ways to provide for better communication between housing personnel and residents of the projects.

6. The Booz, Allen and Hamilton consulting firm is studying Housing Authority organization and management. This study should help to provide a schedule showing tentative dates when modernization projects will be started in each area.

Letter to Matthew Henson tenants' council head Vernell Coleman from Phoenix City Manager Charles Esser regarding efforts to end a 1969–1970 rent strike (page 1).

7. The City is supporting a bill in the legislature that would allow the City more flexibility in establishing rents. (S.B.-291)

I hope you will discuss these actions with your Tenants Council as soon as possible. As I said earlier, we are anxious to provide the best service possible to Housing Authority residents. To be able to accomplish this we need your full cooperation, including an end to the rent strike. Without an end to the rent strike, it will be difficult to accomplish many of the changes we both desire. In addition, if the rent strike continues, we are afraid these matters will end up being decided by various Federal officials who are unfamiliar with local issues.

Sincerely,

CHAS. A. ESSER
City Manager

CAE:bk

cc: Mrs. Ellis
Mr. H. Finn

bcc: Mr. R. Yanez

Letter to Matthew Henson tenants' council head Vernell Coleman from Phoenix City Manager Charles Esser in an effort to end a 1969–1970 rent strike (page 2).

DATE June [illegible] 1971

TO All Housing Administrators

FROM Mr. Roy B. Yanez, Housing Director
Public Housing Department

SUBJECT Paint

CITY OF PHOENIX
ARIZONA

It is illegal to use any paint on any item whatsoever. This means on steel, iron, wood, stucco or any other material that contains more than one percent of the lead base in the paint itself.

There is a Federal Law, Union Calendar 711, 91st Congress, Second Session, H. R. 19172, Report 91-1463 with a legislative date of October 5, 1970 which prohibits the use of paint in excess of one percent of the lead base. In view of this law, we request that you send to this office a chemical content analysis of any and all paint used in any program where you are remodeling, repairing or repainting. However, it will not be necessary to supply this office with a chemical content analysis of the paint purchased from Deer-o which is presently being used for the building exteriors at Project ARIZ 1-1. Also, it will not be necessary to furnish this office with a chemical content analysis of the interior latex wall paint which has been purchased from Glidden-Durkee Company through the Consolidated Contracts.

This office has already requested from the two above-mentioned firms that they provide us with their paint analysis in order that we in turn can send them to the Area Office of HUD.

ROY B. YANEZ
Housing Director

Memo regarding the banning of lead paint use in public housing.

DATE April 3, 1970

CITY OF PHOENIX
ARIZONA

TO Mr. Cravens, Assistant to the City Manager

FROM Housing Authority Department

SUBJECT Neighborhood Youth Corps

This is in acknowledgement to your memo dated March 25, 1970 relative to determining this Department's Neighborhood Youth Corps needs for the Summer.

The matter was discussed with Housing Authority Management personnel at a Staff meeting held Friday afternoon, April 3, 1970. At the conclusion of the meeting, it was determined that 40 youths be assigned to this Department; 20 youths would be assigned to Mr. Don Ferme, Housing Manager of the East Organizational Unit, 500 North 20th Street, and 20 youths would be assigned to Mr. William Mullins, Housing Manager of the Southwest Organizational Unit, 1301 South Third Avenue.

On January 27, 1970 this Authority met with a group of interested citizens, representing four different organizations. A Miss R. Alice Drought, Director, Project on Aging of the Community Council, was the spokeswoman for the group. The group was interested in arriving at solutions to some of the problems of the Elderly residing in Low-Rent Public Housing Developments. Prior to the group meeting with the Authority, they had personally contacted the Elderly tenants to find out what their needs were. Several of them, occupying second-floor-apartments, expressed the desire to have someone from the Housing Authority to wash their windows on the outside twice a year. It is believed that this would be a worthwhile assignment for some of the Neighborhood Youth Corps personnel. If the youth assigned to this work perform satisfactorily and in order to provide them with additional work we can assign them to wash the outside of all windows of second-floor-apartments occupied by family groups. Another item which several Elderly tenants brought out was if it would be possible to have Housing Authority personnel paint the interior of their apartments. An effort will be made to select a few NYC's and assign them to paint the interiors of Elderly apartments. One of our professional painters will demonstrate to the NYC's how the paint should be applied; the best way to use paint rollers; how to cover the floors with dropcloths and how to protect tenants' belongings as well as the cleanup they should do upon completing an apartment. These young people will be watched closely by the Maintenance Supervisor or a regular employee assigned to this work. A regular painter of the Maintenance Crew can do touchup painting wherever he finds it necessary. Others will be assigned to do yard work.

These various duties will be carried out by the NYC's under close supervision by Housing Authority Management.

Roy B. Yanez

ROY B. YANEZ
Housing Authority Director

RBY:sa

Memo regarding the hiring of Neighborhood Youth Corp members by the Phoenix Housing Authority in 1970.

THE PHOENIX NEWS

No. 1 June, 1970

Putting the finishing touches on the Senior Citizens' Room at the new Community Center Building in Matthew Henson project are, left to right, Lawrence Scott, Mrs. Vernal Coleman, Mrs. Ethel Walters and Mrs. Alphia McDonald.

COMMUNITY CENTER OPENS

Though it has been open only for a short time, many Westside residents already are enjoying the new Community Center Building in the Matthew Henson Homes, 728 W. Buckeye.

There are activities for everyone: the young, those in mid-years, and the elderly. All are welcome and find things to do there.

There were a lot of people at the opening luncheon meeting of the Senior Citizens unit in its "Center" at the Community Building. The center is open every day, with volunteers to staff it and assist visitors. Luncheon meetings for the Senior Citizens are held each Tuesday.

Also open and being used is an agency office and a Family Center. The Parks Department is operating a recreation program on the second floor of the new building.

Ten agency offices already has these services: Phoenix Urban League, the YWCA and the Maricopa Welfare Right Organization.

Offices are opened and staffed by Mrs. Vernal Coleman, chairman of the Matthew Henson Tenant Council and Mrs. Geraldine McDonald, LEAP community worker for the Progressive Neighborhood Council.

Taking on the toughest competition is Mrs. Geraldine McDonald, LEAP community worker for the Progressive Neighborhood Council, at the new Community Center Building's Youth Center, 728 W. Buckeye.

CELEBRATION

An old-fashioned Emancipation Proclamation celebration was held Friday, June 19, at Dunbar School, 7th Avenue and Grant.

The celebration, sponsored by the Matthew Henson Tenants Council, started at 10 a.m. and continued until 10 p.m. according to Mrs. Vernal Coleman, chairman of the Council.

Everyone was welcome to take part in the day-long festivities. A variety of food, dancing and fun booths were available.

A steering committee discusses plans for a future LEAP Community Service Center. Seated are Sabino Lozano, center, representative for the Lowell-Grant Neighborhood Council, and Mrs. Hazel Mincey and Joe Contreras, both with the Golden Gate-Sacred Heart Council. Standing are Ernie Ortega, left, Green Valley representative, and John Gomez from the Ash Ott Council.

This newsletter will be published periodically. It will carry articles of interest to residents of the Public Housing Projects and others in the community.

The newsletter will be distributed to Project residents, service agencies and anyone requesting it. Though space in the Newsletter is limited an effort will be made to publish announcements of events and questions on Project activities. They should be mailed to: Newsletter, City of Phoenix Public Housing Department, P.O. Box 3468, Phoenix 85030.

Edison Highlights

The Edison Neighborhood Youth Council presented a "Soul '70" talent show May 22 at the Boys Club, 1602 E. Moreland.

The girls featured dancing and singing by the group, plus a slew of surprise, said Sandra Fuentes, chairman of the Youth Council. The money received from the admission charges will be used by the teenagers for a dance or outing in the future.

Another important event, according to Mrs. Betty Little, LEAP coordinator for the Edison Neighborhood Council, was a rummage sale June 12 at Phoenix Greenbelt Park, 40th Street and Washington.

Sales leaders were Jean Trout, Hope Garcia, her daughter Diana, and Ann Wyatt. Proceeds will be used to buy books for school children.

Newsletter produced by the Phoenix Public Housing Department in 1970 (page 1).

Trash Put in Bags

As an experimental project, the City Sanitation Department has placed plastic bags for household refuse disposal in the Matthew Henson Homes.

The bags eliminate the need to carry out, empty and return the garbage can.

The City has purchased the bags and J.D. Holmes, Maintenance Supervisor, has distributed them. There is no cost to the tenants.

The bags are being used as a can liner for containing garbage, trash and lawn clippings. When filled, the sack is tied securely with a wire binder provided with the bag and deposited in the bin.

Also as part of the program, the Public Housing Department has issued each apartment unit a new can to contain the bag.

Jobs For Youth

Summer employment for youths 14 and 15 years of age is being made available by the Call-A-Teen program.

The jobs will consist of babysitting, housecleaning, cutting the lawn and other chores that might be done around the home.

Sponsor of the program, the Phoenix Junior Chamber of Commerce, urges Valley homeowners in need of such a service to offer it to the youths in disadvantaged areas.

Youths who live in projects and are 14 and 15 years old can call Mrs. Esther Parker, 254-9333.

After a job has been assigned to a youth, his or her transportation will be provided to the work area from the work center at Green Valley Park, 14th Street and Watkins Road.

Summer Recreation

Creation of the Dunbar School-Matthew Henson Recreational program provided by the Phoenix Parks and Recreation Department, will include many worthwhile activities throughout this summer.

The Dunbar School activities will take place in the cafeteria and lighted playground area at 701 S. 9th Avenue. There will be movies, Afro-oriented arts and crafts, basketball practice, weightlifting and many other highlights.

The program at Matthew Henson's Youth Center on the second floor of the new Community Center Building at 728 W. Buckeye will include dances, pool, field trips and an array of other interesting activities.

The operation will be supervised and coordinated by T.C. Dean, Recreational Leader III.

The Saturday and Sunday programs at Dunbar School are tentatively set for 12 noon until 6 p.m. These hours may change, depending upon the needs of the community.

At Matthew Henson, the hours were requested by the youths who will use the facility. These times are listed below.

In the near future, tutoring for elementary school youngsters, fashion shows, tournaments and culture programs will also be added to the schedule at both locations.

HOURS OF OPERATION

Dunbar School (Morning programs will be made available for elementary school children)

Monday through Thursday	5 p.m. - 10 p.m.
Saturday and Sunday	12 noon - 6 p.m. (tentative)
Friday	Closed

Matthew Henson Youth Center

Monday through Thursday	4 p.m. - 10 p.m.
Friday	3 p.m. - 12 midnight
Saturday	10 a.m. - 2 p.m.
Sunday	3 p.m. - 9 p.m.

NYC Program

The Public Housing Department is cooperating with the Maricopa County-City of Phoenix Neighborhood Youth Corps work training program. It provides experience for youths in more than 100 work agencies.

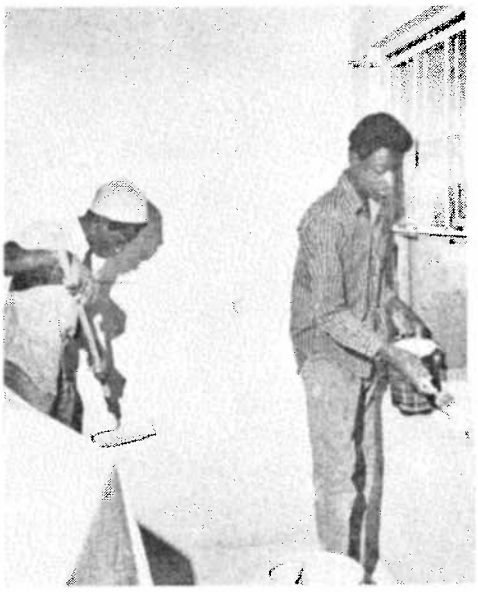
The Summer-In-School program has started for high school boys and girls who are now in school and who are at least 14 years of age and have not completed their senior year.

To apply for employment, one should contact the LEAP Neighborhood Council in his area.

"Interior Painting" is an example of the NYC program. The youths paint the apartment of elderly residents. Priority is given elderly residents who are at home and can exercise some supervision in the work.

The overall supervision in the work is provided by a maintenance supervisor and painting foreman. A regular painter for the City works closely with the youth.

All the necessary equipment such as paint, brushes, dropcloths and rollers are furnished by the Housing Department. The program has been beneficial to all concerned. The boys are kept busy earning money and learning a trade while the elderly residents receive a paint job.



George Jones, 16, left, and Richard Brown, 16, are hard at work painting the interior of elderly resident's apartments at the Matthew Henson project. They are members of the Neighborhood Youth Corps.

Housing Department Established

The City Council has authorized the reorganization and name change of the Phoenix Housing Authority to the Public Housing Department.

Four divisions have been established to assist residents of the projects. Each division will have a Housing Administrator in charge.

The four divisions are: Southwest, South, East and Southeast.

The entire department will be headed by a director, with the four division administrators playing a large part in establishing a line of communication with the residents.

A City official noted that the reorganization will help develop a better method of information-gathering and will improve residents' contacts with the staff.

The complete reorganization will not be finished until the Fall.

Newsletter produced by the Phoenix Public Housing Department in 1970 (page 2).

APPENDIX G – **MATTHEW HENSON ADDITION AZ 1-4 TECHNICAL DRAWINGS**

Cover Page
Copy Page
Site Plan
Building A Floor Plan
Building B Floor Plan
Building C Floor Plan
Building D Floor Plan
Building D Elevation
Building E Floor Plan and Elevation
Details - Truss
Tool House
Details – Wall Section Windows
Details – Door and Lintels
Details – Typical Porches
Details – Miscellaneous
Details – Miscellaneous
Details – Bronze Plaques
Addition to Administration Building
Addition to Administration Building
Property Line Map
Topographic Map

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ARIZ. 1-4

DRAWINGS FOR LOW RENT HOUSING DEVELOPMENT ADDITIONS

ARIZ. 1-4 ARIZ. 1-5 ARIZ. 1-6

TO BE BUILT BY

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

WITH THE ASSISTANCE OF

THE PUBLIC HOUSING ADMINISTRATION

HARRY S. TRUMAN
PRESIDENT OF THE UNITED STATES OF AMERICA

RAYMOND M. FOLEY
ADMINISTRATOR
HOUSING AND HOME FINANCE AGENCY

JOHN T. TAYLOR EGAN
COMMISSIONER
PUBLIC HOUSING ADMINISTRATION

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON — CHAIRMAN
WADE CHURCH — VICE-CHAIRMAN
WADE H. HAMMOND — COMMISSIONER
JOHN F. SULLIVAN — COMMISSIONER
CHARLES F. MONTANO — COMMISSIONER

EARL A. SCHNORR
SECRETARY-TREASURER-EXECUTIVE DIRECTOR

IRVING A. JENNINGS
LEGAL COUNSEL

ALBERT M. THOROD
TECHNICAL DIRECTOR

CONSULTING SITE ENGINEERING			CONSULTING AND SUPERVISING ARCHITECTS LESCHER AND MAHONEY			CONSULTING LANDSCAPE ARCHITECT		
1-4	1-5	1-6	1-4	1-5	1-6	1-4	1-5	1-
JOHANNESSEN & GIRAND		YOST & GARDNER	LESCHER AND MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG	JACK KATZ		

SCHEDULE OF DRAWINGS

UTILITIES

U-1	WATER DISTRIBUTION
U-2	GAS DISTRIBUTION
U-3	SANITARY SEWERS
E-1	INT. ELECTRICAL - BLDGS. A & B
E-2	INT. ELECTRICAL - BLDGS. C-D & E & ADMIN. BLDG. 1-5
E.D-1	ELECTRICAL DISTRIBUTION
E.D-2	ELECTRICAL DISTRIBUTION - DETAILS
P-1	PLUMBING - COOLING - HEATING - BLDGS. A & B
P-2	PLUMBING - COOLING - HEATING - BLDGS. C-D & E
P-3	PLUMBING - COOLING - HEATING - DETAILS

UNIT BUILDINGS ARCHITECTURAL

A-1	SITE PLAN	
A-2	FLOOR PLAN	BLDG. - A
A-3	ELEVATIONS - SECTION	BLDG. - A
A-4	FLOOR PLAN	BLDG. - B
A-5	ELEVATION SECTION	BLDG. - B
A-6	FLOOR PLAN	BLDG. - C
A-7	ELEVATION SECTION	BLDG. - C
A-8	FLOOR PLAN	BLDG. D
A-9	ELEVATION SECTION	BLDG. D
A-10	FLOOR PLAN	BLDG. E
A-11	TRUSS DETAILS	
A-12	TOOL BLDG.	
A-13	WALL SECTION WINDOWS	
A-14	DOOR - LINTEL DETAILS	
A-15	TYPICAL PORCH DETAILS	
A-16	MISCELLANEOUS DETAILS	
A-17	MISCELLANEOUS DETAILS	
A-18	BRONZE PLAQUE DETAILS	
A-19	ADDITION TO ADMIN. BLDG. -	PLAN - ELEVATIONS
A-20	ADDITION TO ADMIN. BLDG. -	DETAILS

SITE IMPROVEMENT — LANDSCAPING

S-1	PROPERTY LINE MAP
S-2	TOPOGRAPHIC & UTILITY MAP
S-3	HORIZONTAL CONTROL
S-4	VERTICAL CONTROL
S-5	PAVING
L-1	SITE PLAN
L-2	DETAILS

NOTE: THIS WORK TO BE LET UNDER A SEPARATE CONTRACT.

CONFORMED COPY

blue-

prints of

all General

building construction

FARMER & GODFREY CONSTRUCTION COMPANY

/s/ F. H. Godfrey
F. H. Godfrey - Co-partner
4802 East Osborn Road, Phoenix, Arizona

/s/ Martha Etter
Martha Etter
/s/ Daisy V. Tate
Daisy V. Tate

/s/ Terrence A. Carson

/s/ Roy E. Vance

May 7, 1951

/s/ Bert M. Thorud

CONFORMED COPY

blue-

prints of

all Sewer, Water, and Gas

Utilities outside of buildings

J. H. GUILD & SON CONSTRUCTION Co.

/s/ J. H. Guild
J. H. Guild, President
6001 South Central Ave., Phoenix, Arizona

Attest:
XXXXXXXXXXXX

/s/ Travis D. Gant
Travis D. Gant
Secretary
(Seal)

/s/ Terrence A. Carson

/s/ Roy E. Vance

May 7, 1951

/s/ Bert M. Thorud

CONFORMED COPY

Blueprints

of

ALL ELECTRICAL

DISTRIBUTION

NEW STATES ELECTRIC CO.

/s/ A. H. Rosenberg
A. H. Rosenberg, President
214 West Washington Street

Attest:
XXXXXXXXXXXX

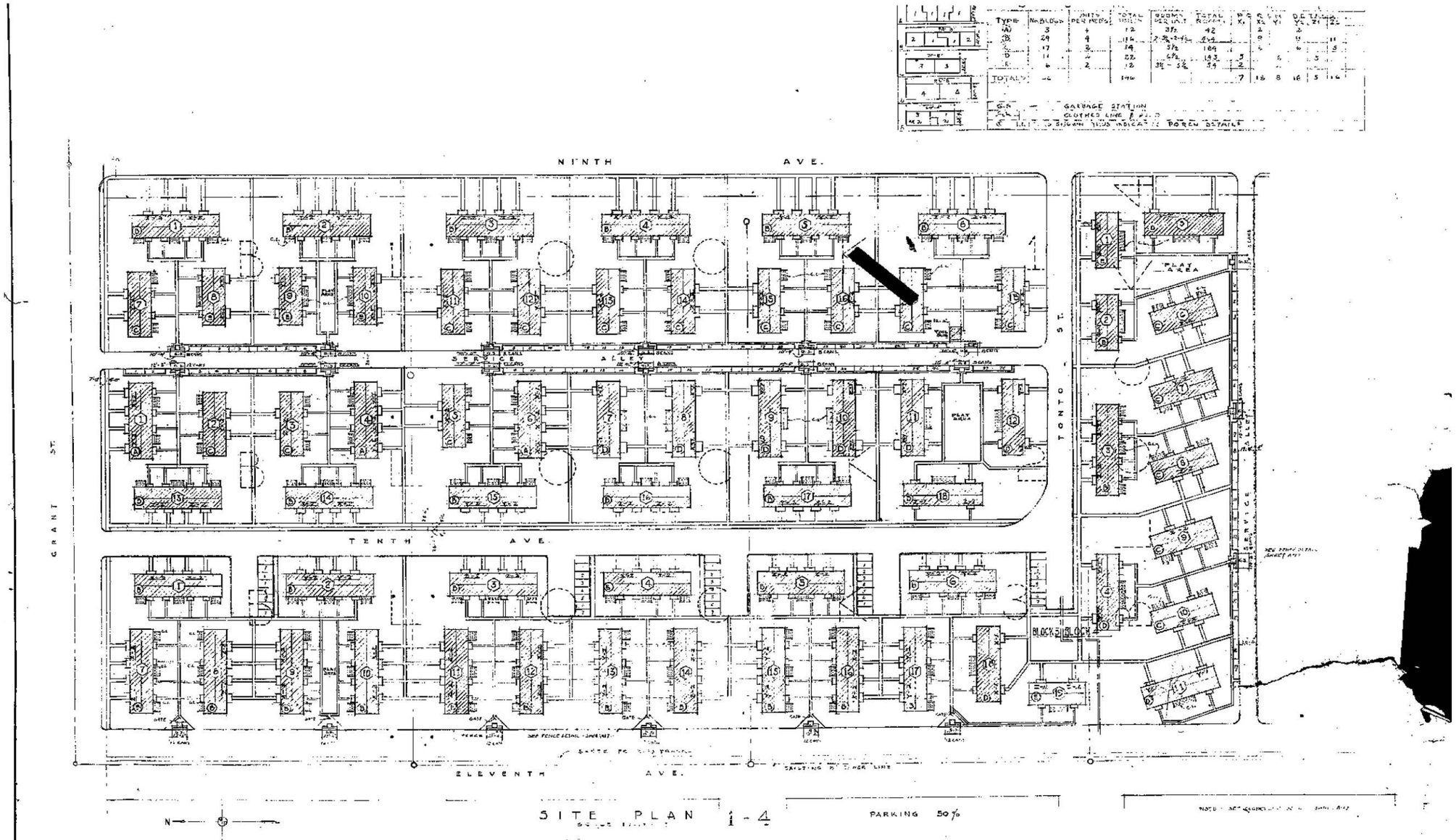
/s/ L. O. Foster
L. O. Foster, Secretary
(SEAL)

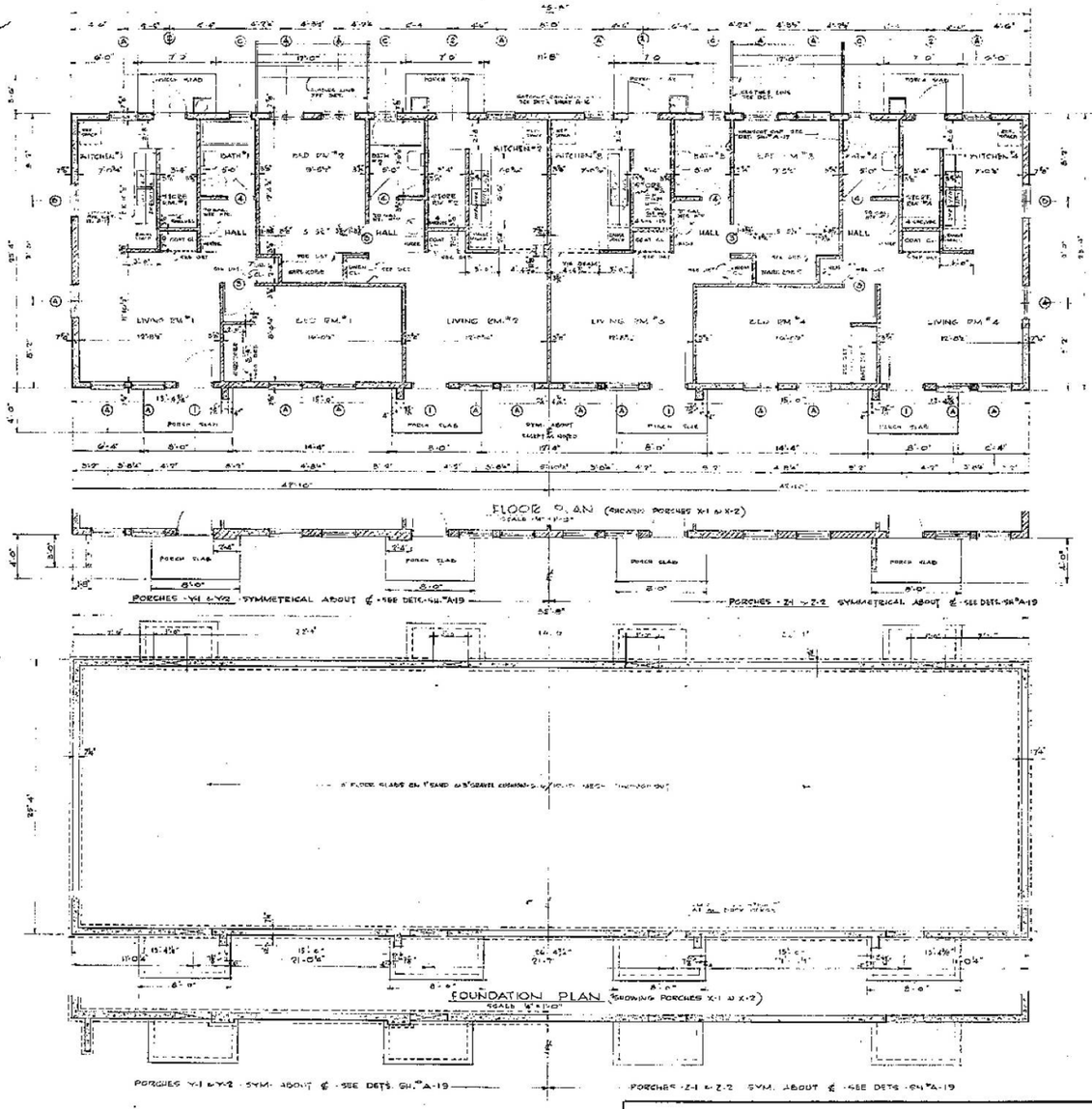
/s/ Terrence A. Carson

/s/ Roy E. Vance

May 7, 1951

/s/ Bert M. Thorud


NINTH AVE.
TENTH AVE.
ELEVENTH AVE.
GRANT ST.
TONTO ST.
ALLEY
SERVICE
PLAY AREA
BLOCK 5
BLOCK 11
SITE PLAN 1-4
PARKING 50%
N
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX
TERRENCE A. CARSON - CHAIRMAN
JADE CHURCH - VICE CHAIRMAN
E. H. HAMMOND - COMMISSIONER
F. SULLIVAN - COMMISSIONER
F. MONTANO - COMMISSIONER
EARL A. SCHNURR
IRVING H. JENNINGS
BERT M. THORUD
REVISED
RECORD
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA
CONSULTING
SITE ENGINEERING
LANDSCAPE ARCHITECT
JACK KATZ
SITE PLAN 1-4
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4
LESCHER and MAHONEY
ARIZ. 1-5
LESTER BYRON
WEAVER & DROVER
ARIZ. 1-6
H. H. GREEN
JOHN SING TANG
COMM. No. 1721
ARIZ. 1-4
SHEET A-1



WINDOW SCHEDULE

MARK	KIND	SIZE	GLASS SIZE & KIND		LINTEL	REMARKS
A	ALUM. D.H.	3'-0" x 4'-5"	12	S.S.A.	PRECAST CONC.	FULL SCREEN
B	ALUM. D.H.	3'-0" x 3'-7"	12	S.S.A.	PRECAST CONC.	FULL SCREEN
C	ALUM. D.H.	2'-0" x 3'-7"	6	S.S.A.	PRECAST CONC.	FULL SCREEN

DOOR SCHEDULE

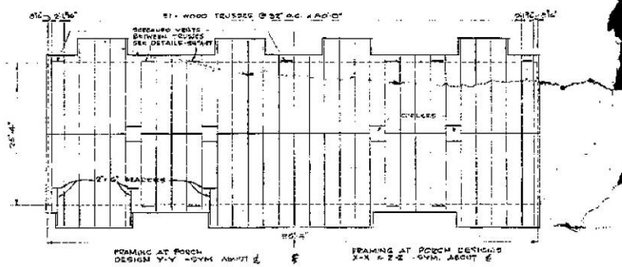
MARK	KIND	TYPE	SIZE	GLASS SIZE & KIND	LINTEL	REMARKS
1	METAL	FLUSH	3'-0" x 6'-7 1/2"	NONE	PRECAST CONC.	
2	METAL	FLUSH	2'-6" x 6'-7 1/2"	1 DBA	PRECAST CONC.	SEE SIZE SCREEN
3	WOOD	2 PANEL	2'-6" x 6'-7 1/2"	NONE	PRECAST CONC.	
4	WOOD	2 PANEL	2'-6" x 6'-7 1/2"	2 S.S.A.	PRECAST CONC.	

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	BASE	PARTY WALL	REMARKS
LIVING RM.	CEMENT	MASONRY PAINTED	WOOD 1/4 T & G.	NONE	NONE	
KITCHEN	CERAMIC	PLASTER PAINTED	WOOD 1/4 T & G.	NONE	NONE	
BED ROOM	CEMENT	MASONRY PAINTED	WOOD 1/4 T & G.	NONE	NONE	
BATH	CERAMIC	MASONRY PAINTED	WOOD 1/4 T & G.	NONE	NONE	
HALL	CEMENT	MASONRY PAINTED	WOOD 1/4 T & G.	NONE	NONE	
LINEN CLOSET	CEMENT	MASONRY PAINTED	WOOD 1/4 T & G.	NONE	NONE	

SYMBOLS

- HOLLOW MASONRY
- CONCRETE
- CEM. PLASTER (SOLID)



ROOF FRAMING PLAN
SCALE 16" = 1'-0

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
ADE CHURCH - VICE CHAIRMAN
E H. HAMMOND - COMMISSIONER
F. SULLIVAN - COMMISSIONER
S F. MONTANO - COMMISSIONER

APPROVED EARL A. SCHNURR
APPROVED IRVING A. JENNINGS
APPROVED BERT M. THORUD
DATE

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY L.F.W.
TRACED BY D.B.S.
CHECKED BY L.J.M.
DATE FEBRUARY 1953

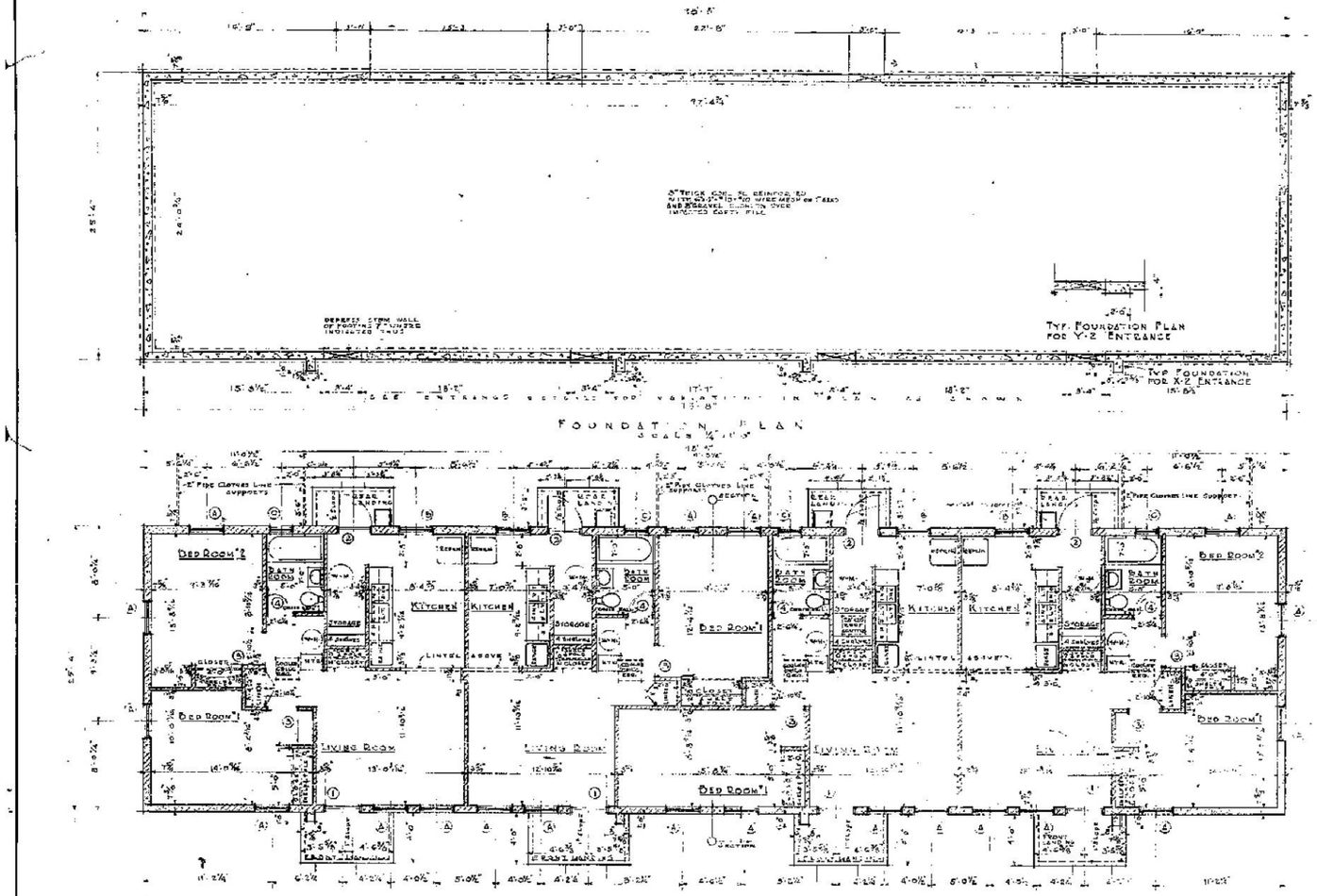
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

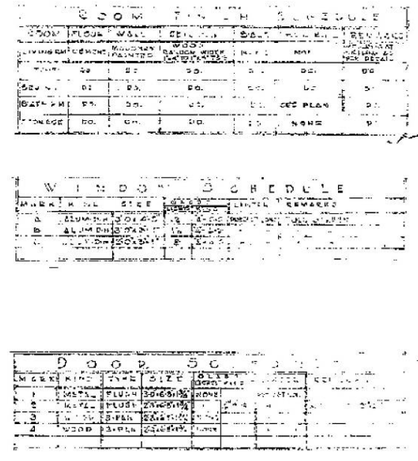
CONSULTING
SITE ENGINEERING
ARIZ. 1-1 | ARIZ. 1-2 | ARIZ. 1-3
JOHNSON AND GRAHAM — JACK KATZ
EDWARDSON AND JENNINGS — JACK KATZ
TOST AND GARDNER — JACK KATZ
LANDSCAPE ARCHITECT

BUILDING "A"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	N. H. GREEN JOHN SING TANG

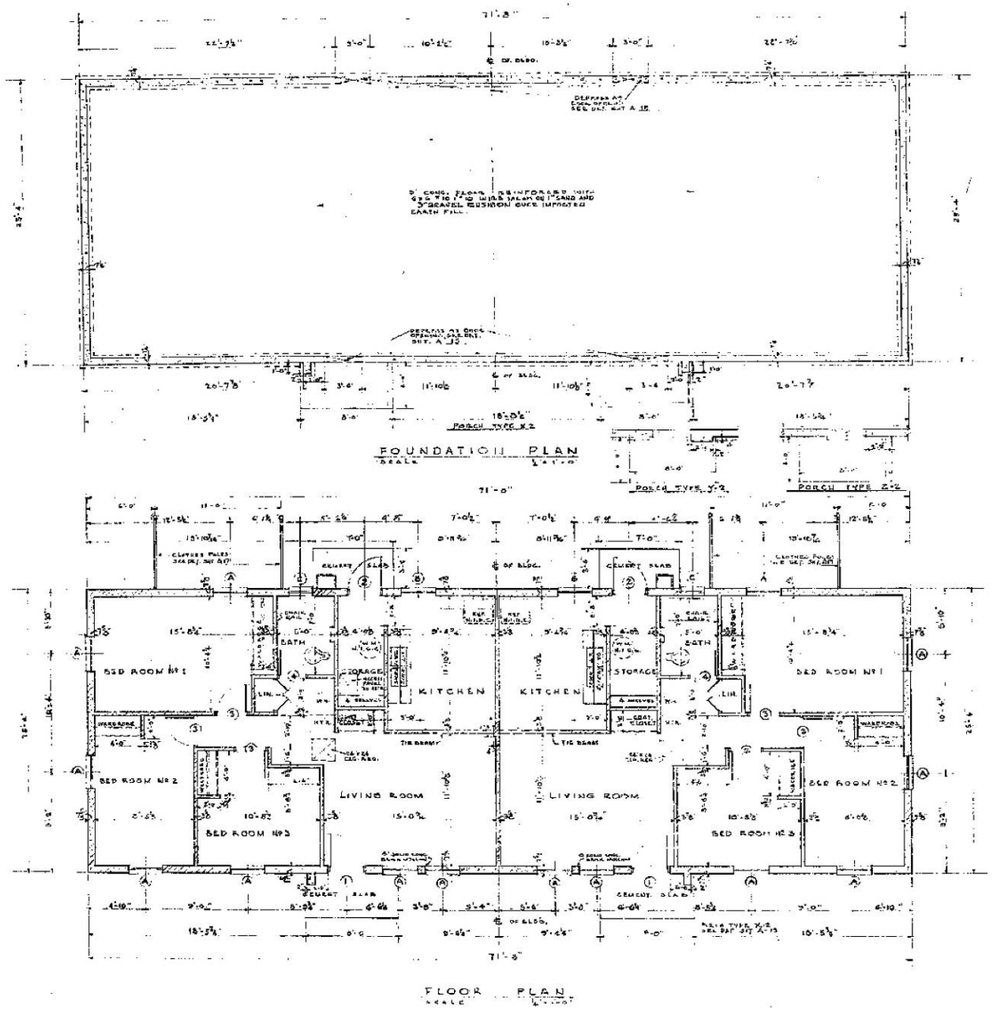
COMM. No. 1721
ARIZ. 1-4, 1-5 & 1-6
SHEET A-2





THE HOUSING AUTHORITY OF THE CITY OF PHOENIX	REVISED	RECORD	LOW RENT HOUSING DEVELOPMENT	CONSULTING SITE ENGINEERING
TERRENCE A. CARSON - Chairman				

PLANS – BUILDING "B"	COMM. No. 1721	
LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS	ARIZ. 1-4	



WINDOW SCHEDULE

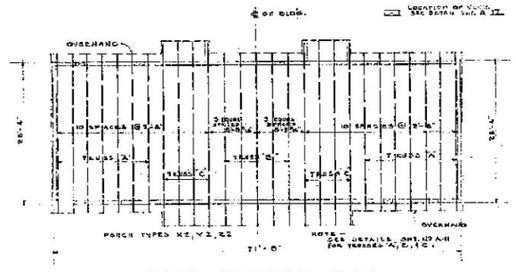
MARK	KIND	SIZE	GLASS WEIGHT	GLASS KIND	LINTEL	REMARKS
A	ALUM. D.H.	3'-0" × 4'-5"	12	S.S.A.	10G CEM. EDGE	FULL SCREEN
B	ALUM. D.H.	2'-0" × 5'-0"	12	S.S.A.	P.C. + CAST STONE	FULL SCREEN
C	ALUM. D.H.	3'-0" × 2'-8"	8	D.S.S.A.	10G CEM. EDGE	FULL SCREEN

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS WEIGHT	GLASS KIND	LINTEL	REMARKS
1	METAL	FLUSH	3'-0" × 6'-8" × 1¾"	NONE		PRECAST CONC.	
2	METAL	FLUSH	2'-6" × 6'-8" × 1¾"	1	D.S.A.	PRECAST CONC.	GLASS STEEL LINED
3	WOOD	5 PANEL	2'-6" × 6'-8" × 1¾"	NONE		PRECAST CONC.	
4	WOOD	3 PANEL	2'-6" × 6'-8" × 1¾"	NONE		PRECAST CONC.	

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	WAINSCOT CAP	REMARKS
LIVING RM.	CEM.	SEMI-GLOSS PAINTED	WOOD TEX 12 G.	WOOD	NONE	WAINSCOT #3 CEILING AT FIR. FLR.
KITCHEN	CEM.	SEMI-GLOSS PAINTED	do.	WOOD	NONE	do.
BED RMS.	CEM.	SEMI-GLOSS PAINTED	do.	WOOD	NONE	do.
BATH	CEIL.	SEMI-GLOSS PAINTED	do.	WOOD	WOOD SHOWN OF BASE	TILE AT THIS BASE MARBLE AT TUB FLOOR
HALL	CEM.	SEMI-GLOSS PAINTED	do.	WOOD	BASE	APPLIED AT CEM. AS PER 3 SECTION
STORE. RM.	CEM.	SEMI-GLOSS PAINTED	do.	WOOD	WOOD	do.



ROOF FRAMING PLAN
SCALE

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

CARL A. SCHNURR
EXECUTIVE DIRECTOR
IRVING C. JENNINGS
SECRETARY
BERT M. THORUD
TREASURER, DIRECTOR

REVISED	DATE

RECORD
DRAWN BY A.R.J.W.
TRACED BY W.C.R.
CHECKED BY J.J.M.
DATE FEBRUARY 1951

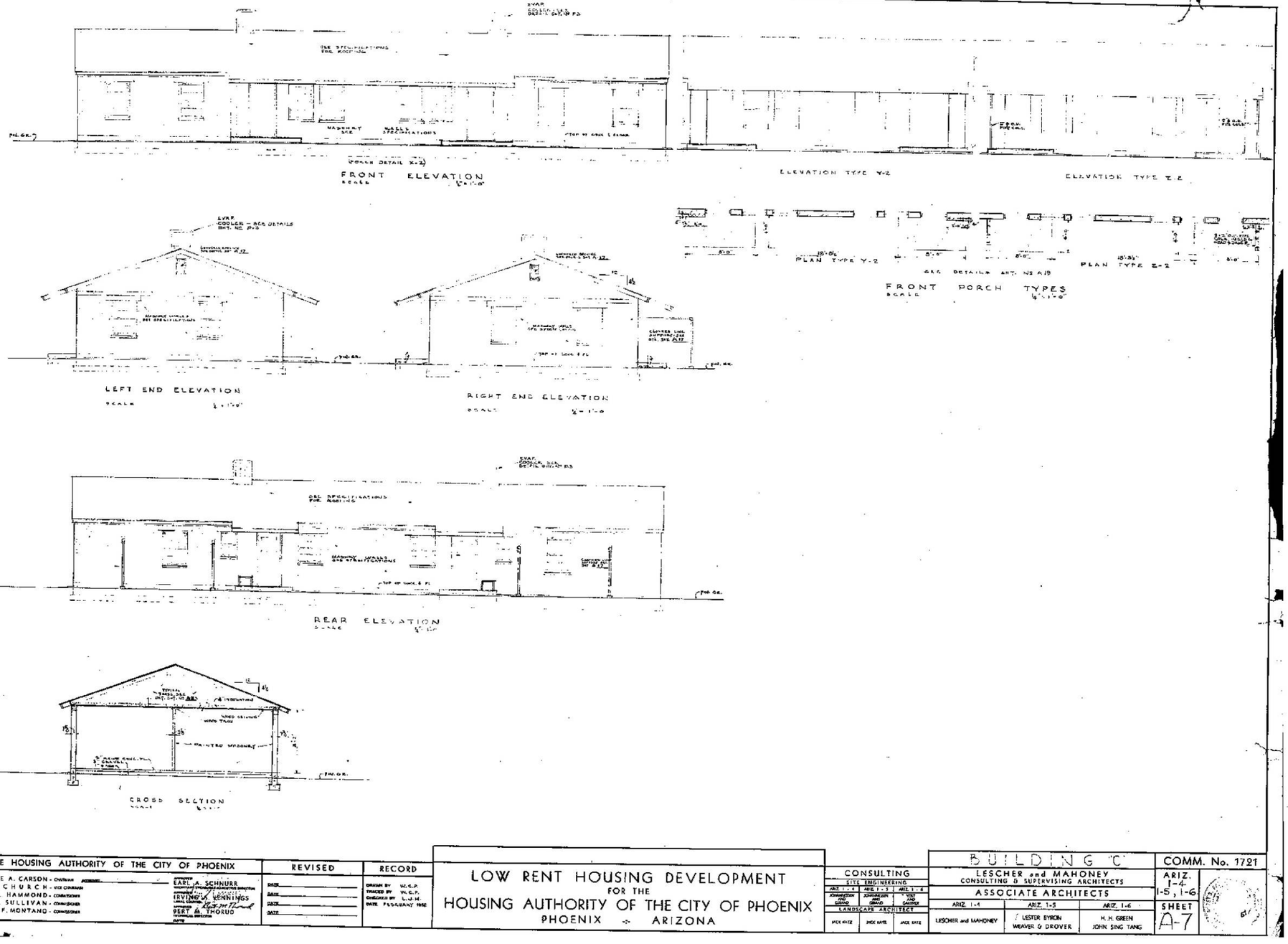
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

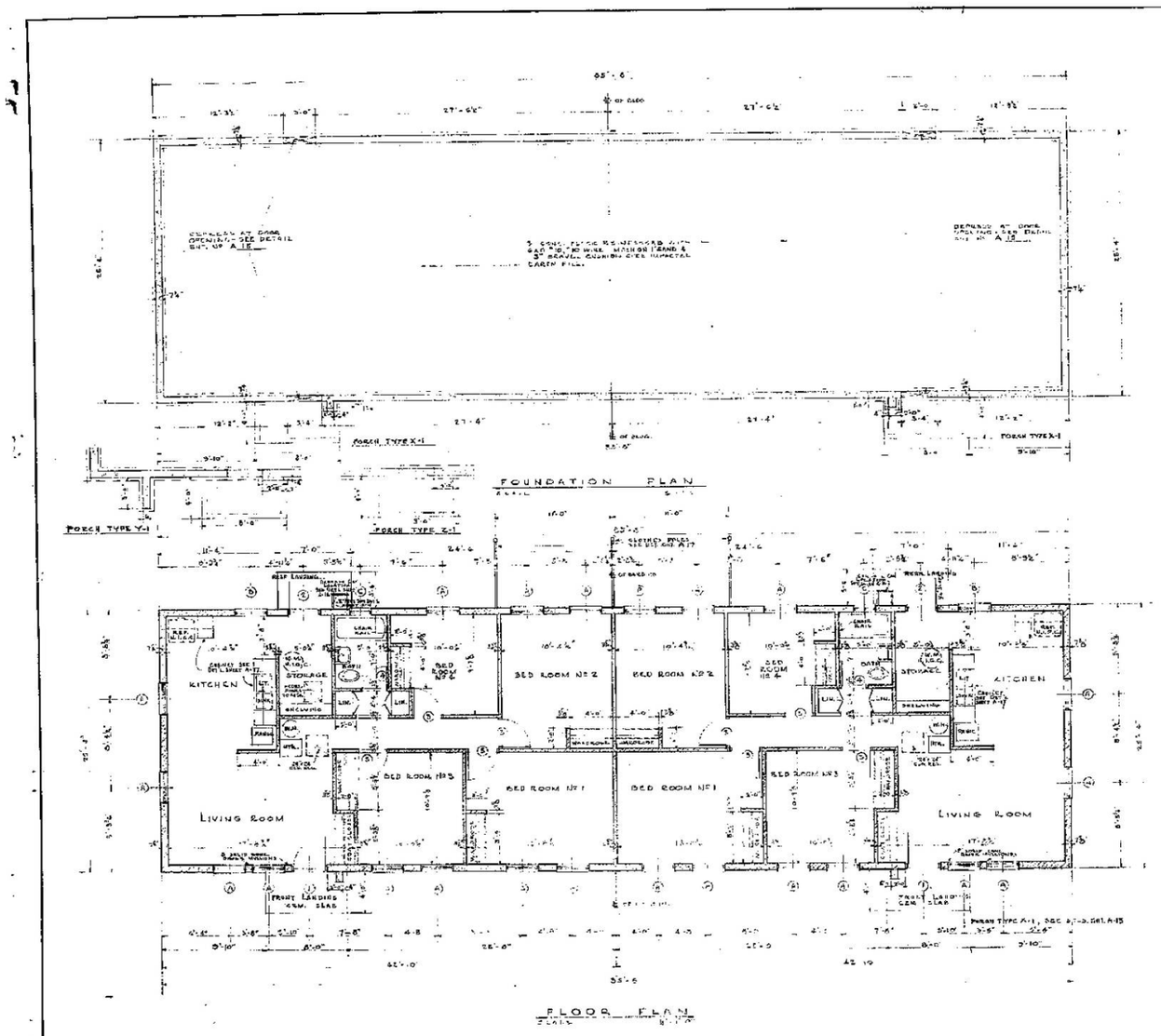
CONSULTING
SITE ENGINEERING
ARIZ. 1-4: JOHNSON AND CANNO
ARIZ. 1-5: JOHNSON AND CANNO
ARIZ. 1-6: WOO AND DONOVAN
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

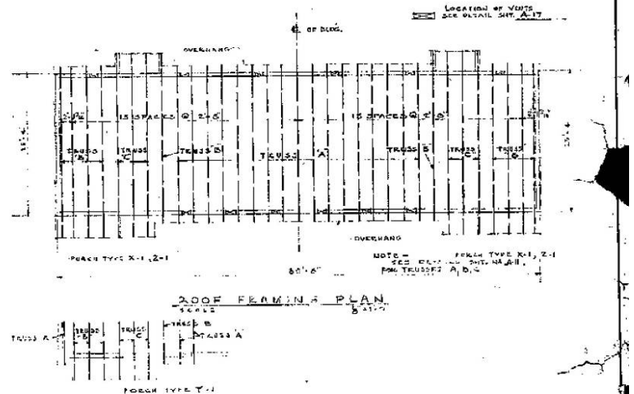
BUILDING "C"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-6


FRONT ELEVATION
ELEVATION TYPE Y-2
ELEVATION TYPE E-2
PLAN TYPE Y-2
PLAN TYPE E-2
FRONT PORCH TYPES
LEFT END ELEVATION
RIGHT END ELEVATION
REAR ELEVATION
CROSS SECTION
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX
TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER
EARL A. SCHNURR
IRVING A. JENNINGS
DEET A. THORUD
REVISED
RECORD
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA
CONSULTING
SITE ENGINEERING
LANDSCAPE ARCHITECT
BUILDING "C"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4
ARIZ. 1-5
ARIZ. 1-6
LESCHER and MAHONEY
LESTER BYRON
WEAVER & DROVER
H. H. GREEN
JOHN SING TANG
COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-7





WINDOW SCHEDULE

MARK	KIND	SIZE	GLASS LIGHTS	GLASS KIND	LINTEL	REMARKS
A	ALUM. D.H.	3'-0"x4'-6"	12	S.S.A.	PRE-CAST CONC.	FULL SCREEN
B	ALUM. D.H.	3'-0"x3'-0"	12	S.S.A.	PRE-CAST CONC.	FULL SCREEN
C	ALUM. D.H.	3'-0"x5'-1"	8	OBSC.	PRE-CAST CONC.	FULL SCREEN

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS LIGHTS	GLASS KIND	LINTEL	REMARKS
1	METAL	FLUSH	3'-0"x6'-6"x1¾"	NONE		PRECAST CONC.	
2	METAL	FLUSH	3'-0"x6'-6"x1¾"	1	O.S.A.	PRECAST CONC.	GLASS SEE DET. A-13
3	WOOD	5 PANEL	2'-6"x6'-6"x1¾"	NONE		PRECAST CONC.	
4	WOOD	3 PANEL	2'-6"x6'-6"x1¾"	NONE		PRECAST CONC.	

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	WAINSCOT CAP	REMARKS
LIVING RM.	CEM.	MASONRY PAINTED	WOOD FIBRE & PLASTER	NONE	NONE	MOULDING AT CEILING AS PER DET.
KITCHEN	CEM.	MASONRY PAINTED	do	NONE	NONE	do
BED RMS.	CEM.	MASONRY PAINTED	do	NONE	NONE	do
BATH	CEM.	MASONRY PAINTED	do	NONE	NONE SHOWN ON PLAN	TILE AT TUB & WALL AS CLG. PER DET.
HALL	CEM.	MASONRY PAINTED	do	NONE	NONE	MOULDING AT CEILING AS PER DET.
STORE RM.	CEM.	MASONRY PAINTED	do	NONE	NONE	do

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

APPROVED: EARL A. SCHNURR, EXECUTIVE DIRECTOR
APPROVED: IRVING W. JENNINGS, CHIEF ARCHITECT
APPROVED: BERT A. THORUD, TECHNICAL DIRECTOR

REVISED — DATE

RECORD
DRAWN BY A.B.H.
TRACED BY W.C.R.
CHECKED BY L.J.M.
DATE FEBRUARY 1954

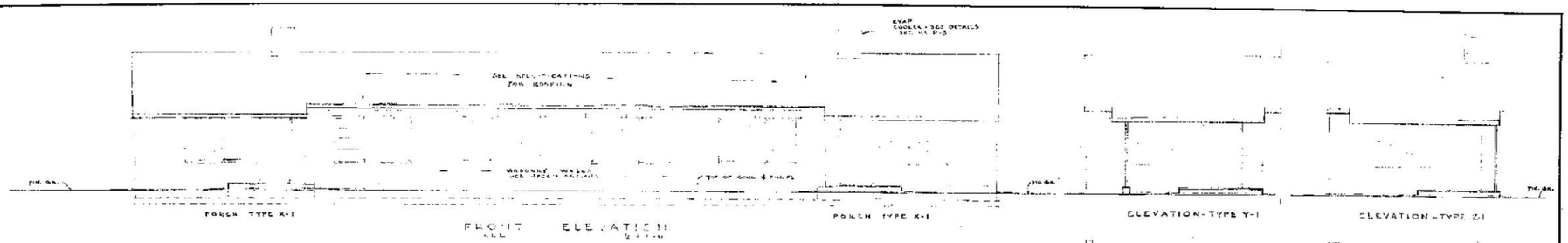
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-1 | ARIZ. 1-3 | ARIZ. 1-6
ADMINISTRATION AND DESIGN | EXPANSION AND DESIGN | SITE AND CAREER
LANDSCAPE ARCHITECT
JACK KATZ | HAZE KATZ | JACK KATZ

BUILDING C
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4
SHEET A-8

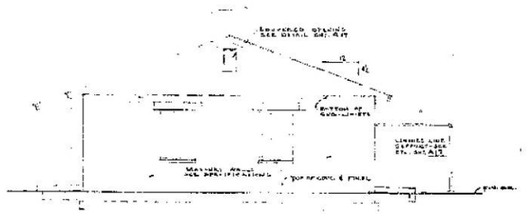


FRONT ELEVATION

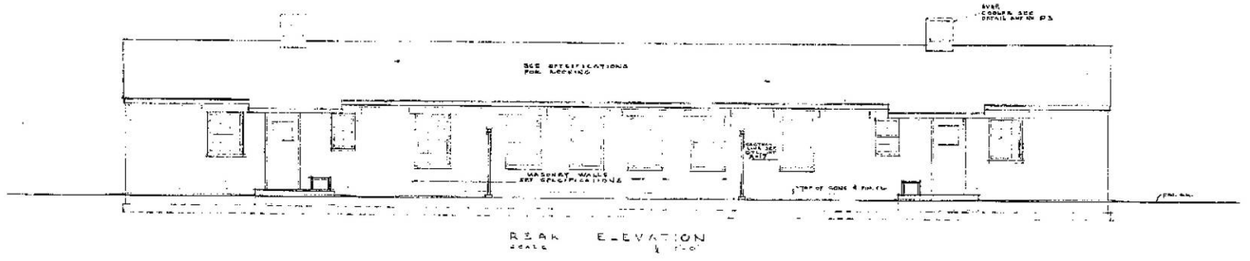
SEE DETAILS ART. NO. A-18

FRONT PORCH TYPES

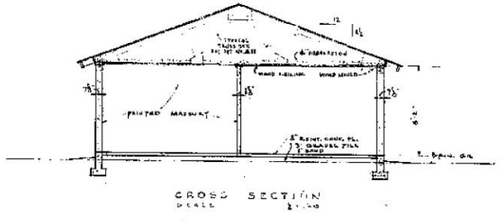
LEFT END ELEVATION



RIGHT END ELEVATION



REAR ELEVATION



CROSS SECTION

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

APPROVED: EARL A. SCHNURR, EXECUTIVE DIRECTOR
APPROVED: IRVING A. JENNINGS, ASSISTANT EXECUTIVE DIRECTOR
APPROVED: BERT M. THORUD, TECHNICAL DIRECTOR
DATE

REVISED
DATE
DATE
DATE
DATE

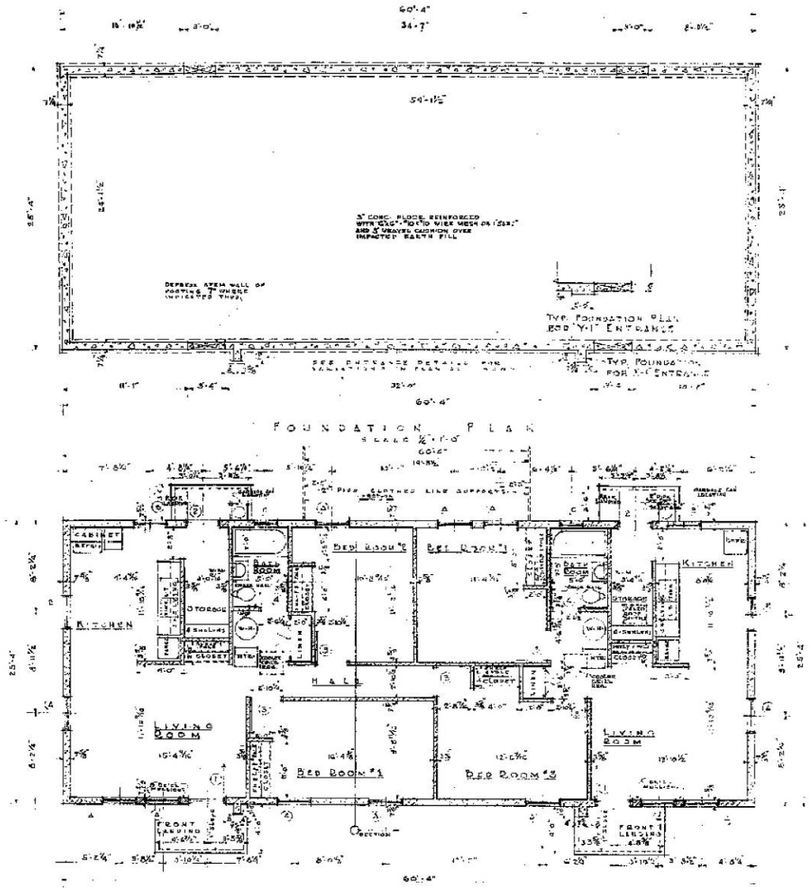
RECORD
DRAWN BY W.C.P.
TRACED BY W.C.P.
CHECKED BY L.W.M.
DATE FEBRUARY 1961

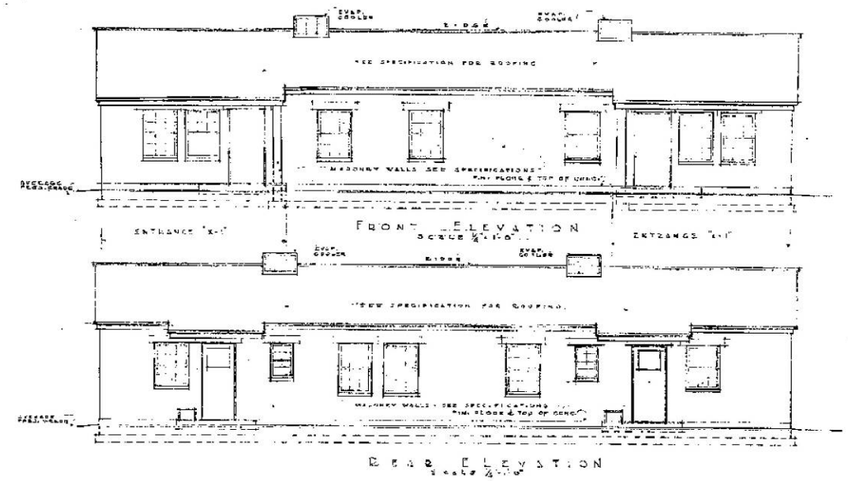
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

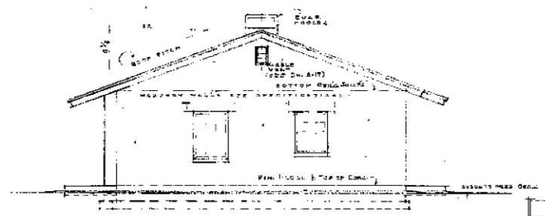
CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
FRANKLIN M. GRAND | ROBERTSON, HARRIS, GARVEN | TOM GATEWOOD
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

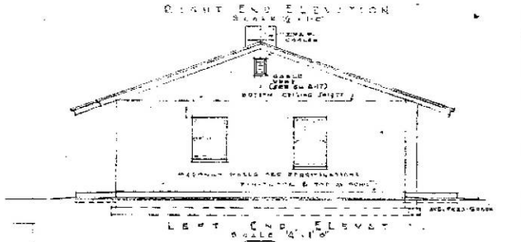
BUILDING "D"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4: LESCHER and MAHONEY
ARIZ. 1-5: LESTER BYRON, WEAVER & DROVER
ARIZ. 1-6: H. H. GREEN, JOHN SINS TANG

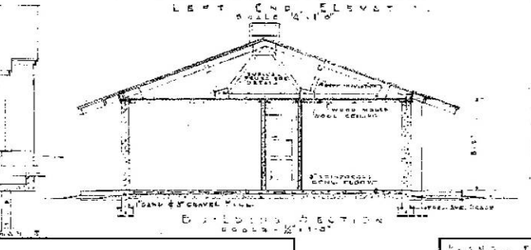
COMM. No. 1721
ARIZ. 1-4
SHEET A-9

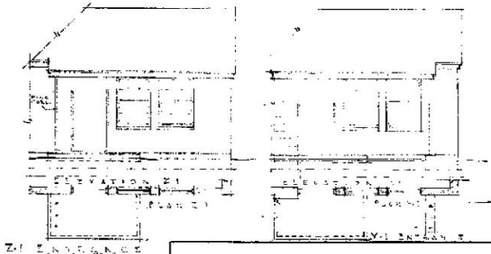












SYMBOLS

- HOLLOW MASONRY
- SOLID BRICK
- CONCRETE

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	DADO	CHALK RAIL	REMARKS
LIVING RM.	MAST.	PLASTER PAINTED	WOOD RANDOM WIDTH MATCHED V.G.	NONE	NONE	PAINTING AT OWNERS OPTION AFTER INSTAL.
KITCHEN	CC.	PAINT	DO.	CC.	L.O.	DO.
BED RMS.	DO.	PAINT	DO.	DO.	DO.	DO.
BATH RM.	DO.	PAINT	DO.	CT.	SEE PLAN	DO.
STORAGE	DO.	PAINT	DO.	CT.	NONE	DO.

WINDOW SCHEDULE

MARK	KIND	SIZE	LINTEL REMARKS
A	ALUMINUM CASEMENT	12" A.A.S.	WEATHERSTRIP ALL SASH
B	ALUMINUM CASEMENT	8" A.A.S.	DO.

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	REMARKS
	METAL	FLUSH	SOUND PROOF	PRIVACY PKG.
	METAL	FLUSH	SOUND PROOF	DO.
	WOOD	PANEL		
	WOOD	PANEL		

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE H. HAMMOND - VICE CHAIRMAN
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURE
EXECUTIVE DIRECTOR
IRVING K. JENNINGS
LEGAL COUNSEL
BERT M. THORUD
TECHNICAL DIRECTOR

REVISED

DATE
DATE
DATE
DATE

RECORD

DRAWN BY
TRACED BY
CHECKED BY
DATE RELEASED

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX ⁘ ARIZONA

CONSULTING

SITE ENGINEERING

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JOHNSON AND CHILDS	JOHNSON AND CHILDS	WEST AND GOINES

LANDSCAPE ARCHITECT

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JACK KATZ	JACK KATZ	JACK KATZ

PLANS - ELEVATIONS - DETAILS

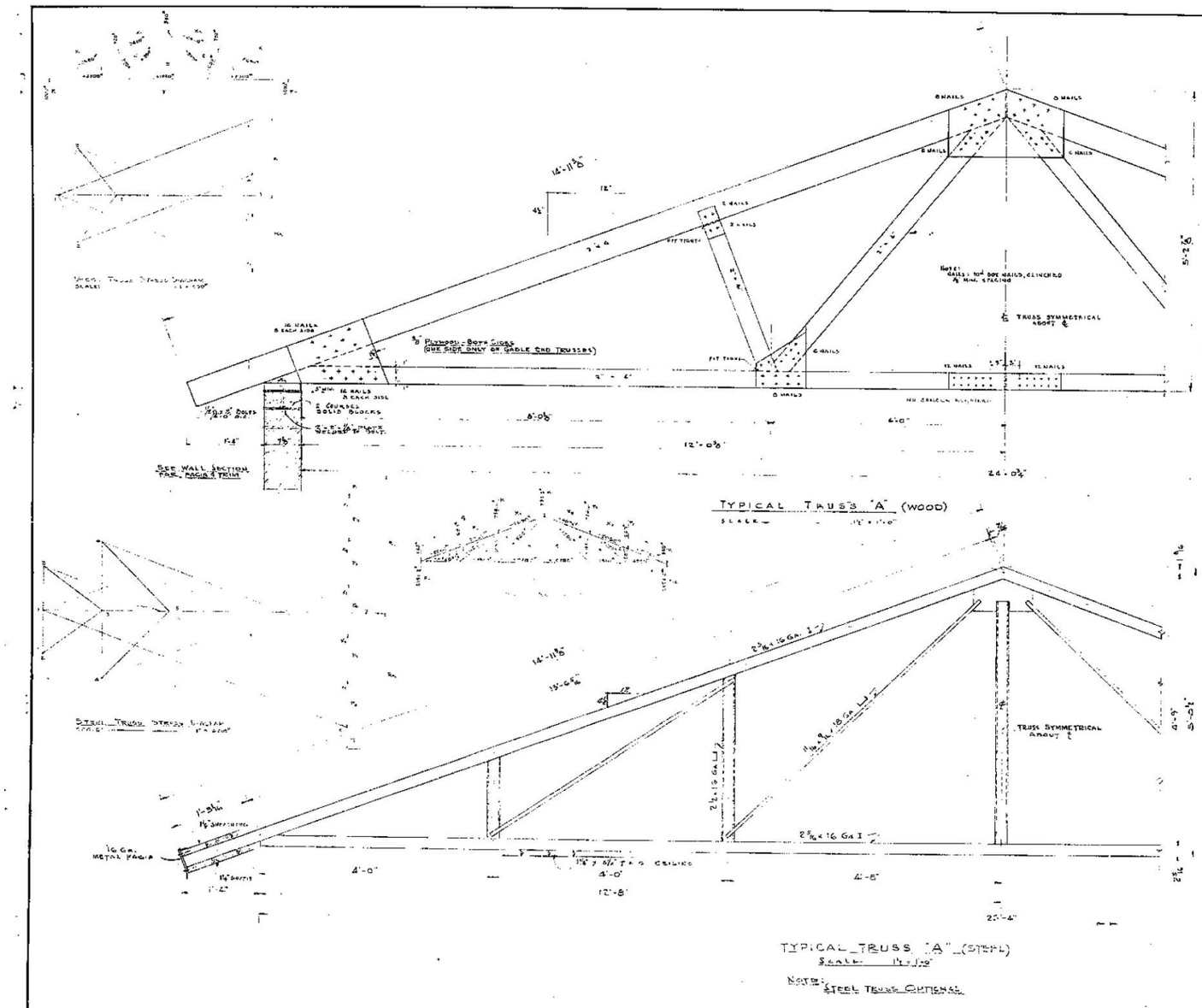
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	M. M. GREEN JOHN SING TANG

COMM. No. 1721

ARIZ. 1-4 1-5, 1-6

SHEET A-10



THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN — EARL VA. SCHNURR
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER — IRVING A. JENNINGS
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER
APPROVED — BERT M. THORUD, TECHNICAL DIRECTOR

REVISED	RECORD
DATE	DRAWN BY W.C. PUGH, E. & D.F. DRAWING
DATE	TRACED BY
DATE	CHECKED BY L.J.M.
DATE	DATE FEBRUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
ADMINISTRATION AND GENERAL	ARCHITECTURAL AND ELECTRICAL	HEAT AND PLUMBING
DATE KATZ	JACK KATZ	HELEN KATZ

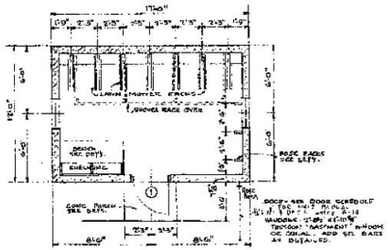
LANDSCAPE ARCHITECT

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

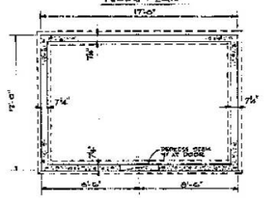
TRUSS DETAILS

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

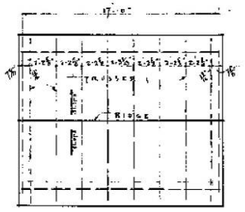
COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-11



FLOOR PLAN



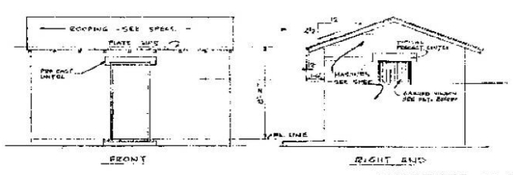
FOUNDATION PLAN



ROOF PLAN

TOOL HOUSE

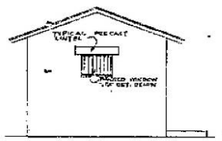
SCALE 1/4" = 1'-0"



FRONT

RIGHT END

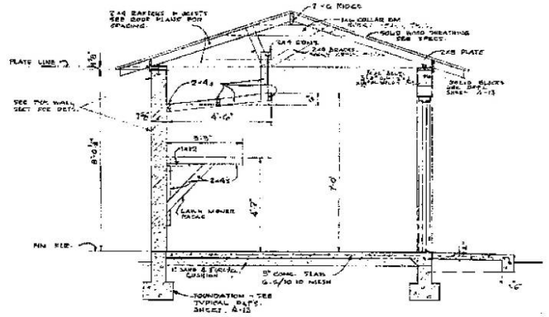
REAR



LEFT END

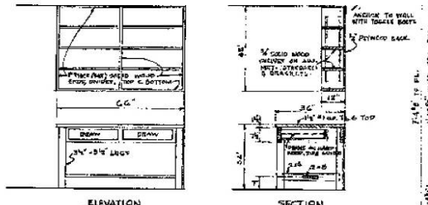
ELEVATIONS OF TOOL HOUSE

SCALE 1/4"=1'-0"



TYPICAL CROSS SECTION

SCALE 1"=1'-0"

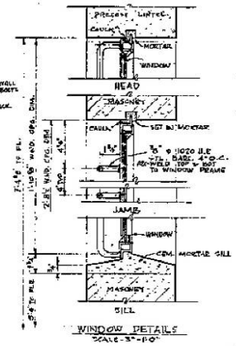


ELEVATION

SECTION

WORK BENCH & SHELVING DETAILS

SCALE 1"=1'-0"



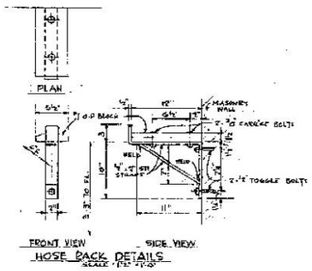
HEAD

JAMB

SILL

WINDOW DETAILS

SCALE 3"=1'-0"



PLAN

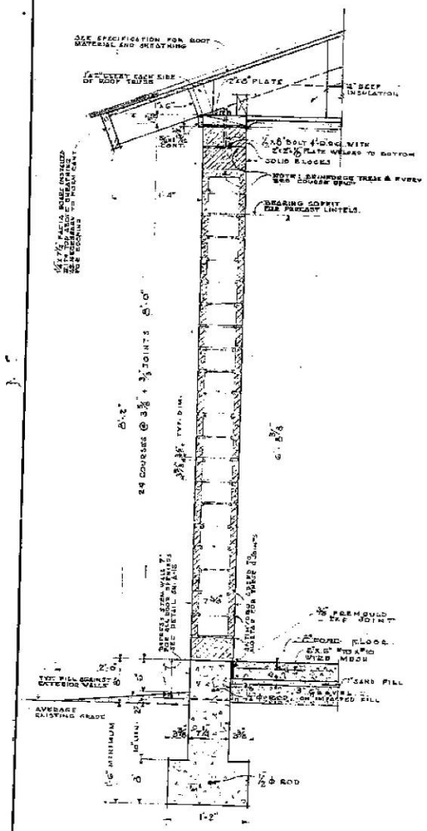
FRONT VIEW

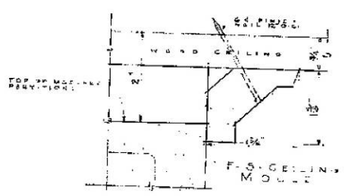
SIDE VIEW

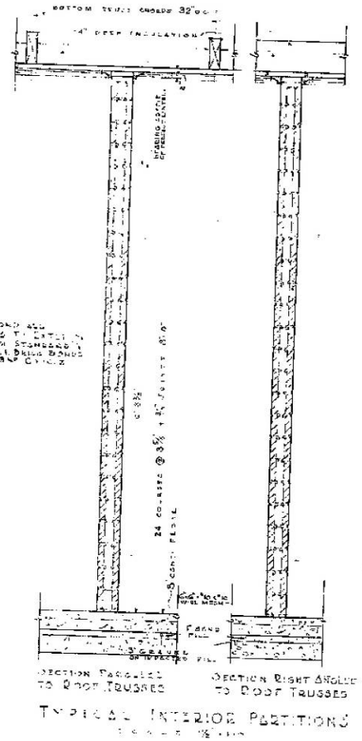
HOSE BACK DETAILS

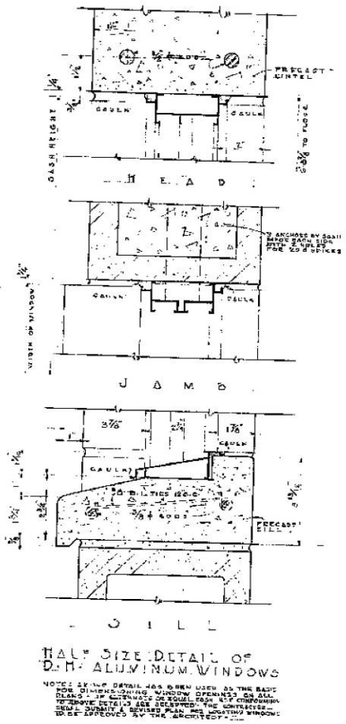
SCALE 1"=1'-0"

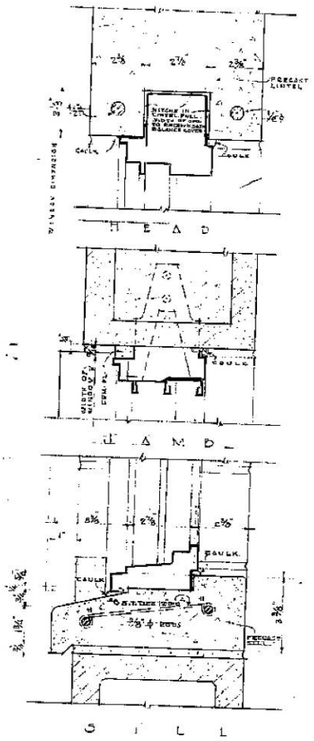
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER EARL A. SCHNURR IRVING A. JENNINGS BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY L.R.M. TRACED BY E.E.T. CHECKED BY L.L.M. DATE FEBRUARY 1958	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 KINGSTON AND GRIMM / POTTINGER AND GRIMM / KING AND CARTER LANDSCAPE ARCHITECT JACK KATZ / JACK KATZ / JACK KATZ	TOOL HOUSE LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON, WEAVER & DROVER ARIZ. 1-6: H. H. CHEN, JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4, 1-5 & 1-6 SHEET A-12











THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN P. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNUER — EXECUTIVE DIRECTOR
IRVING A. JENNINGS — SECRETARY
BERT M. THORUD — TECHNICAL DIRECTOR

REVISED	RECORD
DATE	DRAWN BY
DATE	TRACED BY
DATE	CHECKED BY
DATE	DATE PLANNING

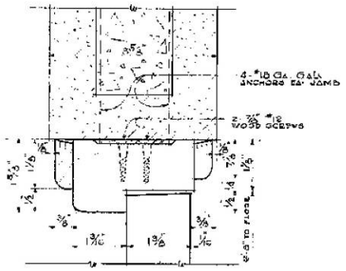
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX — ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
JOHNSON AND CANNON | JOHNSON AND GRAND | TOST AND GARDNER
LANDSCAPE ARCHITECT

DETAILS - WALL SECTION - WINDOWS

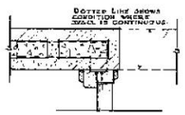
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6

COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET

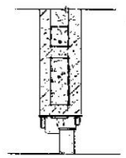


P.S. INTERIOR DOOR FRAME
TYPICAL FOR HEAD & JAMBS

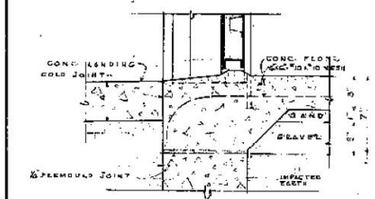
FILL VOIDS ABOVE & BELOW FRAME ANCHORS SOLID WITH CEMENT MORTAR



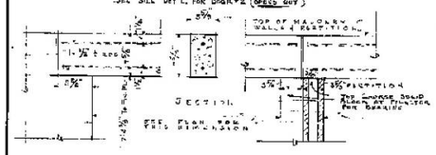
TYPE 'D' ANCHOR
THESE ANCHORS TO BE MEDIUM LIGHT & LIGHT GAGE AS CONDITION REQUIRES



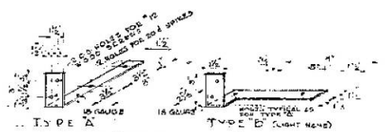
TYPE 'A' ANCHOR
SCALE 3"=1'-0"



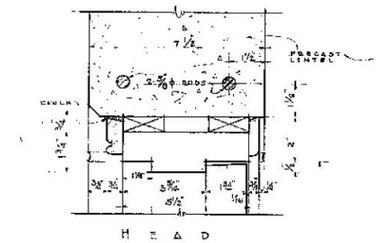
TYPICAL SILL CONSTRUCTION FOR ALL EXT. DOOR OPENINGS
SCALE 3"=1'-0"
SEE SILL DET'L FOR DOOR #2 (REED OUT)



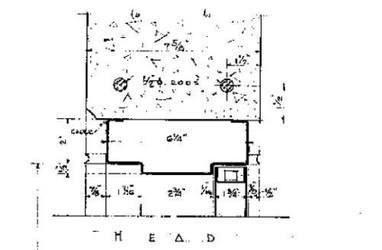
DETAIL OF LINTEL IN BLDGS 'A'-'B'-'C' BETWEEN KITCHEN & LIVING ROOM
SCALE 1½"=1'-0"



ISOMETRIC PERSPECTIVE OF FRAME ANCHOR
TYPICAL FOR INTERIOR & EXTERIOR WOOD FRAMES



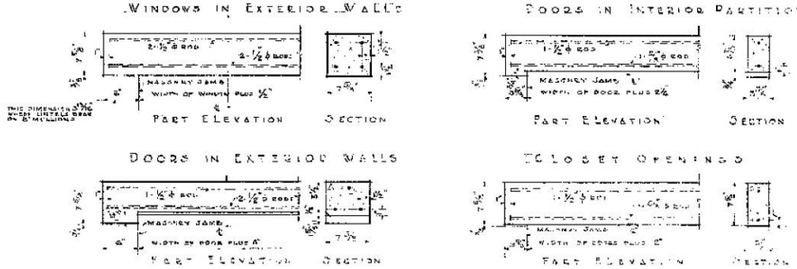
ALTERNATE DETAIL FOR EXT. WOOD DOORS & FRAMES
HALF SIZE



DETAIL FOR EXTERIOR METAL DOORS & FRAMES
HALF SIZE

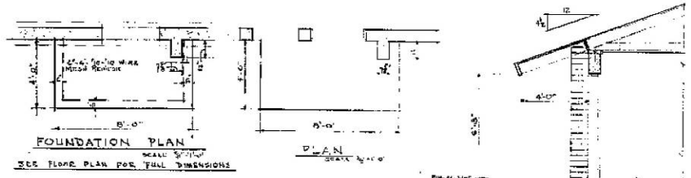
NOTE: FILL VOIDS IN BLOCKS ABOVE AND BELOW FRAME ANCHORS SOLID WITH CEM. MORTAR.

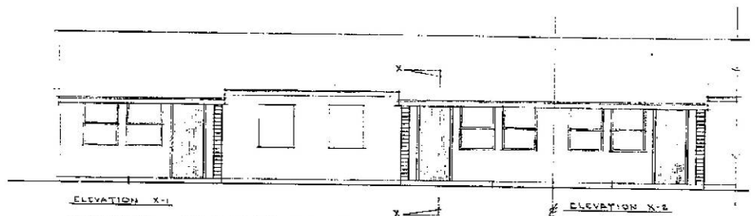
TYPICAL PRECAST LINTELS
SCALE 1½"=1'-0"

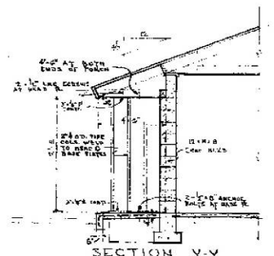


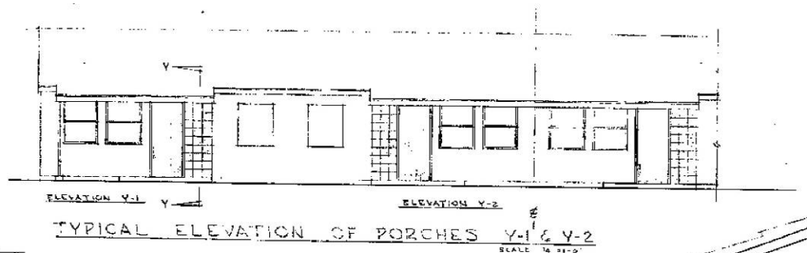
WINDOWS IN EXTERIOR WALLS
DOORS IN INTERIOR PARTITIONS
DOORS IN EXTERIOR WALLS
CLOSET OPENINGS
PART ELEVATION
SECTION

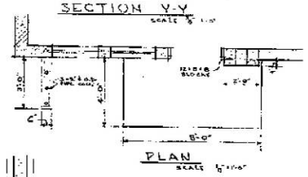
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER APPROVED: EARL A. SCHNURR APPROVED: IRVING K. JENNINGS APPROVED: BERT M. THORDD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY TRACED BY CHECKED BY DATE	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX -:- ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 JOHNSON AND CONDO / ATKINSON AND GRAND / VOIT AND GARDNER LANDSCAPE ARCHITECT JACK KATZ / JACK KATZ / JACK KATZ	DETAILS — SILLS — LINTELS LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON, WEAVER & DROVER ARIZ. 1-6: H. H. GREEN, JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4, 1-5, 1-6 SHEET A-14

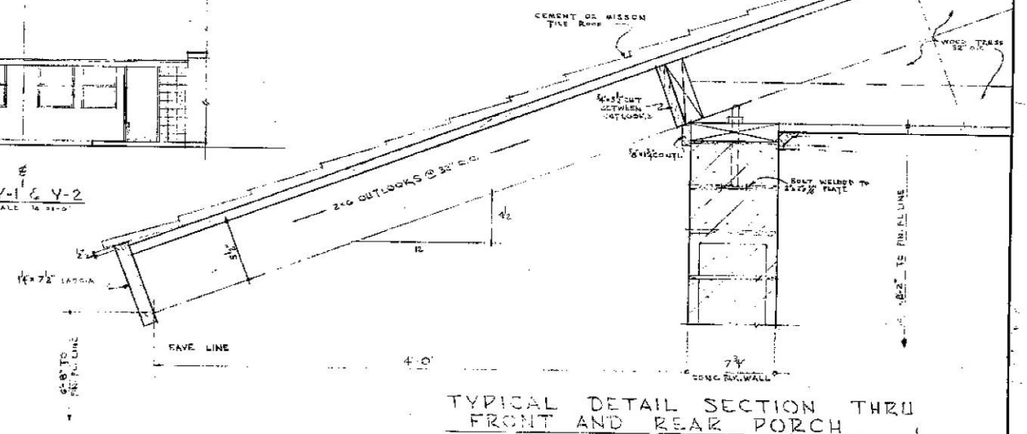


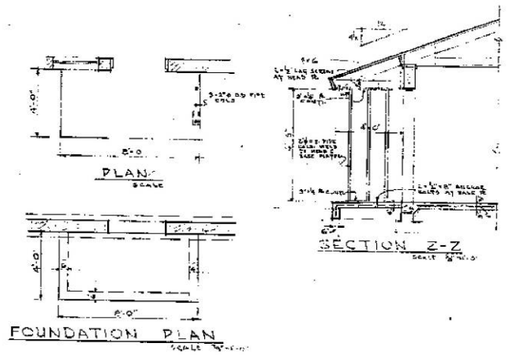


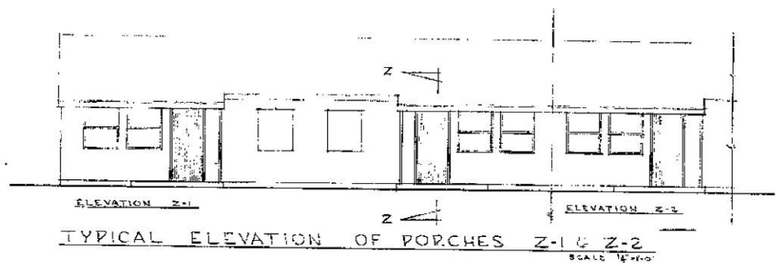












THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

APPROVED: CARLOS SCHNEIDER, EXECUTIVE DIRECTOR
APPROVED: IRVING K. HENNINGS, CHIEF ENGINEER
APPROVED: BERT M. THORUD, TECHNICAL DIRECTOR
DATE

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY W.J.S.
TRACED BY
CHECKED BY E.J.M.
DATE FEBRUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

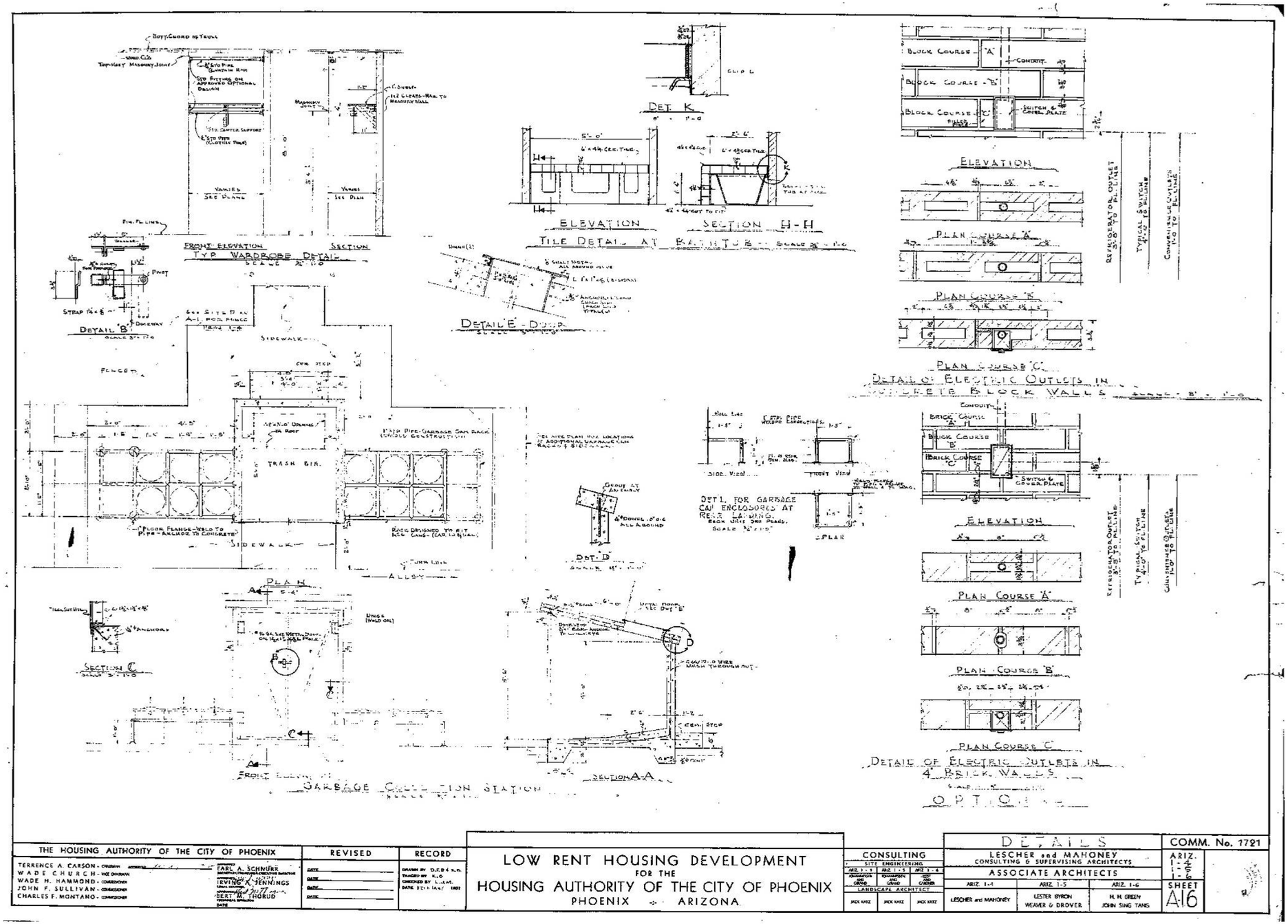
CONSULTING
SOIL ENGINEERING
ARIZ. 1-4 | ARIZ. 1-3 | ARIZ. 1-5
JOHNSTON AND KING | FOUNDATION AND SOILS | TEST AND BORING
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

TYPICAL PORCH DETAILS

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4: LESCHER and MAHONEY
ARIZ. 1-5: LESTER BYRON WEAVER & DROVER
ARIZ. 1-6: H. H. GREEN, JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-15

REGISTERED ARCHITECT JOHN SING TANG No. R 1431 ARIZONA, U.S.A.



THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR
EXECUTIVE DIRECTOR
IRVING K. JENNINGS
SECRETARY
HERT M. THORUD
TREASURER-MANAGER

REVISED	RECORD
DATE	DRAWN BY: D.E.P.& K.D.
DATE	TRACED BY: K.D.
DATE	CHECKED BY: L.L.&M.
DATE	DATE: JANUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING

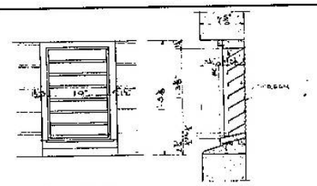
SITE ENGINEERING		
ARIZ. 1-3	ARIZ. 1-5	ARIZ. 1-6
JOHNSON AND DRING	KNAPPEN AND GRAD	JOY AND CARDER
LANDSCAPE ARCHITECT		
JACK KATZ	JACK KATZ	JACK KATZ

DETAILS

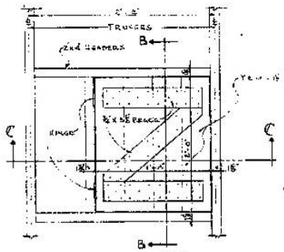
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

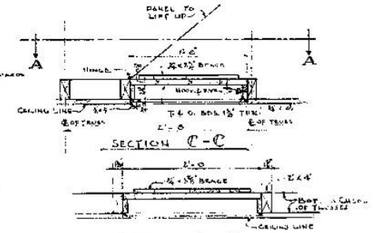
ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	M. M. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4 / 1-5 / 1-6
SHEET A-16

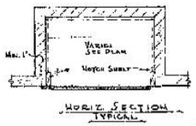


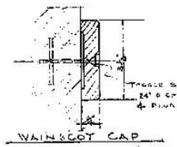
DETAIL OF LOUVER VENTS AT GABLE END WALLS
SCALE 1½" = 1'-0"

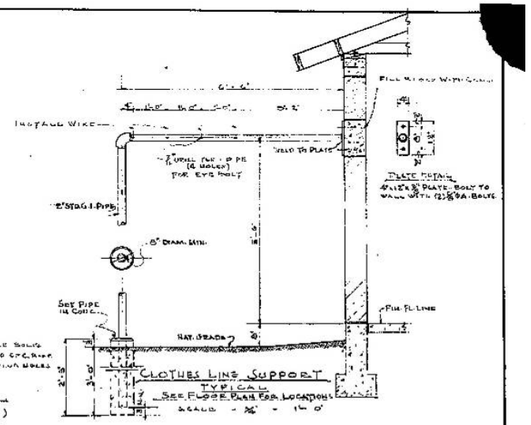


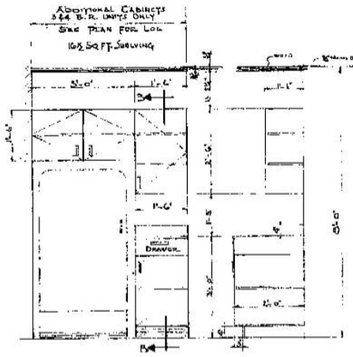


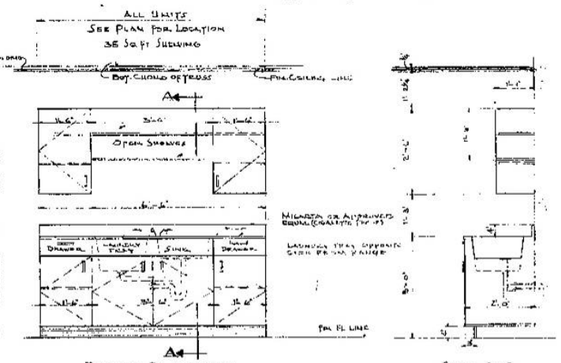
DETAIL OF ACCESS PANEL TO ROOF SPACE
SCALE 1" = 1'-0"











DETAIL OF KITCHEN CABINETS (METAL)
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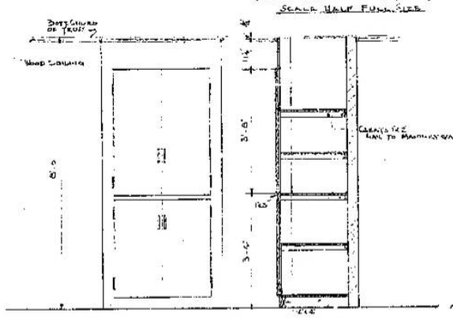
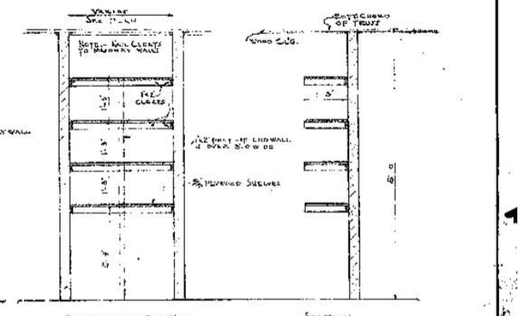


LINEN CLOSET - DETAILS
SCALE ½" = 1'-0"



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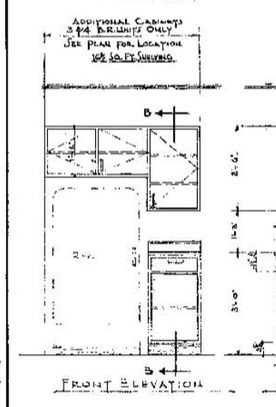
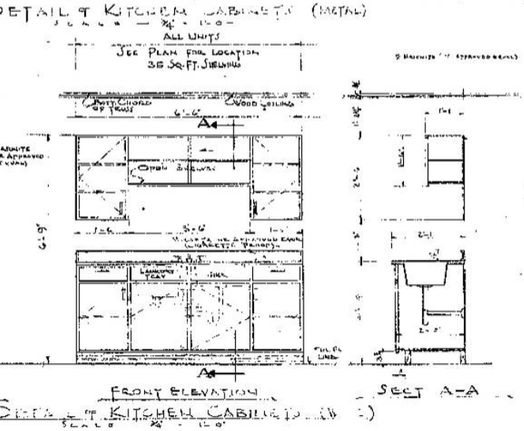
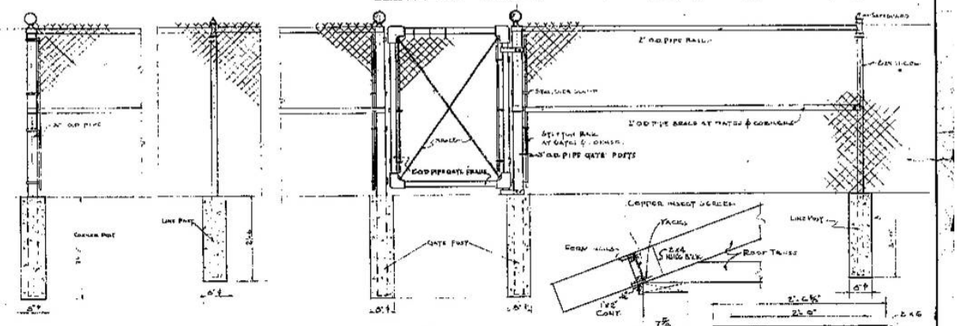
SCALE ½" = 1'-0"

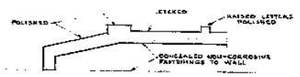




SERIES "T" KITCHEN CABINETS (METAL)
SCALE - ½" = 1'-0"



THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE-CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER EARL A. SCHNURR IRVING A. JENNINGS BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY A.K.M. TRACED BY K.L.D. CHECKED BY L.C.M. DATE PLOTTED [illegible] 1951	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 CHAPMAN AND CHAPMAN / CROCKETT AND LARSON / VOLZ AND GARNER LANDSCAPE ARCHITECT NICK KATZ / NICK KATZ / NICK KATZ	DETAILS LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON WEAVER & DROVER ARIZ. 1-6: H. H. GREEN JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4 / 1-5 / 1-6 SHEET A17



FULL SIZE SECTION A-A

2'-0"

MATTHEW HENSON ADDITION
HOUSING DEVELOPMENT

BUILT BY
THE HOUSING AUTHORITY
OF THE CITY OF PHOENIX
WITH THE ASSISTANCE OF
THE PUBLIC HOUSING ADMINISTRATION

HARRY S. TRUMAN
PRESIDENT OF THE UNITED STATES OF AMERICA

RAYMOND M. FOLEY
ADMINISTRATOR
HOUSING AND HOME
FINANCE AGENCY

JOHN TAYLOR EGAN
COMMISSIONER
PUBLIC HOUSING
ADMINISTRATION

NICHOLAS UDALL
MAYOR

THE HOUSING AUTHORITY
OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND COMMISSIONER
JOHN F. SULLIVAN COMMISSIONER
CHARLES F. MONTANO COMMISSIONER
EARL A. SCHNURR - SECY, TREAS, & EXECUTIVE DIRECTOR
I.A. JENNINGS - LEGAL COUNSEL, BERT THORUD - TECH. DIRECTOR
LESCHER & MAHONEY - CONSULTING & SUPERVISING ARCHITECTS

ARCHITECTS
LESCHER AND MAHONEY

CIVIL ENGINEERING
JOHANNESSEN AND GIRAND

LANDSCAPE ARCHITECT
JACK KATZ

CONTRACTORS

1950-1951

MARCUS DE NIZA ADDITION

SAME AS MATTHEW HENSON ADDITION

LESTER BYRON - WEAVER AND DROVER

CIVIL ENGINEERING
JOHANNESSEN AND GIRAND

LANDSCAPE ARCHITECT
JACK KATZ

FRANK LUKE JR. ADDITION

SAME AS MATTHEW HENSON ADDITION

H. H. GREEN - JOHN SING TANG

CIVIL ENGINEERING
YOST AND GARDNER

LANDSCAPE ARCHITECT
JACK KATZ

BRONZE PLAQUE DETAILS
½ SIZE

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX.
TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER
EARL A. SCHNURR - SECRETARY-TREASURER & EXECUTIVE DIRECTOR
I.A. JENNINGS - LEGAL COUNSEL
BERT M. THORUD - TECHNICAL DIRECTOR

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY W.C.P.
TRACED BY W.J.P.
CHECKED BY L.J.M.
DATE FEBRUARY 1951

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JOHANNESSEN AND GIRAND	JOHANNESSEN AND GIRAND	YOST AND GARDNER

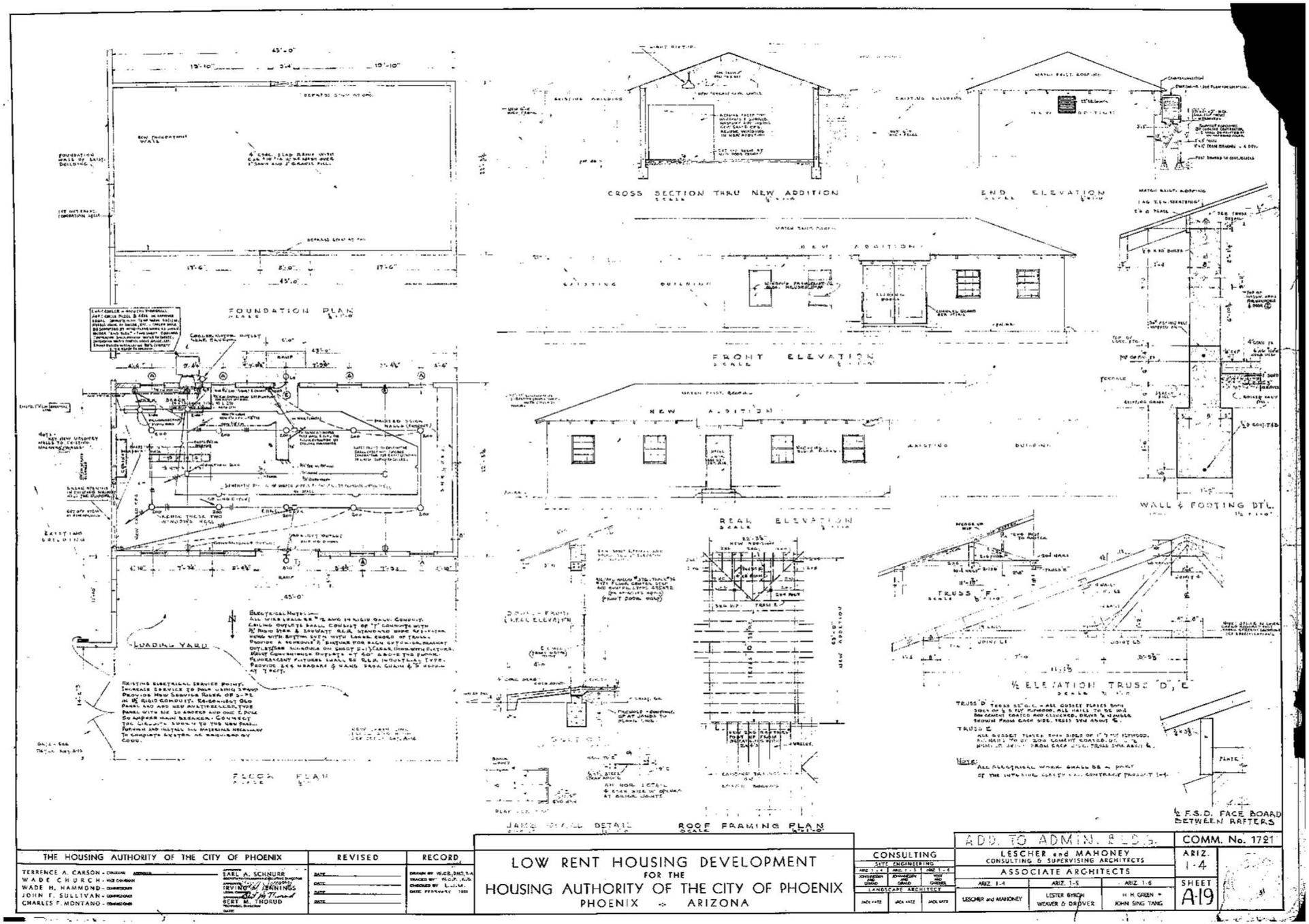
LANDSCAPE ARCHITECT

JACK KATZ	JACK KATZ	JACK KATZ

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-18


FOUNDATION PLAN
CROSS SECTION THRU NEW ADDITION
END ELEVATION
FRONT ELEVATION
REAR ELEVATION
WALL & FOOTING DT'L.
FLOOR PLAN
ROOF FRAMING PLAN
TRUSS 'F'
½ ELEVATION TRUSS 'D', 'E'
½ F.S.D. FACE BOARD BETWEEN RAFTERS
LOADING YARD
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX
TERRENCE A. CARSON
WADE CHURCH
WADE H. HAMMOND
JOHN F. SULLIVAN
CHARLES F. MONTANO
EARL A. SCHNURR
IRVING W. JENNINGS
BERT M. THORUD
REVISED
RECORD
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA
CONSULTING
SITE ENGINEERING
LANDSCAPE ARCHITECT
ADD. TO ADMIN. BLDG.
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4
ARIZ. 1-5
ARIZ. 1-6
LESCHER and MAHONEY
LESTER BYRON WEAVER & DROVER
H. H. GREEN + JOHN SING TANG
COMM. No. 1721
ARIZ. 1-4
SHEET A-19

GATE

TYPICAL SPAN

SECT. A-A

DETAILS OF FENCE AT LOADING YARD.

ELEV. OF METAL DOOR ②

HEAD
PRE-CAST CONC. LINTEL

ELEVATION

PRECAST CONCRETE LINTEL AT LARGE DOOR OPENINGS

PRECAST CONCRETE LINTEL AT D.H. WINDOWS & 3'-0 DOOR

ELEV. OF WOOD DOORS ①

ELEV. OF WIRE S.H. ④ WINDOW

TYPICAL MEETING RAIL

TYP. STILES AND RAILS

TYP. SCREEN MOULD

CROSS SECTION
WORK BENCH DETAILS

ELEVATION OF TYPICAL PRECAST LINTEL FOR D.H. WINDOWS

ELEV. OF PRECAST CONC. LINTEL AT ③ & ④ DOOR OPNG.

ELEV. OF PRECAST CONC. LINTEL AT NEW OPNG. BETW. EXIST. BLDG. & ADDITION

JAMB

SILL

DETAILS FOR WOOD Ⓐ DOUBLE HUNG WINDOWS

BIN ELEVATION
FREE STANDING BIN & SHELF UNIT

SHELF ELEV.

ELEV. WALL CABINET

WALL CABINET DTL. SECTION

SHELF DETAIL AT END WALL

CROSS SECTION
FREE STANDING SHELF & BIN UNIT

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR
EXECUTIVE DIRECTOR

IRVING A. JENNINGS
SECRETARY

BERT M. THORUD
TECHNICAL DIRECTOR

REVISED

DATE
DATE
DATE
DATE

RECORD

DRAWN BY H.C.P., C.M.
TRACED BY W.C.F., C.M.
CHECKED BY L.J.M.
DATE FEBRUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING

SITE ENGINEERING

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JOHANNESSEN AND GIRARD	ADAMSON AND ADAMSON	FOOT AND CHEVERS

LANDSCAPE ARCHITECT

JACK RATZ	JACK RATZ	JACK RATZ

ADD. TO ADMIN. BLDG. DETAILS

COMM. No. 1721

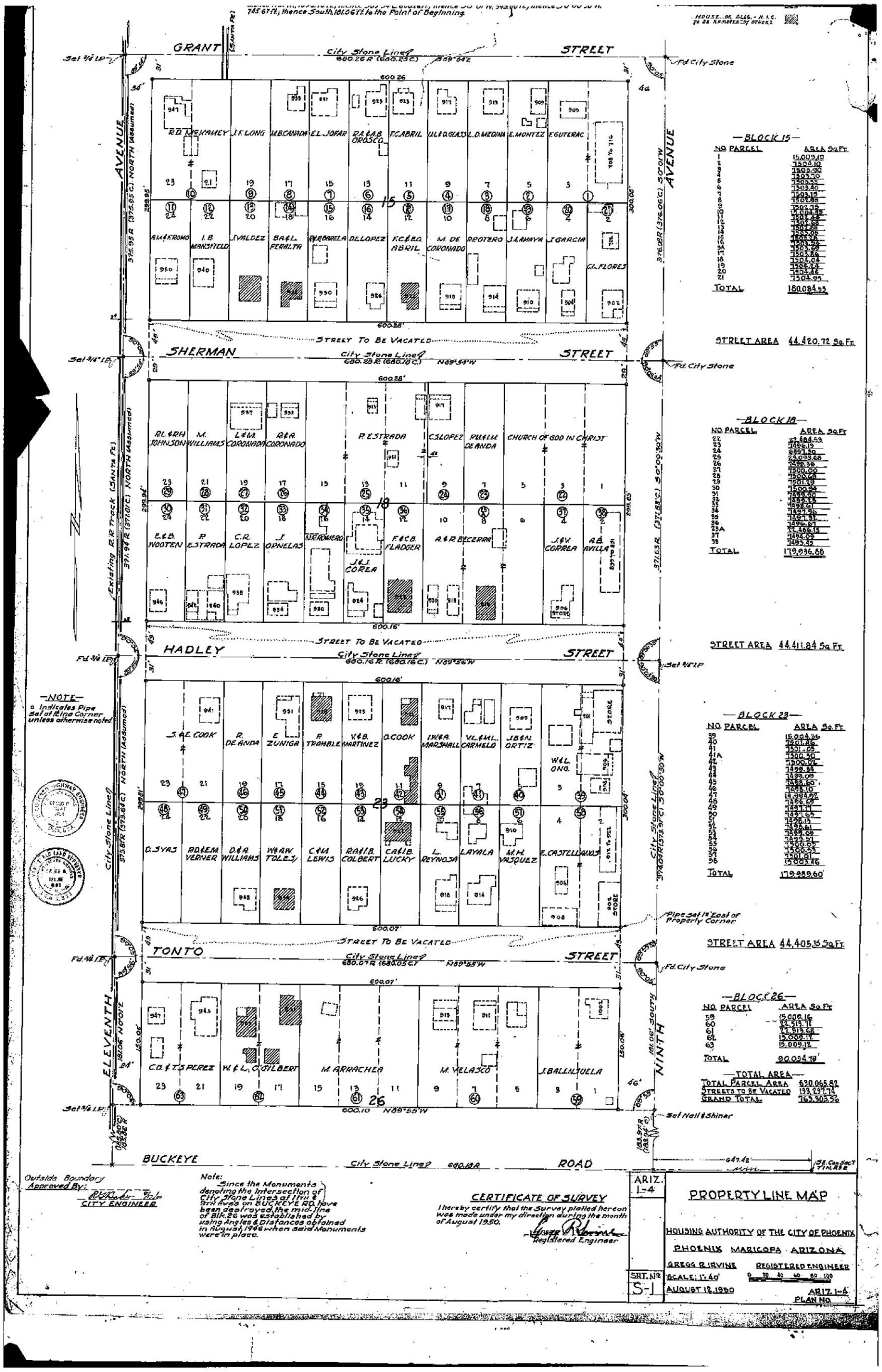
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS

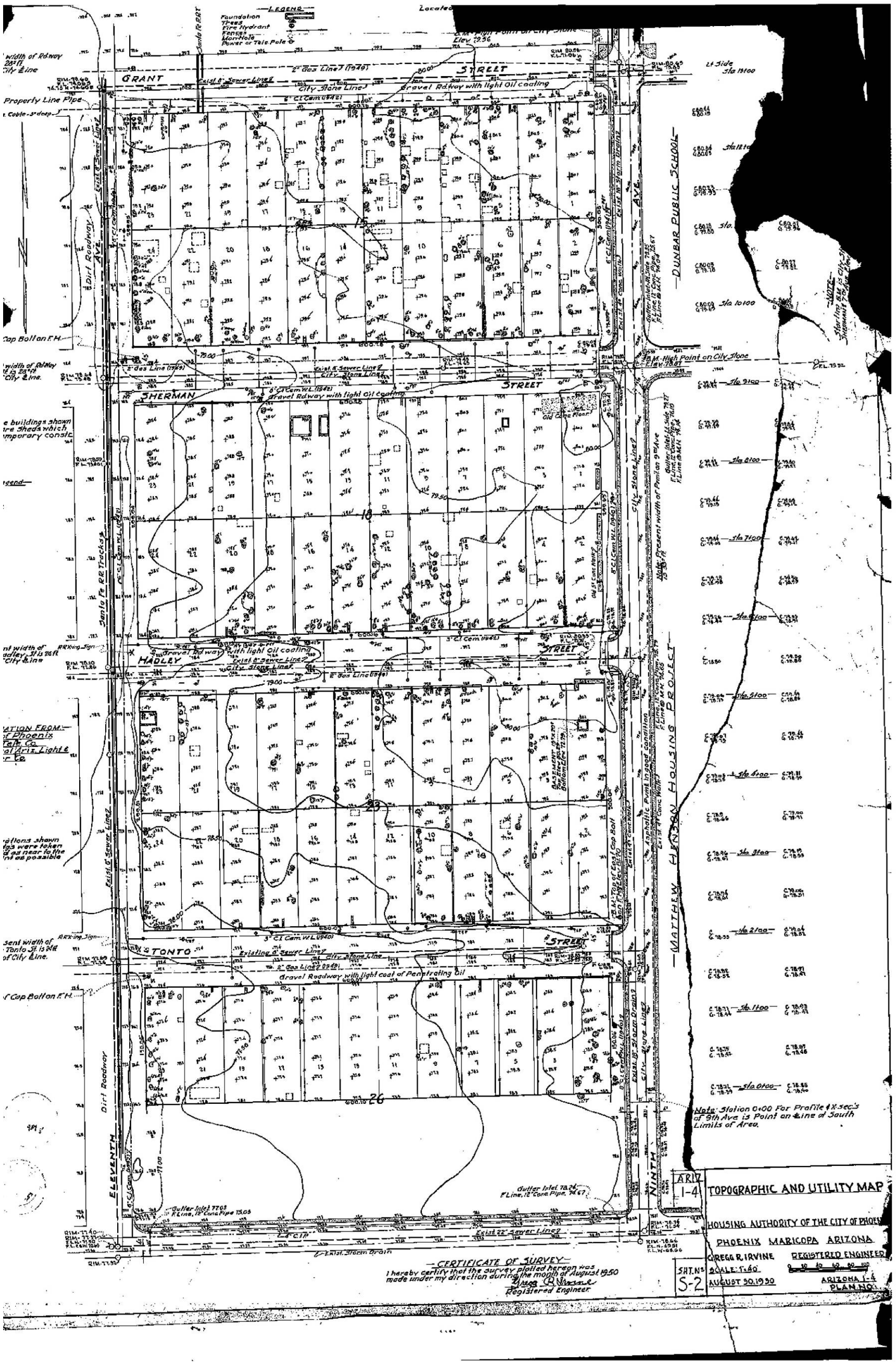
ARIZ. 1-4

ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

SHEET A-20


GRANT STREET
SHERMAN STREET
HADLEY STREET
TONTO STREET
BUCKEYE ROAD
AVENUE
ELEVENTH AVENUE
NINTH AVENUE
City Stone Line
Set ¾" I.P.
Fd. City Stone
Street To Be Vacated
Existing R.R. Track (SANTA FE)
NOTE
○ Indicates Pipe Set at Ring Corner unless otherwise noted
BLOCK 15
BLOCK 18
BLOCK 23
BLOCK 26
TOTAL AREA
STREET AREA 44,420.72 Sq. Ft.
STREET AREA 44,411.84 Sq. Ft.
STREET AREA 44,405.16 Sq. Ft.
Pipe set 1' East of Property Corner
Set Nail & Shiner
Outside Boundary Approved By:
CITY ENGINEER
Note: Since the Monuments denoting the intersection of City Stone Lines of 11th & 9th Aves on BUCKEYE RD. have been destroyed, the mid. line of Blk. 26 was established by using Angles & Distances obtained in August, 1946 when said Monuments were in place.
CERTIFICATE OF SURVEY
I hereby certify that the Survey platted hereon was made under my direction during the month of August 1950.
Registered Engineer
PROPERTY LINE MAP
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX MARICOPA ARIZONA
GREGG R. IRVINE REGISTERED ENGINEER
SCALE: 1"=40'
AUGUST 19, 1950
ARIZ. 1-4
PLAN No.
SHT. No. S-1


LEGEND
Foundation
Trees
Fire Hydrant
Fences
Man-Hole
Power or Tele Pole
GRANT STREET
SHERMAN STREET
HADLEY STREET
TONTO STREET
Gravel Roadway with light Oil coating
Existing 8" Sewer Line
City Stone Line
Dirt Roadway
Santa Fe RR Tracks
ELEVENTH AVE.
NINTH AVE.
DUNBAR PUBLIC SCHOOL
MATTHEW HENSON HOUSING PROJECT
Asphaltic Pvmt in good condition
Old Cone Floor
Old St Conc Work
Gutter Inlet 77.05
Gutter Inlet 78.24
Exist. Storm Drain
CERTIFICATE OF SURVEY
I hereby certify that the survey platted hereon was made under my direction during the month of August 1950
Gregg R. Irvine
Registered Engineer
ARIZ 1-4
TOPOGRAPHIC AND UTILITY MAP
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX MARICOPA ARIZONA
GREGG R. IRVINE REGISTERED ENGINEER
SCALE: 1:40
AUGUST 30, 1950
SHT. NO S-2
ARIZONA 1-4 PLAN NO.
Note: Station 0+00 For Profile of X-sec's of 9th Ave is Point on ℄ line of South Limits of Area.

APPENDIX H – **FRANK LUKE HOMES ADDITION AZ 1-6 DOCUMENTATION BY ECOPLAN**

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Frank Luke Jr. Addition Housing Project
Historic Property Documentation

Prepared by: Helana Ruter
Prepared for: The City of Phoenix
EcoPlan Associates, Inc.
Project No. 10-348
Final 8 April 2011

Frank Luke Jr. Addition Housing Project

Historic Property Documentation

City of Phoenix, Maricopa County, Arizona

Prepared by:
Helana Ruter

Prepared for:
City of Phoenix Housing Department
251 W. Washington St., 4th Floor
Phoenix, AZ 85003

For Submission to:
City of Phoenix Historic Preservation Office
200 W. Washington Street, 3rd Floor
Phoenix, AZ 85003

Submitted by:
J. Simon Bruder

EcoPlan Associates, Inc.
701 W. Southern Avenue
Mesa, AZ 85210

EcoPlan Cultural Resources Report 10-348
Final 8 April 2011

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INTRODUCTION

PROJECT DESCRIPTION

The Frank Luke Jr. Addition Public Housing Project is located in east central Phoenix in an area bounded by 16th Street to the west, 18th Street to the east, McKinley Street to the north, and Villa Street to the south (Figures 1 and 2). The development was constructed in 1952. The City of Phoenix (City) plans to redevelop the existing 12.2 acre Frank Luke Jr. Addition site and will demolish the existing housing, retaining one original building. The Frank Luke Jr. Addition is a historic property eligible for listing in the National Register of Historic Places under Criteria A (event) and C (architecture and planning). Frank Luke Jr. Addition is significant for its association with post-war low income public housing development as well as being a representative example of post-war public housing site planning and ranch style architecture. The City has applied for a HOPE VI from the U.S. Department of Housing and Urban Development (HUD) grant to partially fund the overall redevelopment of the original site. Therefore the project is an undertaking subject to Section 106 of the National Historic Preservation Act.

The City has entered into a Programmatic Agreement (PA) with the State Historic Preservation Office and Advisory Council on Historic Preservation that allows the City to use an alternative Section 106 compliance process for HUD funded undertakings (April 2007). The PA stipulates that the City "will develop and carry out a treatment plan to avoid, minimize or mitigate any adverse effects" on historic properties. This report satisfies one aspect of the treatment plan developed for the Frank Luke Addition redevelopment project by the City (memorandum dated 8 February 2011 from City Historic Preservation Officer Barbara Stocklin to City Housing Director Kim Dorney). A second report, documenting the history of public housing in Phoenix, also will be completed as called for by the treatment plan.

Prominent Phoenix architects Lescher & Mahoney served as the supervisory architects in designing the 41 concrete block, single story ranch style buildings. The buildings, which were comprised of either two or four units, were laid out with front and rear courtyards, which was a typical public housing development design in Phoenix from the early 1940s through the 1950s (Figure 3). The homes were laid out on two irregularly shaped parcels bisected by one curvilinear street. The Frank Luke Jr. Addition was a mixed plan that incorporated some front facing perimeter buildings and some end facing units.

As called for in the treatment plan referenced above, after demolition of the existing buildings, save one, the City will retain ownership of the land, which will be subdivided, leased to certain development entities, and developed in two or more phases. Phase I will entail the development of a 60 unit senior multifamily housing project on 2.25 acres of the original site. The remaining acreage will be redeveloped in one or more additional phases. The City currently expects that Phase II will entail the construction of approximately 190 multifamily rental housing units comprised of town homes and garden flats in two and three story buildings. The retained building, unit 25, will be rehabilitated and the City plans to use the information from this report as a foundation to develop historical exhibits and interpretation for this site. Also in an effort to retain character-defining elements of the site, the project will reintroduce the curved street though the project as well as the courtyard design concept. These efforts comprise additional aspects of the treatment plan.

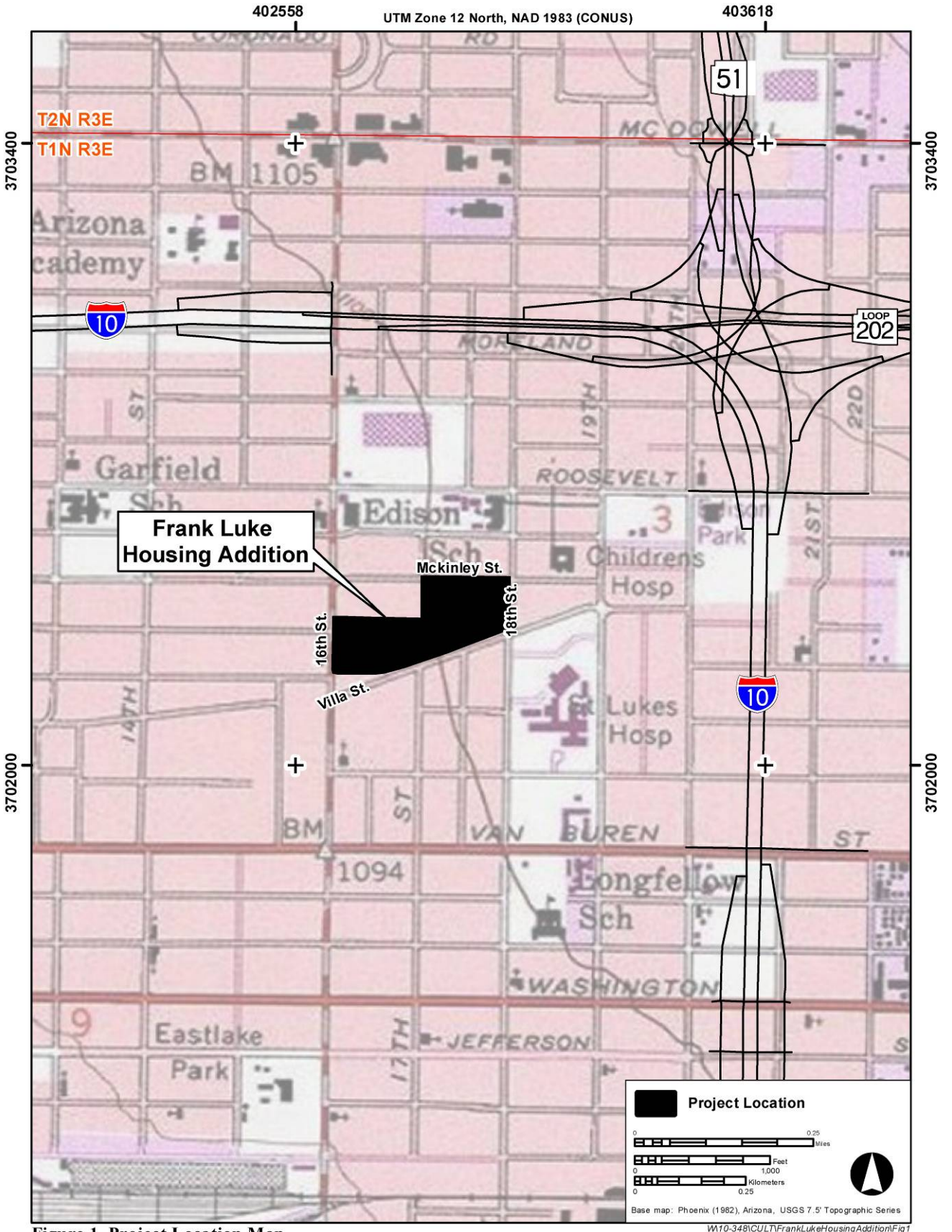

Figure 1. Project Location Map

W10-348\CULT\FrankLukeHousingAddition\Fig1

Figure 2. Aerial Photograph Showing Frank Luke Jr. Addition Housing

W10-348\CULT\Frank Luke Housing Addition_Fig2

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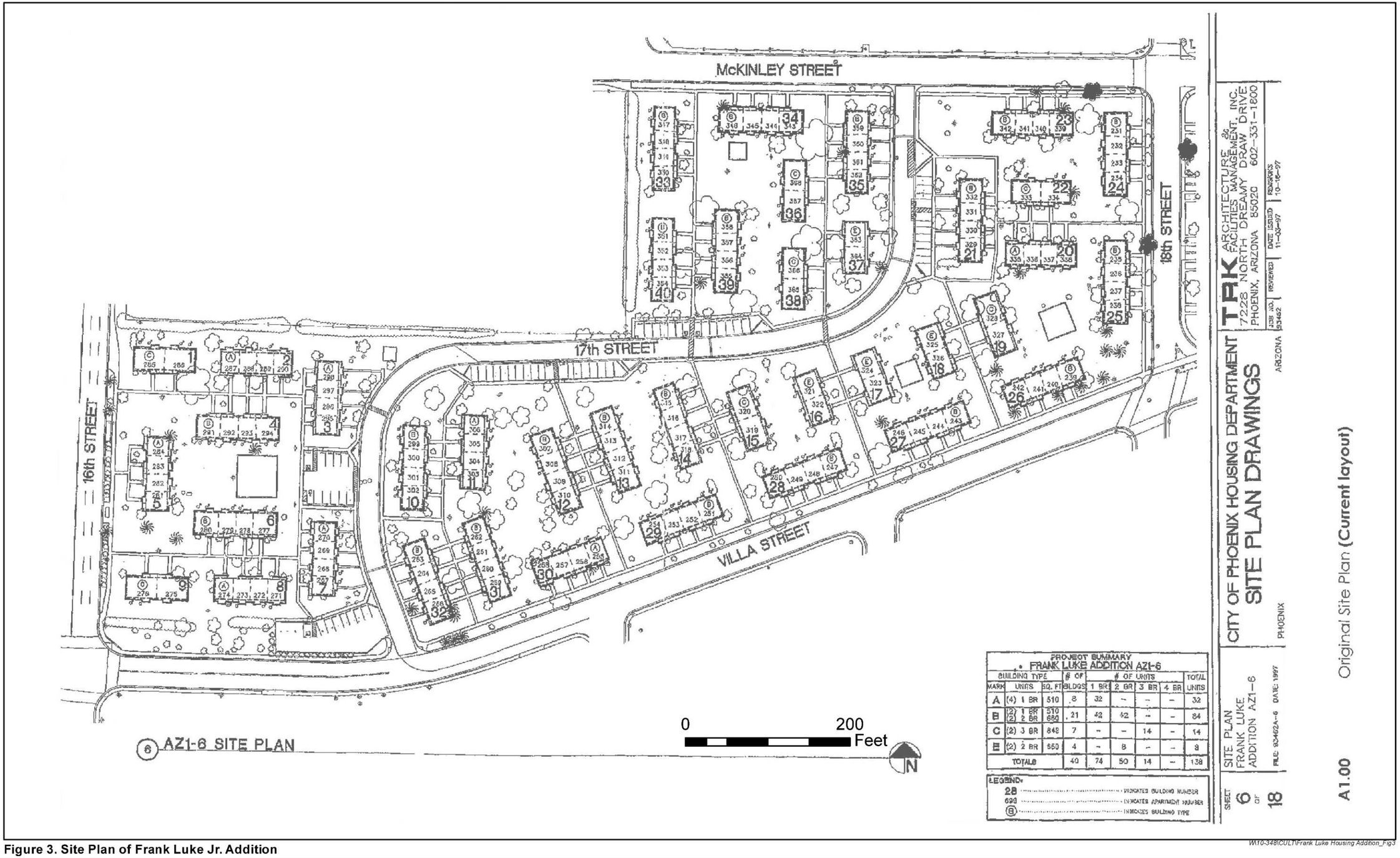

W10-348\CULT\Frank Luke Housing Addition_Fig3

Figure 3. Site Plan of Frank Luke Jr. Addition

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METHODOLOGY

This report contains documentation of the 1952 Frank Luke Jr. Addition in light of its significance for association with social history as well as architectural history. A context for the development of public housing in America, and Phoenix specifically, was researched and comprises the first section of the report. A context for post-war architectural planning for public housing, as well as ranch style architecture is developed in the second section of the report and includes the documentation of the physical Frank Luke Jr. Addition site.

A variety of historic documents was used to study and document the development. Primary sources include, but are not limited to, architectural and site plans, historic aerials, ground level photographs, newspaper articles, government documents, and administrative records. Secondary sources include books, theses, dissertations, and unpublished papers about the history of public housing broadly and in Phoenix, as well as post-war residential architecture.

Initial investigations were conducted at the City Historic Preservation Office (CHPO) which provided the previous survey of the Matthew Henson Public Housing development as well as sources on the development of Phoenix and its architecture, thematic contexts for historic properties, and historic aerials.

The City Housing Department provided the original architectural plans for the Frank Luke Jr. Addition as well as a site plan for the development from 1997. Inquiry was made with the department as to whether they held records of meeting minutes, but such records, nor any historic records, were located. Research at the City Clerk's Office provided meeting minutes and resolutions of the City Council which at times covered issues of public housing and the Frank Luke Addition.

Research also was conducted in the government documents section of Hayden Library at Arizona State University (ASU), the Arizona Room of the Burton Barr Phoenix Public Library, and the State Library and Archives. Both Hayden Library and the Arizona Room held incomplete collections of annual reports from the Phoenix Housing Authority, with Hayden Library also holding the 1950 Phoenix Housing Authority Report to the Mayor and City Council. The Arizona Room also has a collection of "Phoenix Reports," which consists of monthly newsletters from the city manager. Newspaper collections from Burton Barr Phoenix Public Library also were accessed. The State Library and Archives holds photos of the initial public housing developments in Phoenix but does not include the developments of the 1950s public housing.

Secondary source materials were predominantly obtained from the ASU libraries. Various books, theses, and dissertations from Hayden Library on the history of Phoenix and public housing were. Bradford Luckingham's *Phoenix, the History of a Southwestern Metropolis* (1989) and *Minorities in Phoenix* (1994) proved useful. The thesis and dissertation prepared by Bruce Zachary on public housing in Phoenix was fundamental to the research. These documents are titled: *The Effects of the Federal Public Housing Movement upon Phoenix, Arizona 1937-1949* (1997) and *A Nascent Federalism: Federal Urban Relations, Public Housing, Phoenix, Arizona and San Diego, California 1933-1949* (2001). Michael Konig's dissertation *Toward Metropolitan Status: Charter Government and the Rise of Phoenix, Arizona 1945-1960* (1983) provides a chapter on post-war public housing in Phoenix, which supplements the work done by Zachary. Books and journal articles addressing public housing and architecture also were consulted.

The Arizona Historical Society Central Division was consulted; however they do not possess records or photos related to the 1950s public housing developments in Phoenix. Their collection is limited to three photos of the 1941 Matthew Henson Housing project.

REPORT SUMMARY

Social History

The history of the Frank Luke Jr. Addition housing development is tied to post-war efforts to reinitiate low income housing developments in Phoenix. While Phoenix had passed the Arizona Municipal Housing Law in 1939, shortly on the heels of the federal government's original Housing Act of 1937, the Phoenix Housing Authority was able to complete just three developments prior to the United States entering World War II. The Matthew Henson, Marcos de Niza, and Frank Luke Jr. housing projects were constructed in 1941 and were racially segregated into groups of African Americans, Mexican Americans, and European Americans, respectively. During the war, the federal government rationed building materials and shifted focus to housing military and industrial war workers. The Phoenix Housing Authority grappled with emergency war time housing and soon after the war struggled with how to deal with providing housing for the large influx of returning veterans to the Phoenix area. The Phoenix Housing Authority also faced increasing pressure from conservative voices who felt that the government should not have a role in the residential housing market. At the federal level, the Truman Administration rallied support for the Housing Act of 1949, which was designed to provide additional avenues for the development of public housing. The Phoenix Housing Authority leaders were able to approve three additional low income housing projects based on this act and constructed the Matthew Henson Addition, Marcos de Niza Addition, and Frank Luke Jr. Addition in 1952 for a combined cost of roughly $4.2 million dollars.

The site for the Frank Luke Jr. Addition was chosen for its proximity to the existing public housing developments of Frank Luke Jr., Duppa Villa, and Henry Cordova housing. In addition, the majority of the existing site had been a "tent city" auto camp, while the other section had operated a sanitarium. It is likely that this site selection also fulfilled the Housing Authority's mission of redeveloping slum areas into safe and stable housing.

At the time of development the Phoenix Housing Authority had an official policy of racial integration, but it does not appear that African Americans were initially residents at the Frank Luke Jr. Addition. The Housing Authority began to classify Mexican Americans as "white" as early as the mid 1950s, so it is likely that there was a mix of both European American and Mexican Americans in the housing early on.

The Frank Luke Jr. Addition is significant under Criterion A, at the local level, in the area of social history, for its association with Phoenix' efforts to provide quality low income housing to the city's poor in the post-war era.

Architecture and Planning

The Frank Luke Jr. Addition, along with Matthew Henson Addition, and Marcos De Niza Addition, constructed in 1952, were preceded by three previous projects, of the same respective names a decade earlier constructed with money from the Federal Public Housing Authority (predecessor of the Public Housing Administration of the Housing and Home Finance Agency created 1947). World War II occurred in the interceding years and dramatically impacted the role of government in housing, but as early as 1946 the Federal Public Housing Authority issued a guide for public housing design in anticipation of the need for post-war low income housing. The Federal Housing Act of 1949 made additional funds available for public housing and the Frank Luke Jr. Addition was one of many projects funded nationally by the Housing and Home Finance Agency.

The housing, designed by the prominent Phoenix architectural firm Lescher and Mahoney, as well as architects of record H.H. Green and John Sing Tang followed many of the planning principles set forth in the 1946 federal low-cost housing design manual in terms of site planning, and dwelling types. The modified superblock site with curvilinear bisecting street combined both front facing and end facing units. The site also was designed to incorporate sidewalks for pedestrian circulation. The front facing units with trees created shaded interior courtyards and rear service courtyards. The two and four unit dwellings also were designed in the ranch style, which was becoming ever more prevalent in the post-war era. The

Frank Luke Jr. Addition dwellings, built by F.N. Godfrey Construction Company, with their long low massing, concrete block exteriors on concrete slab foundations are emblematic of 1950s ranch housing.

The Frank Luke Jr. Addition housing project is significant under Criterion C, at the local level, under the category of community planning and development as a representative example of post-war low-income housing site planning and under the category of architecture as an example of the residential ranch style as applied to multi-unit housing.

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THE EVOLUTION OF PUBLIC HOUSING IN PHOENIX

THE ADVENT OF PUBLIC HOUSING DURING THE GREAT DEPRESSION

The federal government began its first efforts at dealing with low income housing during the Great Depression. The Roosevelt administration authorized the Public Works Administration to build demonstration public housing units in urban areas in the mid 1930s and the National Recovery Administration promoted a "back-to-the-farm" program in more rural areas to resettle people in housing where they could offset living expenses by producing their own food. Phoenix experienced the latter and the Subsistence Homesteads Program in Arizona was organized in 1933. The agency began by constructing farmsteads on an 80 acre piece of land northeast of Phoenix in 1935, which became known as Phoenix Homesteads (Zachary 2001). It was not until the development of the Wagner-Steagall Act of 1937, however, that the federal government took an even more proactive approach to public housing.

The Wagner-Steagall Act created the United States Housing Authority (USHA) to provide funds to local governments to carry out "slum clearance," with the stipulation that "for each unit of slum housing demolished, another unit of public housing had to be built" (Zachary 2001:196). In order to qualify for the federal funds, states had to pass enabling legislation. The Arizona legislature passed the Arizona Municipal Housing Law in 1939 and the Phoenix Housing Authority (PHA) formed shortly thereafter. Father Emmett McLoughlin, who had advocated for better housing for the poor since his arrival in Phoenix in 1934, was appointed the first chairman of the PHA (Luckingham 1989). While there were those who opposed any government funded housing, the program was able to continue and accomplished two goals. It put unemployed construction workers back to work while providing housing for a needy population.

The PHA requested $3,000,000 in funds from the USHA and was granted $1.6 million to develop housing at three separate locations totaling 510 units (Zachary 2001). The developments were racially segregated and included the Matthew Henson development of 135 units for African Americans, the Frank Luke Jr. development of 150 units for European Americans, and the Marcos de Niza development of 225 units for Hispanic Americans (Breen and others 2003). The PHA completed these developments in 1941. The PHA constructed the Henson housing between Sherman and Tonto Streets and between 7th and 9th Avenues, Marcos de Niza between Yavapai and Pima Streets and between the alley west of 1st Avenue and Harmon Park, and Frank Luke between 19th and 20th Streets and between Villa and Polk Streets. According to historian Bruce Zachary "the success of the federal housing project development caused city officials to immediately prepare plans for more housing projects in other areas of the city. However, the advent of World War II caused a cutoff in USHA funding" (Zachary 2001:200).

THE IMPACT OF WORLD WAR II ON PUBLIC HOUSING

Phoenix faced additional housing issues during World War II as people flooded to the area for defense related jobs and building materials were rationed by the federal government during the war. Zachary states "while slum clearance and low income housing had been the primary mission of the PHA in the late 1930s, beginning in 1941, its mission changed as it developed plans for finding and creating living quarters for the soldiers and defense workers arriving in Phoenix" (Zachary 1997:72). The federal Defense Department Housing Corporation backed the construction of 775 units of housing in the Phoenix area in 1943. These developments included housing for the workers of the Aluminum Corporation of America (ALCOA) as well as AiResearch. The Duppa Villa development for AiResearch was located between 18th and 20th Streets and between Roosevelt and Villa streets, just north of Frank Luke Jr. Homes, and was administered by the PHA. The Maricopa County Housing Authority took over Alzona Park, the ALCOA development, at 35th Avenue and Van Buren. The pressures to provide housing continued following the war as veterans returned to the Phoenix area en masse.

Congress enacted the Veterans Emergency Housing Act in 1946 to provide adequate housing for returning servicemen at fair prices. Phoenix Mayor Ray Busey effectively split the functions of the PHA in two with the main emphasis on creating veteran's housing while a new committee called the "Arizona Civic and Betterment Association" would continue the work of housing for the poor (Zachary 2001). In January of 1946, the Federal Public Housing Authority provided Phoenix with the funds for 150 housing units for returning veterans. The existing homes had been used during the war and were to be broken down and reconstructed in Phoenix. The city proposed three different racially segregated sites for the housing (*Arizona Republic*, 1946a).

In his book *The Faces of Post 41*, Charles Sanderson recounts the issues faced by Mexican American veterans with the proposed segregated housing. The homes for African American veterans were to be constructed near the existing segregated Matthew Henson housing. Sanderson states "the Anglo homes were to be placed at an abandoned Civilian Conservation Corps camp on 10 acres, near 809 N. 19th Street in the Garfield housing community. The Mexican American units tentatively were planned for the site of an old city dump at 5th Street and Henshaw Road" (Sanderson 2008:51). Ray Martinez, head of the Latino American Legion Post 41, headed a protest against the proposed site for Mexican American veterans. The city council voted to merge the Mexican American and Anglo American housing at one site at 16th Street and Roosevelt, allowing for 24 units for Mexican Americans. However, the residents of the Garfield neighborhood protested vociferously. Initially these arguments were made solely on the basis of race. Garfield resident Eddie Poole stated at a council meeting "Those damn Mexicans, you put them in there, they're gonna be raping, they're gonna be robbing and you know, we're going to have all kinds of problems. And we just don't want them because we need to protect our families" (Sanderson 2008:52). When that tactic failed with the city council, opponents argued that the re-adapted housing that was going to be used at the site was dilapidated and not worthy of the veterans. Ultimately the residents took the case to court and the Arizona Supreme Court ruled in favor of the housing project. The entire development was named the "Harry Cordova Housing Project in honor of a Mexican American Army Corporal killed in the Battle of Normandy, June 1944" (Sanderson 2008:55).

POST WAR LOW INCOME HOUSING MEETS OPPOSITION

While much of the attention on public housing focused on veteran's housing following the war, there were still those calling for larger slum clearance and new construction of low income housing. In a March 1946 *Arizona Republic* article City-County Health Director, Dr. H.L. McMartin, describes a tour of the Phoenix slums stating "they will see block upon block of shacks and hovels, squalid and depressing to an almost incredible extent…they will see small children- white and black alike- playing in the midst of squalor that a hog raiser wouldn't tolerate in his pens…in another location they will find another score or more of families living in what was originally built as a stable" (*Arizona Republic* 1946b:1). Dr. McMartin called for adequate health and building codes to be enacted as well as work towards additional slum clearance. McMartin pointed to the success of the three initial housing projects stating "the Matthew Henson, Frank Luke Jr., and Marcos de Niza units drove the slums back out of a large area on the city's southside" and "their inhabitants take pride in keeping their homes up as any visitor to the premises may find..."(*Arizona Republic* 1946c:1). As work toward public housing continued, however, conservative opposition from groups like the Chamber of Commerce, home builders, and real estate brokers mounted at both the local and national levels.

The Chamber of Commerce, National Association of Real Estate Brokers, and National Association of Home Builders saw the work of the government in low income housing as an incursion into the private real estate market and argued that public housing was costly and ineffective. In Washington D.C. the Senate called for a Joint Committee on housing to "investigate the entire field of housing" (Zachary 2001:219). Senator Robert Wagner wrote a letter to Arizona Governor Sydney P. Osborn in 1947 to inquire as to the state of housing in Arizona. PHA secretary Earl Schnurr responded to Wagner, on Osborn's behalf, stating that housing shortages were very prevalent in Arizona and that Arizona was still in need of federal support (Zachary 2001). As more people across the country rallied in favor of the government's role in public housing President Truman pushed his own public housing agenda. He authorized the consolidation of the different government housing agencies into one (more innocuous

sounding) agency called the Housing and Home Finance Agency (with the Public Housing Administration taking place of the Federal Public Housing Authority in 1947). He ultimately succeeded in the passage of the National Housing Act of 1949 that added provisions for "Slum Clearance and Community Development and Redevelopment" and called for more funding of local government developed low-income housing (Zachary 1997).

THE EFFECTS OF THE NATIONAL HOUSING ACT OF 1949 IN PHOENIX

The National Housing Act of 1949 endeavored to expand affordable housing by promoting a public and private partnership to bring about slum clearance. This Act both brought additional attention and funds to the public housing issue and also presented some new problems for proponents of public housing.

In September of 1949, Emmett McLoughlin of the PHA sought $6,000,000 for the purpose of slum clearance and construction of 1,100 new units of public housing in Phoenix (*Arizona Republic* 1949a). Both proponents and opponents attended the September 20 meeting with the City Council during which McLoughlin asked for the council to request a $265,000 loan from the Public Housing Administration to carry out a study and create plans for new housing projects. Opponents of the 1949 Housing Act, who were involved in private real estate, spoke at the meeting "warning that such laws slowly are stifling private enterprise, which makes all such benefits possible" (*Arizona Republic* 1949b:1). An additional concern listed in the Arizona Republic article covering the meeting was that "segregation may become an issue in the program's resumption, because some argued that the new bill prohibits separating the various racial groups" (*Arizona Republic* 1949a:1). McLoughlin garnered local support from community and civic organizations, such as "the American Federation of Labor, the Social Action Committee of the First Methodist Church, the American Legion, B'nai B'rith, the YWCA and the City Planning Commission" and the council approved an application of the PHA to seek the loan for $265,000 for researching the development of a maximum of 1150 units (Zachary 2001:222; Phoenix City Council Resolution 9222 – Appendix C).

In the early part of 1950, the opposition to public housing in Phoenix solidified. The head of the Phoenix Chamber of Commerce submitted a letter and report to the mayor calling into question all aspects of the PHA programs, including: the costs for construction, tax revenues, whether the funds for construction came from taxes levied, the costs for infrastructure development and maintenance, the cost for schools for the children who live in the developments, and whether or not public housing was competing with the private real estate market. There was also a fundamental question concerning the new Housing Act of 1949 in that the law incorporated a provision, known as Title I, which provided local governments federal aid to do slum clearance only. The land would then be leased or sold by the local government to a private developer for a city approved project. Title III of the act, however, still allowed for local government development of the land for public housing. But opponents wanted to defer all public housing matters to the Title I provision (Carson 1950).

In response to these questions and assertions, Terrance Carson, chairman of the Housing Authority of Phoenix prepared a lengthy report, in which he argued for the low cost of construction and maintenance of the existing PHA developments. He also stated that infrastructure and schooling were rights for all citizens of Phoenix, regardless of where they lived and further argued that it was not economically feasible for private real estate developers to fulfill the housing needs of the low income residents (Carson 1950). He also argued that in order for the state to proceed under Title I of the 1949 Act, the state legislature would need to pass new enabling legislation. He argued against waiting for this process citing the critical need for more low income housing. He appended letters from public institutions and social agencies which supported the public housing movement (see Appendix B). The director of the State Health Department stated "I would go so far as to say that housing is one of the very most important factors influencing public health" (Carson 1950). The County juvenile probation officer related that slums produced higher levels of youth crime, and church and education leaders cited the stabilizing effects of a the existing public housing neighborhoods (Appendix B). Carson was successful. In August of 1950, the City Council approved an annual contributions contract with the Public Housing Administration for the development of three additional public housing developments (Phoenix City Council Resolution 9418 August 1950; replaced by 9429 October 1950- Appendix C).

The Public Housing Administration initially determined that the City of Phoenix demonstrated a need for 1000 units of additional low rent housing and that 500 could be constructed per year over a two year period (Letter to Senator Carl Hayden from Public Housing Administration 27 December 1950 – Appendix B).[1] The letter from the Housing Administration to Senator Hayden went on to say "a loan contract under which the Federal Government may lend a maximum of $1,740,000 to the Phoenix Authority was executed on October 3, 1950. This amount represents 40% of the estimated development costs of the 500 units now being undertaken..." (Letter to Hayden 23 December 1950 – Appendix B). It was estimated that the development costs for the units at three different locations, called AZ 1-4, 1-5, and 1-6, would not exceed $4,350,000, and the cost per room "excluding land, demolition, and non-dwelling facilities" would not exceed $1750 (Phoenix City Council Resolution 9429 October 1950 – Appendix C). The City took an advance of $730,800 from the Housing Administration and then in January of 1951 authorized the sell of temporary loan notes to re-pay the Housing Administration and begin the development of the 500 units (Phoenix City Council 1950 – Appendix C).[2] Upon filing initial applications with the Housing Administration in 1950 the PHA put forth recommendations for three site locations.

The PHA planned to add units next to the three existing developments: Matthew Henson, Frank Luke Jr. and Marcos de Niza (*Arizona Republic* 1950). Executive Director of the Housing Authority E.A. Schnurr spoke before the City Council and stated "the Housing Authority has given a great deal of thought in the selection of these sites," arguing that there would be "a tremendous savings in costs over a period of 40 years" due to their proximity to the existing housing developments (Phoenix City Council 20 June 1950 – Appendix C). The City approved the acquisition of the additional land through purchase and eminent domain (Phoenix City Council 1950 – Appendix C). The developments, known as AZ 1-4, 1-5, and 1-6 were the Matthew Henson Homes Addition, Marcos de Niza Homes Addition, and the Frank Luke Jr. Homes Addition, respectively. The new 218 Matthew Henson units were located between 9th and 11th Avenue and between the alley north of Buckeye Road and Grant Street. The 144 units for Marcos de Niza Addition were located between First Avenue and 4th Avenue and between Pima and Grant Streets. The 138 apartments of Frank Luke Jr. Addition were constructed between McKinley and Villa Streets and 16th and 18th Streets (Phoenix City Council 20 June 1950 – Appendix C)[3]. The cost of development for the projects was not to exceed $1,892,000 for AZ 1-4, $1,364,000 for 1-5, and $1,094,000 for 1-6 (Phoenix City Council Resolution 9429 October 1950 – Appendix C). Many of the land owners protested vociferously to the City Council regarding the PHA acquisition of their lands.

Mr. Edward Dacus, representing his mother Jimmebel Gallsworthy, read from a 22 page document lodging a protest with the Council over both the acquisition, and methods employed by the PHA to acquire, the property at 602 N. 18th Street for the Frank Luke Jr. Addition (Phoenix City Council 20 June 1950 – Appendix C). He stated that his mother and stepfather purchased the property bounded by McKinley and Villa streets and 18th and 17th streets in 1920 and "opened one of the first tourist courts in the Southwest" which was called Tent City Auto Camp (ibid; see Figures 4 and 5). Subsequent to the initial purchase of the property, the City annexed it into the boundaries and thus Mr. Dacus went through the legal expense of having it zoned to be in compliance with City guidelines and was granted permission to "operate indefinitely the existing cabin court, trailer court, grocery store, and help-yourself laundry with the right to maintain and improve them" (ibid). He then outlined the large number of improvements he had made to the property likening it to a "one-man slum clearance job" (ibid). He argued "the City could not honestly permit a legitimate private business to be destroyed for so ridiculous a reason as the one given, that his business happens to occupy the only site economically feasible for the Housing Authority's purpose" (ibid). He also complained that representatives from the City came out to the property repeatedly without permission taking photos and talking to tenants which drove away most of his tenants. He suggested a referendum be held letting the citizens of Phoenix vote as to whether or not the public housing projects should proceed (ibid).

[1] Following the release of the 1950 housing census the Housing Administration revised the maximum number of low-rent housing units for Phoenix to 500 total (City Council Minutes 24 October 1951)

[2] This was standard practice in the financing of public housing projects as local governments could often get better interest rates on short term notes than on taking financing through the federal government. Prior to completion of the project long term notes would be secured with a guarantee that the Housing Administration would make payments towards the debt (Hamilton 1971).

[3] The numbers were later revised to 196 units at Matthew Henson and 150 units at Marcos de Niza.

Figure 4. Tent City Auto Camp Postcard

http://roadsidepc.esmartguy.com/azroute80pc9.html accessed 1 April 2011

Figure 5. Tent City Auto Camp Store Office Postcard

http://roadsidepc.esmartguy.com/azroute80pc9.html accessed 2 April 2011

The owners of the lot which comprised the remaining portion of the proposed Frank Luke Addition site, between 16th and 17th streets, were heirs to the land which had been operated by their aunt as "Sunny Rest Sanitarium" (Phoenix City Council 20 June 1950 – Appendix C). The heirs were in the process of trying to sell their property to the Chinese Baptist Church when the PHA expressed interest in the parcel. The mortgage on the property subsequently went into foreclosure and the owners were not so much concerned whether the Baptist Church or the Housing Authority took ownership as long as it could be done expeditiously for the $25,000 sales price (ibid). Additional protests before the council occurred in December as property owners near the proposed Henson and Marcos de Niza Additions contested both the manner in which the Housing Authority went about acquisition as well as the prices offered by the PHA for their properties (Phoenix City Council 19 December 1950 – Appendix C).

A Mr. Jake Corres, property owner, read a lengthy statement protesting "the un-American way in which Housing Authority representatives went about the business of buying property for a low-rent housing project in the southwest section of the City" (Phoenix City Council 19 December 1950, Appendix C). He complained that the prices offered were not subsequent to rebuild elsewhere and that property owners had been pressured repeatedly by housing officials to accept offers. PHA chairman Schnurr responded to criticism from property owners near Henson and de Niza stating that "on the two sites 81 percent of the parcel owners on these two sites have signed options, and right at this very minute 40 of these properties have been paid for; 81 percent of these people have signed without duress" (Phoenix City Council 19 December 1950 – Appendix C). Schnurr argued that the appraisals of the properties were fair and that studies of the economic conditions of the owners had been made to determine whether they could qualify to live in the new public housing. Councilmember Murphy expressed concern that there could be ulterior reasons for the protests before the council. He stated, that while he wasn't speaking for the Council as a whole he "felt very strongly from the letter that Mr. Corres read that you people are being agitated by another group of people who live nowhere near you, but who are opposed to any type of low-rent housing….they don't believe in any type of low-rent housing for anybody, and I think most of them are in the real estate business" (Phoenix City Council 19 December 1950, Appendix C). He went on to caution the property owners to not be misled by outside interests. Ultimately, despite the opposition, the PHA carried forth its land acquisition for the three sites.

In the activities reports of the City ending June 1952 it is stated "since January 1950, the Phoenix Housing Authority has construct 484 additional low-cost housing units. These new units have improved the standard of living and the health and sanitation conditions of many families. During that same period the Housing Authority has eliminated 156 substandard housing units and thereby disposed of some of the most serious health menaces in the city" (City of Phoenix 1952:21, Appendix C).

Clearly opposition to the local government's role in public housing did not cease with the construction of these new developments. In an October 1951 *Arizona Republic* article titled "Councilman Opposes Further Expansion of Public Housing," councilman Hohen Foster stated "this housing business is so controversial that I don't believe the council should authorize any more without referring the question to the people…we should let the voters decide if they want any more public housing" (*Arizona Republic* 1951:1). This reticence stood in contrast to the real need for additional housing in Phoenix as illustrated by a March 1951 publication by the Public Affairs Committee of NY which highlighted discrimination in housing in 10 major U.S. cities. The pamphlet, discussing Phoenix, stated "the city is divided roughly by the railroad tracks into a good residential section with paved streets, green lawns, palm trees, oleanders, and flowers, and the slum section where the unkillable tamarisks are bathed in clouds of yellow dust from the streets and dirt yards. Here the Mexican-American, Negroes, and poor whites lived in houses of old brick, adobe, frame and packing boxes. Few cities can boast of more wretched slums" (Public Affairs Committee 1951, Appendix D). These statements are especially significant given that Phoenix was compared with large cities such as Los Angeles, Chicago, Detroit, and New York, among others. Despite the lingering slum conditions for many of Phoenix's residents, the council did not approve any additional

housing construction until 1958 when they authorized construction of 200 units to be known as the Sydney P. Osborn Homes.[4]

It is clear that as late as of 1959, the PHA was still trying to justify their role in housing. The annual report indicated that in Phoenix, while there were 123,583 dwelling units, only 1,288 or 1 percent were public housing units. The report goes on to state "when this low percentage is taken into consideration together with the fact that the Housing Authority has been in existence for twenty years, it can readily be seen that the Low Rent Public Housing Program in Phoenix is not a threat to the private housing industry" (Housing Authority of Phoenix 1959:5). The housing authority received a large blow in 1959 however, when the federal government alerted the City of Phoenix that the housing code it adopted in 1956 was substandard. Phoenix refused federal housing funds and revoked its housing code altogether, thus placing future public housing projects in jeopardy (Konig 1983). However, the PHA was able to finish out three developments of the A.L. Krohn Homes, which had been approved in February of 1959, by 1964 (Phoenix City Council Resolution 10386 February 1959, Appendix C).[5]

FRANK LUKE JR. ADDITION SOCIAL HISTORY

Clayton Smith patented land, which would ultimately house the Frank Luke Jr. Addition site, in 1885. This west half of the southwest quarter of Section 3, Township 1 North, Range 3 East, was located two miles east of the original Phoenix Townsite. The Salt River Valley Canal, Phoenix's first canal, bisected the land at an angle. Later this would create irregularly shaped parcels of land above and below the canal. Villa Avenue, the southern border to present day Frank Luke Jr. Addition, follows the alignment of the original Salt River Valley Canal, which was covered in the 1920s (Figure 6). Herbert and Charles Patrick platted the Montezuma Place subdivision in 1891, covering much of Clayton's Smith's original patent laying out lots and blocks from 16th to 20th streets and Van Buren to Villa Street, as well as 18th to 20th streets between Villa and McKinley (Maricopa County Recorder 1891). The Alameda Place subdivision, platted between 16th and 18th streets and McKinley and Garfield streets in 1929 lay just to the north of the lots that would make up Frank Luke Jr. Addition (Maricopa County Recorder 1929). The irregularly shaped lots of Frank Luke Jr. Addition were not further subdivided and remained under the ownership of individuals from the early 1900s to the point at which the Phoenix Housing Authority began to study them as a possible low-income housing site.

While there was significant residential development to the west of Frank Luke Jr. Addition site, the area to the north, east, and south of the project site remained sparsely populated into 1930 (Figure 7). It was likely this lack of development, close to the town center, which caused the Phoenix Housing Authority to plan one of its three initial low-income housing developments, Frank Luke Jr. Housing, in the area. The project was located south of Villa Street between 18th and 19th streets and constructed in 1941. Likewise, the U.S. Government acquired approximately 16 acres of land north of Villa Street between 18th and 20th streets in 1942 to develop war time housing known as Duppa Villa. In 1946 the Phoenix Housing Authority also created a veteran's housing project to the north of Roosevelt Street between 16th and 18th streets called the Harry Cordova Housing project (Figure 8). It is therefore not surprising that the PHA, when looking to create further low-income housing, sought to acquire land within close proximity of the public housing already developed.

The Frank Luke Jr. Addition abuts 16th Street which is a primary arterial in Phoenix. However it was Van Buren Street, south of the project area, which was historically a highway through Phoenix and held retail stores. T.A. Edison Elementary school was developed north of Frank Luke Jr. Addition at 18th Street in the late 1940s and would have served the young people living in all of the public housing developments of the area. St. Luke's Hospital played a role in the area from the early 1900s as a tuberculosis sanatorium

[4] The Osborn units were constructed at two different locations, one south of the existing Matthew Henson development west of 7th Avenue on the north side of Buckeye Road, and the other between 17th and 18th streets spanning Monroe and Adams streets.
[5] The A.L. Krohn units were developed at three different locations including one west of 16th Avenue north of Buckeye Road, one between 14th and 15th streets south of Monroe Street, and one between 18th and 20th streets adjacent to both Frank Luke Jr. and Frank Luke Jr. Additions.

and grew over time to a large scale medical center. Interestingly, as mentioned previously in the report, the western portion of what would become Frank Luke Jr. Addition was run by a woman named Emma Johnson as the Sunny Rest Sanitarium (Phoenix City Council 20 June 1950, Appendix C). The owner of the other portion of the Frank Luke Jr. Addition land, Jimmebel Gallsworthy had purchased the land with her husband in 1920 and ran it as an auto camp. The Gallsworthy's were clearly making use of the proximity of their property to the highway along Van Buren Street to attract tourists. However, it is also clear that for decades this auto camp was not kept in good condition.

In the testimony of Edward Dacus, son of Jimmebel Gallsworthy, to the City Council in 1950 he recounted the work he had done to make improvements to his mother's property. In the early 1920s the Gallsworthy's had rented the property to a company called Universal Education Tours who ran a tent city on the property located at 18th Street and Villa. Due to their not paying rent the Gallsworthy's were assigned the improvements made to the property in 1922 (Maricopa County Recorder 1922). The Gallsworthy's then entered a lease agreement with a David and Katherine Bracken "pertaining to that certain auto camp ground known as Tent City Camp Ground" located at 18th Street and Villa. The lessees were to replace tent buildings, which had been destroyed by wind, with more permanent structures, and the lease was to expire in 1935 (Maricopa County Recorder 1930). Jimmebel's husband died after the war at which point Mr. Dacus was called upon by his mother to look after the property. Mr. Dacus blamed the war time shortages as the reason why the property had fell into disrepair. In his list of improvements, given before the city council, Dacus stated he "posted a set of rules regarding habits of cleanliness, sanitation, moral conduct, rowdyism, etc." (Phoenix City Council 20 June 1950, Appendix C). He cleaned the vegetation, "filled and graded an old dump pit…built a storage yard…tore down an incinerator because it was only 10 feet from a frame building…destroyed some of the old cabins except for lumber, removing the remaining 18 to the northeast corner, spaced not less than 15 feet apart…" (Phoenix City Council 20 June 1950, Appendix C). These were but a few of the improvements made which also paint a picture as to the type of "tent city" this location had been operated as for decades. Mr. Dacus also complained about the tactics used by the PHA in appraising and entering the property without permission. He argued that this had driven away a number of his tenants, which would also lead one to believe that perhaps he rented to persons on a longer term basis.

A stated goal of the PHA was to clear slums, under the Arizona Municipal Housing Law of 1939 was: "the clearance, replanning and reconstruction of areas in which unsanitary or unsafe housing conditions exist; and provide safe and sanitary dwelling accommodations for persons of low income" (Carson 1950). Clearly there was additional need for low-rent housing during the time that Frank Luke Jr. Addition was being planned and appropriate lands sought. Terrance Carson, in his 1950 report of the chairman of the housing authority stated following the completion of the initial housing projects in 1941 "they have been completely filled at all times and with a waiting list of eligible families in excess of 500" (Carson 1950:14). In order to demonstrate that they were not competing with private real estate enterprise, the housing rental rates, which ranged from $10 to $34 a month were set at 20 percent below the lowest private market rate (Phoenix City Council Resolution 9429 3 October 1950; *Arizona Republic* 1950)[6]. The income levels to qualify for low-income housing were as follows "2,400 for two persons, $2,600 for less than five persons, and $2,800 for more than five persons" (*Arizona Republic* 1951). The U.S. Census for the year 1950 stated that the median income for men in Phoenix was $2557, while that of women was $1490. Family incomes in urban areas (population above 10,000) were listed at $3056. The median contract monthly rent rate for rental housing in Phoenix was $42.88 (U.S. Census Bureau 1950). Ostensibly, based on these figures, a number of families in Phoenix could have qualified for low-rent housing.

In fact, an Arizona Republic article from 1960 stated that "in the 19 years of its operation, the Phoenix Housing Authority has provided homes for 6,682 families…" (*Arizona Republic* 1960). The Housing Authority sought, in this article, to dispel the notion that its occupants were permanent residents in low-income housing. They stated "that approximately 23 per cent move into homes of their own after their financial condition improves; that another 26 percent move into private rental homes after their finances improve or they become otherwise ineligible for continued occupancy…the remaining 51 percent

[6] Even as late as 1960 the average rental rate per month was $37.33 (*Arizona Republic* 8 December 1960).

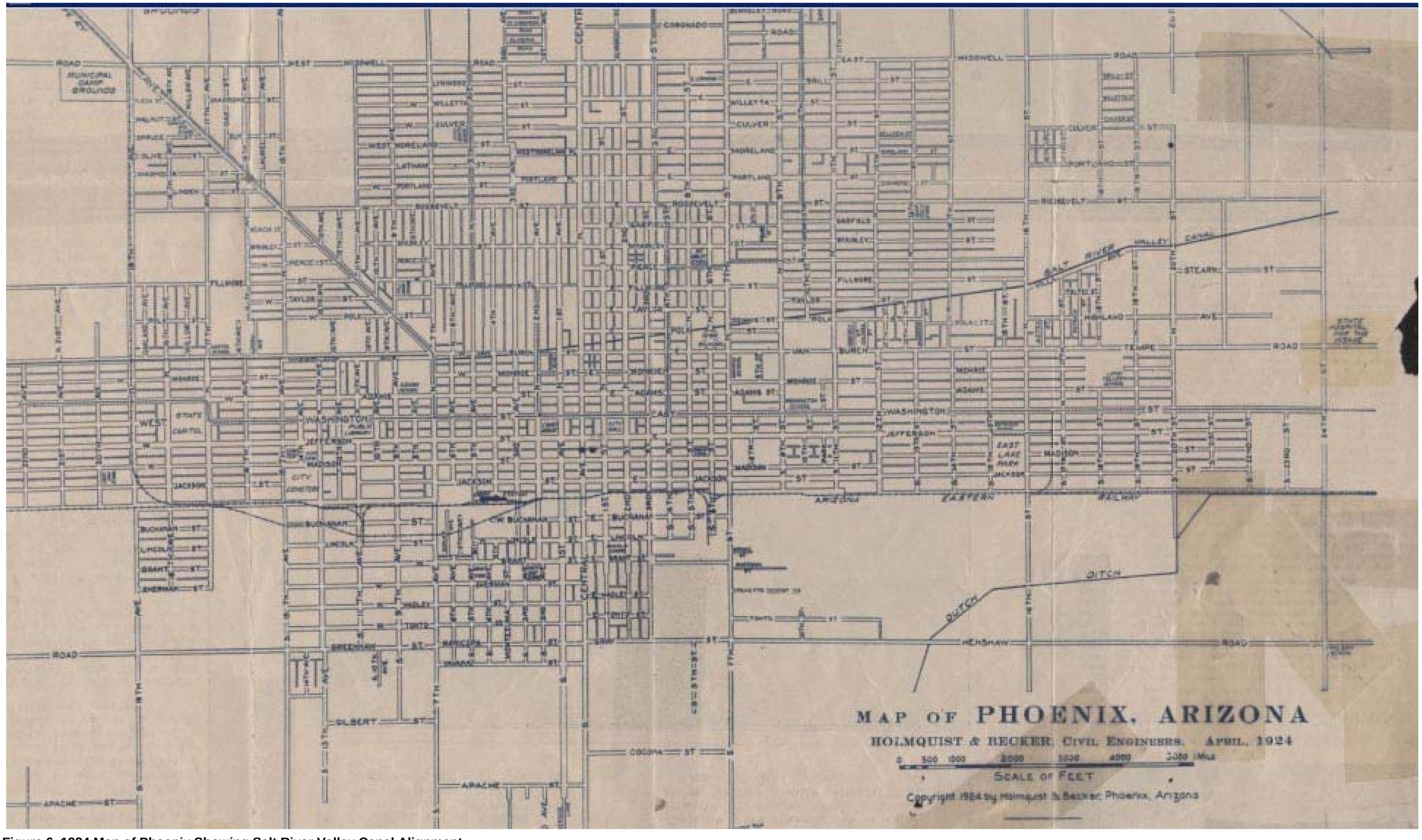

Figure 6. 1924 Map of Phoenix Showing Salt River Valley Canal Alignment

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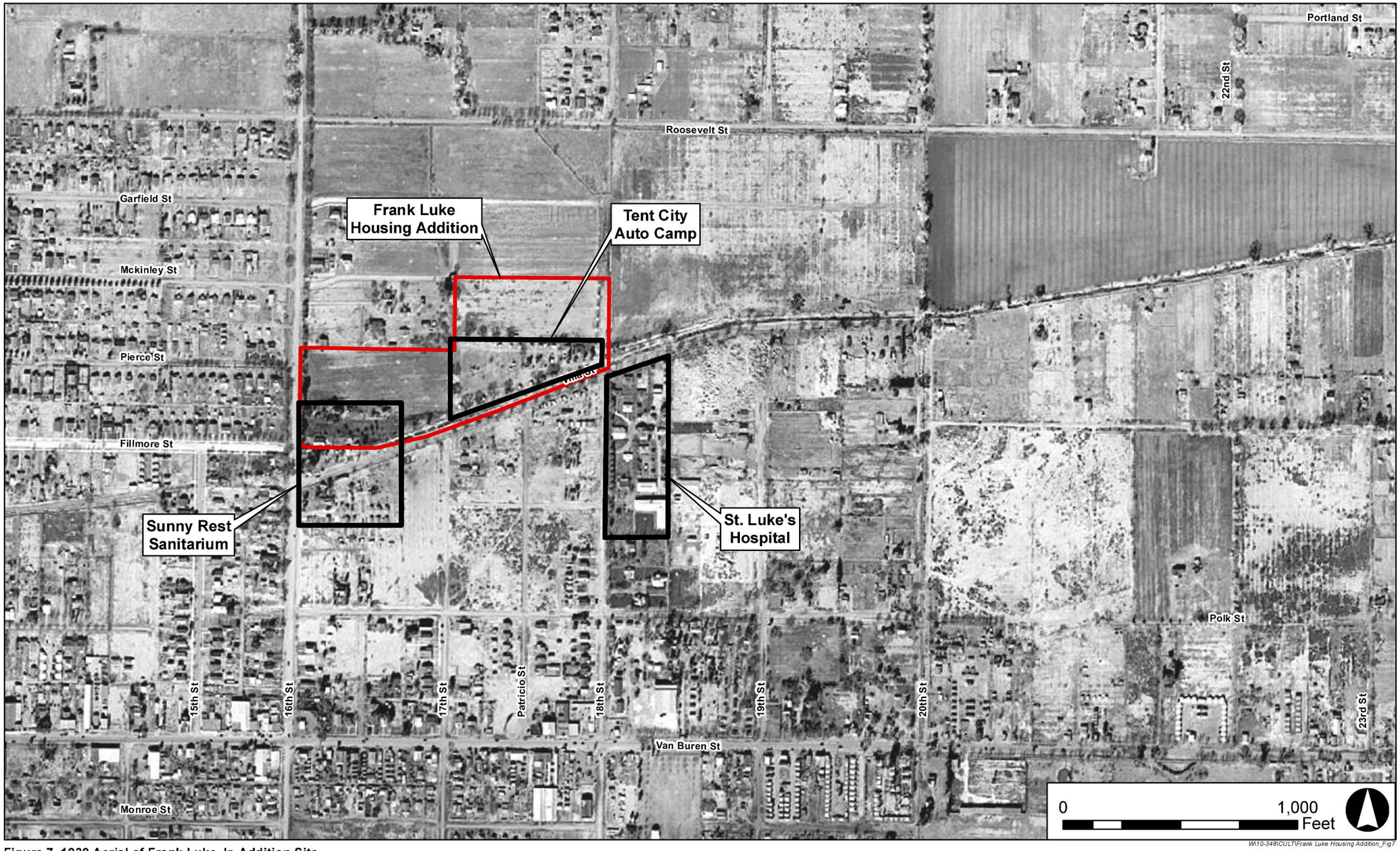

Figure 7. 1930 Aerial of Frank Luke Jr. Addition Site

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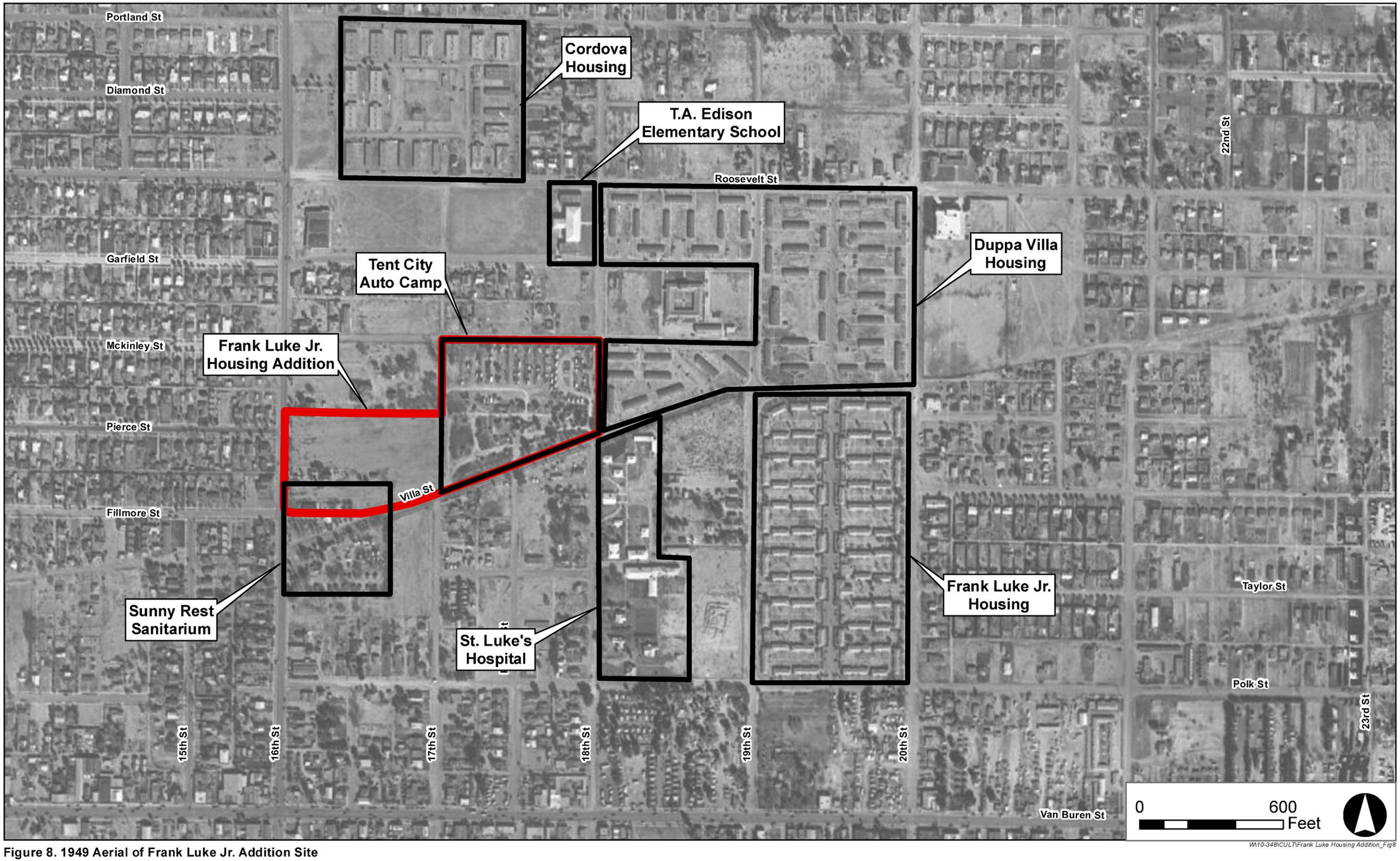

Figure 8. 1949 Aerial of Frank Luke Jr. Addition Site

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move for a variety of reasons…" (ibid). There are not records to show the length of time which people stayed in the housing projects, such as Frank Luke Jr. Addition, but a strong emphasis was on providing stable housing for families. The annual report for the Housing Authority from 1962 stated "the families the Authority houses are of many kinds: student families, employed families, unemployed families, one-parent families, elderly families, young families, small families and large families….no family is the same as any other family, but they have one thing in common – incomes too low to enable them to find adequate rental private housing" (Housing Authority of the City of Phoenix 1962:4). While income was a predominant factor in the need for low-income housing, race played an underlying role in opportunities for jobs and housing in Phoenix.

Historian Michael Konig states that "the Public Housing Authority desegregated all of its low-income rental units by 1952.." (Konig 1983:186). This was the year that the Frank Luke Jr. Addition, as well as Matthew Henson and Marcos de Niza Additions were occupied. Interestingly though, the 1951 publication by the Public Affairs Committee of New York on race and housing stated that the three initial housing projects developed under Father McLoughlin of PHA in 1941 were segregated. The pamphlet went on to state "Mr. McLoughlin and two other members of the five-man authority decided in 1949 that the scheduled 1,000 new dwellings should be wholly interracial. That was one reason why McLoughlin was dropped when his term expired in 1950. The city administration replaced him with a man who provided a 3 to 2 majority in favor of segregation (Crosby 1951:6). A formal decision on segregation in public housing was not located in council minutes however, given the 1949 *Arizona Republic* article on the proposed additional housing which stated "segregation may become an issue in the program's resumption because some argued that the new bill prohibits separating the various racial groups" it is clear that the issue was still present when the planning of Frank Luke Jr. Addition was taking place (*Arizona Republic* 1949a).

While the Housing Authority had previously allowed for the integration of a small number of Mexican American families into the Harry Cordova veteran's housing, it is not clear if Mexican Americans moved into the Frank Luke Jr. Addition housing immediately. A 1955 report put forth by the Public Housing Administration sought only to track integration in terms of African Americans. The report showed a total of 6 housing developments for Phoenix stating that two were occupied by "negroes" and the other four had no "negro" occupancy. A quote in the column of "racial occupancy policy statements" said "authority (Phoenix) has tentatively approved two sites with no race restrictions" (Housing and Home Finance Agency 1955). As of 1962, the occupancy breakdown by race, for all of the housing projects, included "white -779 (Latin American – 535), non-white -600, and other -23" (Housing Authority of Phoenix 1962). This statistic is interesting in that Mexican Americans were classified as "white" and this seems to reflect the 1955 report by the Housing and Home Finance Agency which only sought to classify race in terms of "black" and "white". By 1963, the Housing and Home Finance Agency report on open occupancy stated that in Phoenix there were eight total projects, two of which were solely occupied by African Americans and one of which with "no negro occupancy," however the remaining five were listed as open (Housing and Home Finance Agency 1963). It is hard to know for certain which one of the eight projects which were still closed in terms of occupancy, but it is clear that by 1963 there was integration of Mexican Americans and European Americans, and quite possibly African Americans at Frank Luke Jr. Addition.

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ARCHITECTURAL SIGNIFICANCE OF FRANK LUKE JR. ADDITION

SIGNIFICANCE

The Frank Luke Jr. Addition housing project is significant as a representative example of post-war low-income housing site planning and ranch style architecture. The Frank Luke Jr. Addition, along with Matthew Henson Addition, and Marcos De Niza Addition were preceded by three previous projects, of the same respective names a decade earlier constructed with money from the Public Housing Administration. World War II occurred in the interceding years and dramatically impacted the role of government in housing, but as early as 1946 the Federal Public Housing Authority issued a guide for public housing design in anticipation of the need for post-war low income housing. The Federal Housing Act of 1949 made additional funds available for public housing and the Frank Luke Jr. Addition was one of many projects funded nationally by the Housing and Home Finance Agency.

The housing plans for the Matthew Henson Housing Addition, Marcos De Niza Addition, and Frank Luke Jr. Additions were drafted together in 1950. The supervising architects for the projects were Lescher & Mahoney and the architects of record for project 1-6, the Frank Luke Jr. Addition, were H.H. Green and John Sing Tang, with Farner & Godfrey Construction Company as builders. The consulting landscape architect was listed as Jack Katz, however it was stated in the architectural plans that the landscaping site plan and details were to be handled under another contract, and no further information is provided. Lescher & Mahoney were very prominent Arizona architects who oversaw a number of large scale public architecture projects, many of which are listed on the National Register of Historic Places. Buildings listed in Phoenix include the Cartwright School (1924), the Maricopa County Courthouse (1928), as well as the Title & Trust Building (1931), among others. According to Robert Graham, "Leslie J. Mahoney served on the Phoenix Housing Committee, a citizen's group organized to lead the local public housing movement during the time when these projects were being considered and formulated" (Breen, Reynolds, and Graham 2003:84). Lescher & Mahoney also served as the supervising architects for the initial Matthew Henson, Marcos De Niza, and Frank Luke Jr. developments of 1941.

The architects for the Frank Luke Jr. Addition are also of note in Phoenix. Herbert H. (H.H.) Green designed a number of residences for well-heeled clients in Phoenix, including many of the homes in the Phoenix Country Club, and also completed the Heard Museum in 1928. John Sing Tang was the first registered Chinese-American architect in Phoenix and is well known for designing a large number of modernist style residences

ARCHITECTURAL DESCRIPTION

The Frank Luke Jr. Addition is set on two irregularly shaped parcels bounded by 16th Street to the west, 18th Street to the east, the angled Villa Street to the south, and at its most extreme borders McKinley Street to the north. One curvilinear street, 17th Street bisects the development between Villa and McKinley. The development occupies a 12.2 acre site, which, as late as 1949 held an auto camp and buildings used for a sanitarium (Refer to Figure 8). Forty residential buildings of two to four units each were constructed on the site in 1952. At the time of construction the site was still bordered to the east by Duppa Villa Housing, which was later torn down and replaced by the present day A.L. Krohn Housing (Figure 9).[7] Commercial and open space borders the development to the south while St. Lukes Medical Center and additional public housing lie to the southeast. An elementary school and a large commercial lot bound the development to the north.

Those buildings located adjacent to the bordering streets were predominantly oriented to face the street, with those facing Villa Street sited end-to-end. Those on the interior were predominantly grouped in front

[7] The Duppa Villa project, constructed in 1941, was dismantled in 1961 and re-developed as the A.L. Krohn senior housing in 1964.

facing pairs, creating open small entry courtyards and utility corridors at the rear of the buildings. The original site plans for the Frank Luke Addition are not available; however it is clear that recreation areas were allowed for in two larger courtyards, one towards the east end and one towards the west end of the development as seen in a 1957 historic aerial (Figure 10). Presently these courtyards house playground equipment. Parking spaces can be found along curvilinear 17th Street, which bisects the development, and along the perimeter streets. Sidewalks line both the perimeter streets as well as the bisecting 17th Street. Sidewalks are one of the four types of walks outlined in the Public Housing Design Guideline of 1946. These categories include: sidewalks, which were parallel to city and project streets, collector walks, not parallel to streets and designed for general circulation, approach walks leading to buildings or groups of buildings from other walks, streets or drives, and entrance walks that lead directly to the dwelling entrance (U.S. Federal Public Housing Authority 1946:40).The predominant walks within the interior of the Frank Luke Jr. Addition site are approach walks, which lead pedestrians from the street to the entry courtyards, and entrance walks, which lead to the entry door. While the 1957 aerial appears to show sidewalks along the rear service courtyards, these are not currently evident on the ground (Figure 10 and refer to Figure 2). Therefore, the rear courtyards, take on a more yard-like character.

The grounds of the development are covered in grass. A variety of trees are scattered throughout the site including palo verde and ash as well as very mature pine trees that provide significant shade. At the corner of 18th Street and Villa there is a row of mature palms, while other palms are more randomly placed. There is no shrubbery on site and few plantings along the buildings themselves. Unfortunately the original landscaping plans could not be located. Unlike the original Frank Luke Jr. homes site, there appears to have been little initial efforts at a comprehensive landscape plan. The aerial of the site from 1957 shows little vegetation, save the palms along 16th Street and those at the corner of 18th and Villa Streets, which were likely planted by the previous landowners. There are faint outlines of trees sporadically among the entry courtyards. It is possible that upon closure of the Duppa Villa project, some trees were transplanted to Frank Luke Jr. Addition, as a 1969 aerial of the site shows significantly mature trees along the entry corridors (Figure 11). Presently, given the proximity of the front facing dwellings to one another and the trees that are in place along the entry corridors, there is a significant amount of shade afforded to the site which is important given the hot climate.

The residences were constructed in four models named “A,” “B,” “C,” and “E,” skipping “D”:[8]

Building Type	Number Built	Contents	Square Feet
A	8	4 1-bedroom units	510
B	21	2 1-bedroom and	510
		2 2-bedroom units	660
C	7	2 3-bedroom units	842
E	4	2 2-bedroom units	660

All the residences were constructed with end gable roofs with one of three different elevations. At each entrance a small porch was created by an extension of the roof line. Depending on the elevation, either pipe or brick columns were used as supports or there was a third option without external supports (Appendix D: Sheet A-15). Those without supports incorporated a decorative block appliqué on either side of the entry door that served as a location for a hanging mailbox (Figures 12, 13, and 14).

[8] The D model contained two four bedroom units. The D model was constructed at the Matthew Henson Addition only, suggesting a greater percentage of larger families. Correspondingly, there were only 3 of the A model one bedroom units constructed at Henson while there were 9 and 8 of these models constructed at Frank Luke Jr. Addition and Marcos de Niza, respectively.

Figure 9. 1957 Aerial of Completed Frank Luke Jr. Addition

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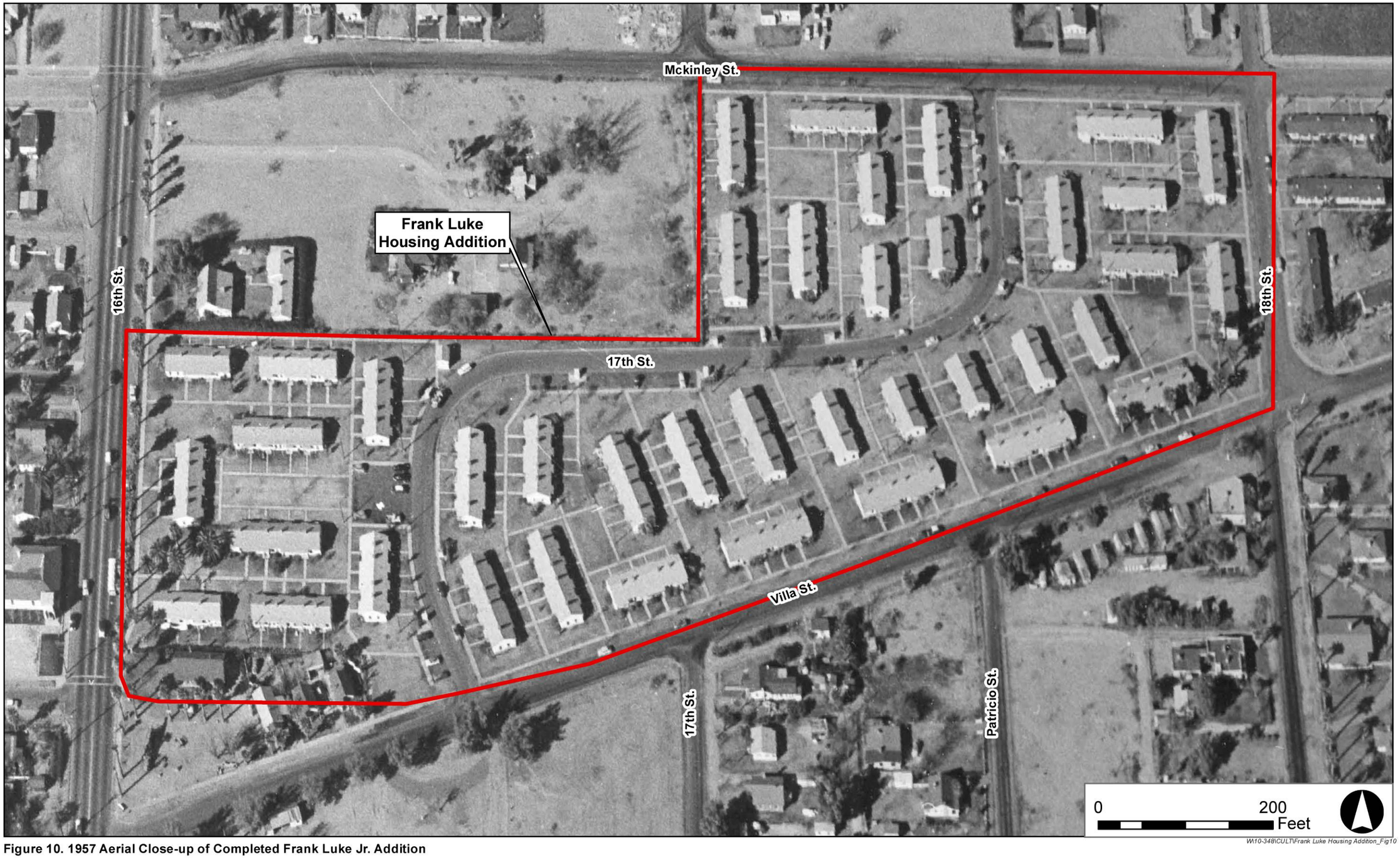

Figure 10. 1957 Aerial Close-up of Completed Frank Luke Jr. Addition

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W10-348\CULT\Frank Luke Housing Addition_Fig11

Figure 11. 1969 Aerial of Frank Luke Jr. Addition Site

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Figure 12. Photograph of Brick Column Porch Support

Figure 13. Photograph of Pipe Column Porch Support

Figure 14. Photograph of Decorative Block Appliqué

Given the irregular shape of the parcels, building types seem to have been located on the site in order to maximize the area available. For example, at the narrowest portion of the lots, there is a cluster of the 2-unit C and E residences (Refer to Figure 3).

The residences were constructed in the ranch style, being one story with side gabled roofs of a 4 ½ inch rise over 12 inch run pitch. The buildings are constructed of concrete block built on concrete slab foundations, with wood framed roofs. The exterior block is painted a standard off-white color, with some decorative colors along eaves and window sills. Each unit had an evaporative cooler. The roof details called for "cement or mission tile," and a 1972 *Arizona Republic* Article concerning re-roofing the units states that the cement bar tiles (red) were to be replaced with asphalt tile shingles (*Arizona Republic* 1972). The present roofing material is dimensional asphalt shingle. Plans were drawn for aluminum double hung windows 8 or 12 lights under pre-cast concrete lintels (refer to appendix D: Sheet A-2). The original windows were subsequently replaced with one over one double hung vinyl. The plans for the original exterior doors, below cast concrete lintels, called for flush metal, while interior doors were to be two panel wood. The current exterior doors are MDF flush doors with a single diamond shaped light. The interior 3 panel wood doors remain in some units, while others have been replaced by smooth hollow core doors without panels. To the rear of each unit, was a roughly 6' x 6' clothesline support made of metal pipe that projected from the building.

The interior walls of the units were painted block, with 1 by 6 inch tongue and groove ceilings. The main entry opened on the living area. A block partition wall allowed for an opening between the living area and the kitchen. The kitchen had a row of upper and lower of cabinets along one wall, offering 35 sq. feet of shelving. The present stained wood cabinets were installed in the 1990s and replaced metal cabinets of unknown origin. The units also contained the sink and left space for a standard four-burner gas range. The refrigerator was located on an opposite wall, and in larger units had a surround of cabinets. A small utility closet was located behind the cabinet wall and the rear door opened onto this utility area. A hall

from the living area led to a standard 5' bathroom and one or more bedrooms which ranged in size from roughly 10'x9' to 13'x11' and more narrow rooms of 16'x8'. The bathroom contained a bathtub, lavatory, and toilet. Outside the bathroom each unit contained a built-in linen closet of open shelving. Each bedroom contained a closet nook with rails to hang items of clothing. The floors of the units were originally an asbestos tile but were later replaced with linoleum.

POST-WAR PUBLIC HOUSING PLANNING

In 1946 the Federal Public Housing Authority (predecessor to Federal Public Housing Administration) issued a primer on designing public housing called *Public Housing Design a Review of Experience in Low Rent Housing* (United States Federal Public Housing Authority 1946). The volume stated that in the post-war era there was a large need for veterans housing but also housing for all income levels. The primer made recommendations based on the developments with which federal authority had been involved in over the prior decade. Planning topics included: site selection, site plans, dwelling types and plans, and standard materials for the structures.

In terms of the site plans, the volume related that one of the most successful forms of site planning had been the superblock, which aggregated city blocks into a large block of land bounded by arterial streets with an interior that discouraged through traffic. Planners were encouraged to include parking courts for the increasing number of tenants with automobiles. For the interior walking circulation networks, sidewalks for approaches to buildings were suggested as well as entrance walks for each unit. Common use areas such as playgrounds, yards, gardens, and laundry drying areas were advocated. The guide outlined the relationships of the dwellings to the streets as the perimeter plan whose fronts faced city streets, the open plan where a mixture of building ends faced the street, and the end plan where straight rows of buildings had ends that faced the street. In addition to the relationship of buildings to the street, one also had to consider the relationships of buildings to one another.

The Federal Public Housing Authority guide stated that straight rows tended to be the most efficient placement of buildings, all things being equal, but noted that curved rows and U-shaped courtyards also were popular. Medium to low density units were considered to be the most successful with the highest level of tenant happiness. The types of buildings included: single one-story or two-story units, two to four-unit houses, one-story row houses, two-story row houses and multi-story apartments. Typically the medium to low density developments incorporated single-story row houses. However this density selection had much to do with the surrounding area and its population density. In urban areas multi-story apartments were common, while lower population areas contained a higher proportion of one-to-four unit one-story houses.

The Matthew Henson Addition, Marcos de Niza Addition, and Frank Luke Jr. Addition shared the same dwelling architectural plans drafted in 1950. However the three sites in which they were placed were different and resulted in different site layouts. Matthew Henson Addition was located on a standard city block with a rectangular shape, incorporated into a "super block". The dwelling units were oriented into perfect U-shaped courtyards. The Marcos de Niza Addition had a smaller site location comprising about 1 and 3 quarters blocks so that a completely symmetrical site plan was not possible. A number of streets carried through the development disrupting the super block plan. Marcos de Niza incorporated both end facing and front facing units in relationship to the streets.

The unusually shaped parcels of the Frank Luke Jr. addition did not readily lend themselves to a super block plan. However, the planners incorporated just one curvilinear street that bisected the site and encouraged only resident traffic. The Frank Luke Jr. Addition was a mixed plan that incorporated some front facing perimeter buildings and some end facing units. The relationship of the dwellings to one another achieved a repetitive courtyard design. Pairs of buildings were oriented to be front facing with entrance walks between them. This created a small courtyard entrance feel, while to the rear the buildings faced one another laterally. In this rear service area the buildings were equipped with clotheslines so that there was a functional courtyard behind each dwelling. The interior spaces of the whole site feel separate from the external streets.

RESIDENTIAL RANCH STYLE ARCHITECTURE

While the ranch style has its roots in the nineteenth century adobe ranchos of California, the style came to prominence in the 1930s through the efforts of Cliff May an architectural contributor to Sunset Magazine who advocated a long, low horizontal one-story building that incorporated the outdoors through large windows and patios. The ranch homes that were developed more broadly in the 1930s and early 1940s, however, were more conservative and modern in nature. These new houses lent themselves to the standardization required by the Federal Housing Authority for financing during the Great Depression. The style of architecture also lent itself to the standardization of housing construction methods that occurred following World War II. The ranch style became the predominant architectural style for housing in the 1950s and with the population explosion that occurred in the Phoenix area following the war, suburban ranch neighborhoods were very prevalent.

The following characteristics of ranch style architecture are laid out in the thematic context Residential Subdivisions and Architecture in Central Phoenix, 1870-1963 (Myers and others 2010:56)

> The Ranch Style is characterized by long-low massing, low roof pitch, and a sprawling appearance. In general, Ranch houses are asymmetrically massed, with intersecting hipped or gabled roofs with moderate to wide overhangs. They are constructed on slab foundations so entrances are at ground level. Siding materials include block, painted concrete block, and wood…windows range from wood and metal casement to fixed picture to ribbon with aluminum windows...front entry porches are often small, either inset or with shed roofs and simple porch posts….

The two and four unit models of housing developed at Frank Luke Jr. Addition, as well as Matthew Henson and Marcos de Niza Additions were emblematic of this larger architectural shift to the ranch style in the post war era. These developments were also similar in nature to their preceding 1941 public housing namesakes, save that the 1952 models were more streamlined. The ranch style elements represented in Frank Luke Jr. Addition for the two and four units include the long-low massing, low pitch roof, gabled roofs with moderate overhangs, the concrete slab foundation, painted concrete block walls, and original aluminum windows. The dwellings also incorporate the small simple entry porches.

INTEGRITY

The Frank Luke Jr. Addition retains integrity of location, design, and setting. While there have been some changes in development in the area, such as the commercial lot to the south, the expansion of the public school to the north and the enlargement of the St. Luke's Hospital, these have not negatively impacted the setting. The modified superblock site plan with curvilinear street and internal sidewalk circulation networks have remained with grass lawns and now mature trees in the courtyards between buildings.. There have been some changes in materials in order to modernize the buildings. These, however, have predominantly been sensitive changes. The double hung aluminum windows were replaced with double hung vinyl windows. The flush metal exterior doors were replaced with flush MDF doors. While the roofing material was changed from cement bar to dimensional asphalt shingle, this was done to provide a more maintenance free material. Likewise, the bathroom windows were filled to provide more privacy to residents. The development retains strong integrity of workmanship, feeling, and association. The housing of the development maintains the ranch characteristics in size and massing as well as with the painted concrete block exterior. Given the campus-like setting with front facing units with approach and entry walks as well as rear courtyards with existing rear clotheslines and open grassy space there is an association and feeling of postwar public housing.

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APPENDIX A – **NEWSPAPER ARTICLES**

Arizona Republic

"Three Sites for Housing Units Picked." 30 January 1946.
"City Slums Outrank Camps for Hovels, Filth and Disease." 1 March 1946.
"State, County, City Study of Phoenix Slums is Requested." 2 March 1946.
"City Council Vote Due on Slum Project." 20 September 1949.
"Council Okays $265,000 Slum Clearance Plan." 21 September 1949.
"Wide Support of Housing Plan Claimed." 16 May, 1950.
"City Received $730,800 for Housing Units." 23 November 1950.
"Councilman Opposes Further Expansion of Public Housing." 25 October 1951.
"6,862 Phoenix Families Provided Homes by Housing Authority." 8 December 1960.
"Housing Authority a 'Saver'." 22 January 1969.
"City Gets Grant to Roof Public Housing." 20 July 1972.

Three Sites For Housing Units Picked

THREE SITES for the construction of 150 emergency housing units, which have been allotted to Phoenix by the federal government for veterans' temporary use, were chosen yesterday.

All were checked and approved by a representative of the location and development department, Federal Public Housing Authority, said Roy J. Heyne, city manager.

The white housing project will be constructed on 10 acres of land adjacent to Duppa Villa, Mr. Heyne announced. A Spanish-American project will be located on three acres immediately south of St. Monica's Hospital, and units for colored veterans will be set up on three acres adjacent to the Matthew Henson project.

Work To Start Now

Work will be started immediately to get the plots ready for housing construction, Mr. Heyne said, although neither city nor federal government officials could give an estimate of the length of time required for complete installation of the units.

The units as now outlined will consist of one and two bedroom apartments, and each building will contain four apartments, Mr. Heyne said.

No applications for occupancy of the units will be taken until the projects are ready to be moved into, he said.

Additional Units Sought

Under a recent federal appropriation to provide emergency housing for veterans, Phoenix was allotted the 150 units, which will be brought here as soon as possible. Because of the extremely serious housing shortage, the city made application for an additional 350 units, but no action has been taken on this request.

The FPHA representative who conferred with Mr. Heyne yesterday assured him that every possible step to expedite bringing the housing here would be taken.

30 January 1946

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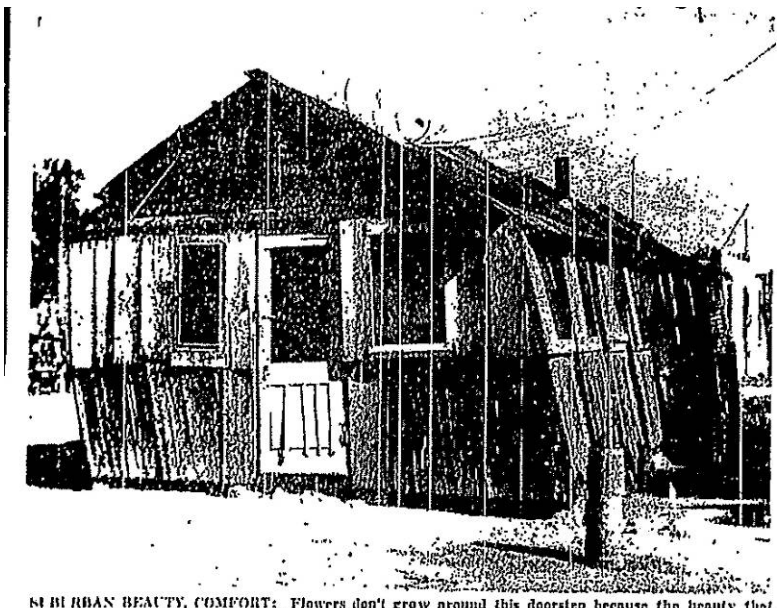


SUBURBAN BEAUTY, COMFORT: Flowers don't grow around this doorstep because the beauty that inspires them is absent—it also is absent from the hearts of the inhabitants. Comfort could not exist where it is threatened constantly by such drunkenly leaning walls. But this is a seldom-seen part of *Phoenix.*—(Republic Staff Photo.)

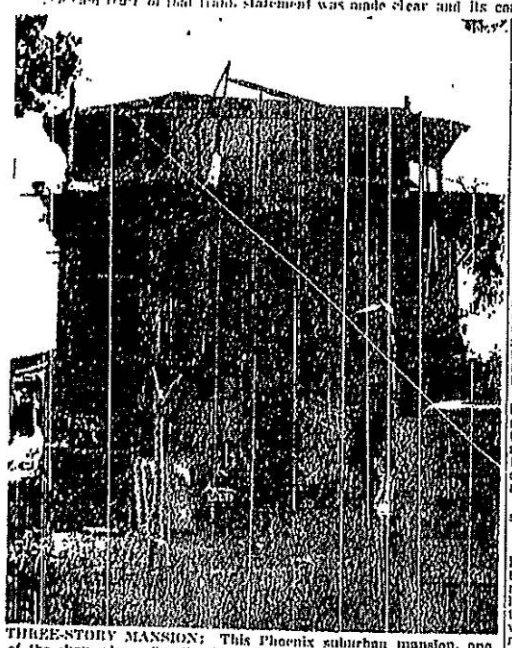
City Slums Outrank Camps For Hovels, Filth And Disease

By CLAIBORNE L. NICHOLLS

"We don't have to go out to the cotton camps to find bad conditions. I can show you conditions right here in the city of Phoenix that would amaze you."

So stated Dr. F. J. McMartin, director of the city-county health unit recently, in discussing cotton camps and their sanitation conditions.

The candid truth of that frank statement was made clear and its complete veracity fully substantiated in a comprehensive survey by interested observers which disclosed literally appalling slum conditions still existing within the city limits and in a vast area immediately contiguous thereto.



THREE-STORY MANSION: This Phoenix suburban mansion, one of the show places "south of the tracks" should be in a museum. Built of strips of tin, lumber scraps and packing boxes, it houses more humanity than many more elaborate structures.—(Republic Staff Photo.)

Relief Rolls Get Many

The "load families" of the cotton camps have, for the most part, loaded their pathetically slender and ragged belongings aboard their rickety automobiles; that is, those of the "upper crust" who possess such treasures, and departed. Not a few are remaining to enjoy the ideal late winter and early spring weather of the valley. Many among them undoubtedly will wind up on the relief rolls of the county and state.

But the sunshine is cleansing the dirty, squalid camps in which they existed and thus, that problem is pended until they return next season when the bolls pop open with the pressure of newly formed cotton. Then, the annual cycle will begin all over again.

But—and this is frankly conceded by Dr. McMartin and other health authorities—there exists a situation even more serious, greater in scope, and much closer to hand to the community than the cotton camps situated in outlying valley areas.

It is the old, old problem of the slums "south of the tracks."

Conditions Are Described

Phoenicians, from comfortable homes in the city's northern section, who seldom see anything but nice lawns and flower gardens, neat houses and paved streets, have but to step into a car and drive southward from the tracks for a few moments to learn how the other half of the city lives.

In areas both in and out of the city, they will—to their amazement—see row after row of open backyard toilets, smelling to high heaven. They will see block upon block of shacks and hovels, squalid and depressing to an almost incredible extent.

They will see dust-blanketed, littered streets and even dirtier alleys. They will see small children—white and black alike—playing in the midst of squalor that a hog raiser wouldn't tolerate in his pens.

They will see substandard, shack-like dwellings of every type and description. How some of them even stand up is astonishing. They will see, in one particular location, as many as a score of families crowded together in cracker-box, wooden shacks, all compressed into the confines of a 50-foot lot.

Stable Is Utilized

In another location they will find another score or more of families living in what was orginally built as a stable. The stalls and feed troughs are still there.

If they have a guide who knows the slums, he can point out to them a particular outdoor privy which, those who know conditions there say, is used by more than 100 persons.

Just outside the city limits and immediately in back of a large ice cream factory, there has sprung up a veritable city of tents, shacks, ramshackle trailers and other improvised structures. A sign at the highway's edge advertises this area, which covers several blocks, as being for sale as "industrial property." Meanwhile, it was said by those who know the slums, that the owner of this property is earning a little side money by charging the "squatters" thereon

(Continued On Page 10, Col. 1)

MODERN CONVENIENCES: Cattle, horses, chickens, children—a mass of humanity and animal life—create a "living space" problem copper in this beautiful suburban section of Phoenix. Most notorious structure in the area (lower) is this modern privy, which serves more than 100 persons. Its door is seldom closed.—(Republic Staff Photos.)

situation, Dr. McMartin said, 'Furson has little slum trouble because,' he declared, over the years it has kept a sharp lookout and prevented slum areas from starting.

Far from being an economic liability to the owner slum property is a good financial investment, declared certain other public officials interested in the problem, who ascribed that fact as being partly responsible for difficulties encountered in cleaning up blighted areas.

"If someone has eight shacks on a lot and rents them for $10 per month each he has an income of $80," this official said. "Taxes down in that area are nil and the owner never has to put out anything for repairs or upkeep, so the entire income is money in the clear."

Dr. McMartin recently tendered his resignation as director of the city-county health unit, for personal reasons, and effective at a later date.

Although he has never so stated or intimated, reports have been heard since that time that he is

Photos.)

Slums Outrank Cotton Camps

(Continued From Page One)

$2 per month for tent, shack or trailer space.

Mingle With Livestock

Visitors at the "squatter city" saw men, women and children of various races, mingling with a menagerie of horses, calves, goats and dogs. This squalid community, too, is dotted here and there by smelly outdoor toilets of clapboard, leaning drunkenly and with doors gaping open.

All these depressing scenes and conditions are not the result of the war or the current housing shortage.

In many localities slums existed long before the war, according to those interested in those conditions as they pertain to human and community welfare.

Phoenix made a start toward cleaning up its slums prior to the war when the solid and substantial Marcus de Nize, Matthew Henson and Frank Luke Jr., slum clearance and housing projects were built with government aid.

Now there is an urgent need for a much broader program of slum clearance.

"It is something that will have to be done eventually and it can be done," Dr. McMartin said. "Until it is done, much of our (the city-county health unit) work goes for nothing."

Problems Grows Rapidly

Dr. McMartin declared that the problem of regulating health and sanitation "has grown so fast that at the present time, it is beyond our ability to adequately cope with it."

"We have to do 50,000 things half-way instead of doing 25,000 things all the way. We clean up one slum area and another one springs up.

"I am not," he declared, however, "admitting defeat or failure. I'm just saying that if I've got a small hand shovel to work with, I can't do the same amount of work that I could if I had a steam shovel."

He candidly described the slum conditions existing within certain areas of the city itself and to a much greater extent in southside areas outside its limits, as a "possible explosive menace" from a disease standpoint.

"Some of our good people from the northside who own those things (slum area property) are the ones who ought to be blasted between the eyes," he outspokenly asserted.

In sharp contrast to the Phoenix

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1 March 1946

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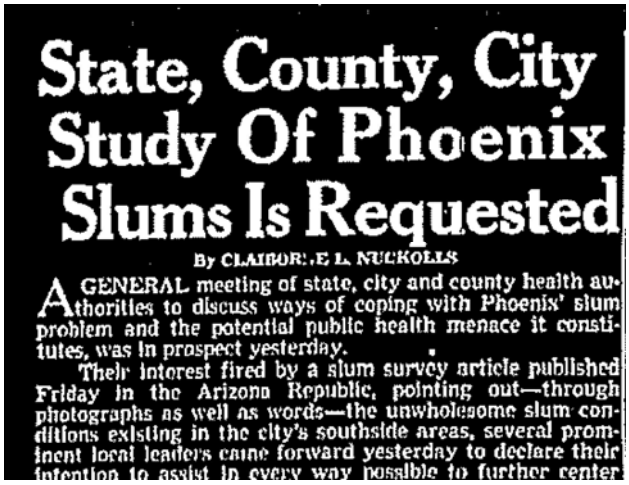


State, County, City Study Of Phoenix Slums Is Requested

By CLAIBORNE L. NUCKOLLS

A GENERAL meeting of state, city and county health authorities to discuss ways of coping with Phoenix' slum problem and the potential public health menace it constitutes, was in prospect yesterday.

Their interest fired by a slum survey article published Friday in the Arizona Republic, pointing out—through photographs as well as words—the unwholesome slum conditions existing in the city's southside areas, several prominent local leaders came forward yesterday to declare their intention to assist in every way possible to further center public attention on the serious community problem to the end that the unwelcome conditions may be corrected.

The Rev. Emmett McLoughlin, O. F. M., secretary of the state board of health, announced he will request Miss Jane Rider, chairman of the board, to call a general meeting for a thorough airing of the problem and a concerted effort to do something about it.

Officials To Attend

Dr. H. L. McMartin, director of the city-county health unit, who flatly termed the slum districts a "possible explosive menace" to public health and frankly has conceded the inability of his department to cope with them, due to lack of funds and personnel, declared that he would "welcome" such a meeting.

Asked to attend will be, in addition to the health officials, the county board of supervisors, the city commission and other individuals and representatives of groups and agencies concerned with health protection.

Dr. McMartin expressed complete accord with and endorsement of all the statements contained in the slum survey item—with one exception.

He categorically denied reports that have been heard since he recently tendered his resignation as director of the city-county health unit—in which position he has served for many years—that his move was prompted by his being "disgusted" at the lack of financial support given his department as well as at the apathetic attitude of the general public toward the department's health programs.

Comment Is Favorable

"All the comment that I have heard," Dr. McMartin said, concerning the slum article, "has been entirely favorable. But you have just scratched the surface. Don't stop now.

"I have been caused a little embarrassment by the statement that I was resigning in 'disgust.' That is not the reason for my resignation. If that were the reason I would stay right here and fight it out. I have complained many times at our lack of finances and personnel, of course. Anyone in a position like mine who didn't complain and who just sat back and let things take their course, had better get out of it. My reasons, however, are purely personal."

Father Emmett, known as the "father" of Phoenix' three existing slum clearance and better housing projects, expressed interest in the existing slum problem both from the standpoint of public welfare and health protection.

Phoenix' existing projects—the Matthew Henson, Frank Luke, Jr., and Marcos de Niza units—drove the slums back out of a large area on the city's southside. Throughout their existence they have proven self-liquidating.

Projects Considered Successful

Experience in the operation of these projects, it was pointed out, is the best answer to the contention of some that "even if you give a certain class of people something better in the way of sanitary and liveable housing, they would ruin it."

In the years since they were built, there have been but few instances of mistreatment of the slum clearance apartments and property. In fact, their inhabitants take pride in keeping their homes up as any visitor to the premises may find out upon inspection.

While there is some possibility that pending congressional legislation may make available to interested communities additional federal aid funds for further slum clearance programs, this is not yet definite.

Pointing out that even if funds were immediately available, it would not be possible to build additional slum clearance overnight, Father Emmett expressed belief that the immediate approach to the problem is to devise ways and means of cleaning up, as promptly as possible, unwholesome, disease-breeding conditions in the slum areas and keeping them cleaned up.

The projected meeting of health and other officials, it was indicated, will be primarily concerned with devising an immediate program along that line.

2 March 1946

City Council Vote Due On Slum Project

Home Owners Group Joins Proponents Of $6,000,000 Program

BATTLE LINES were drawn Monday for the showdown debate over resumption of slum clearance in Phoenix with a projected $6,000,000 program involving 1,100 family housing units at stake.

The issue will be settled at the regular meeting of the city council Tuesday morning when both proponents and opponents of the plan appear before the council to debate a resolution asking for a federal survey of Phoenix slums and funds for preparing project plans.

SPONSORS OF THE program, including the Phoenix Housing Authority, were joined Monday by the Home Owners' Protective Alliance, and opposing members of the Phoenix Real Estate Board held a closed meeting with council members during the afternoon.

The real estate men mostly asked for information concerning the project, said James T. Deppe, city manager. Deppe pointed out that the council previously had met with the housing authority and others interested in fostering the program.

In joining the fight for the program, Sam S. Levitin, who said he was authorized to speak for the home owners' alliance, declared it would be "an actual money-saver for Phoenix taxpayers."

HOWEVER, AS THE showdown on slum clearance resumption neared, there appeared to be differences of opinion both on the council and among the various groups as to just what the new federal housing bill provides.

Prior to World War II Phoenix built three major slum clearance projects- Frank Luke, jr., Homes, Matthew Henson Homes, and Marcos de Niza Homes, for persons of white, Negro, and Mexican ancestry, respectively.

Segregation may become an issue in the program's resumption, because some argued that the new bill prohibits separating the various racial groups.

In addition to the housing proposal, the council has scheduled a long agenda of routine city business.

20 September 1949

Opponents Fail In Plea For Delay

Decision Marks Firs Step In Obtaining $5,000,000 Project

By BEN AVERY

THE FIRST step in a $5,000,0(slum clearance and low rent hou ing project was approved Tuesda by the Phoenix City Council

The council voted a resolutio applying for a $283,600 preliminar loan from the national housin agency for surveys and plans whil a packed council room applaude the action after day-long debat

OPPOSITION TO the proposa dwindled to a weak request for delay pending an investigation b the council in the face of over whelming support from veteran civic, women's, and church organi zations marshalled by the Phoeni Housing Authority.

Eben Lane, Phoenix real estat man, and K. T. Potter, vice-presi dent of the First Federal Savings and Loan Association, both mem bers of the Phoenix Real Estat Board, sparked the opposition, bu declared they were speaking a taxpaying citizens rather than members of any organization.

Their attack on the proposal wa from two angles. First they asked a long list of questions concerning operation of the present housing projects. Then they propounded questions concerning the new federal housing law, warning that such laws slowly are stifling private enterprise, which makes all such benefits possible.

EMMETT McLOUGHLIN, chairman of the Phoenix Housing Authority, answered many of the questions concerning the present projects and those raised in connection with the new law. He declared the opposition to the slum clearance program had not changed in the 10 years since the present projects were built. Then he drove home a final punch:

"It seems strange that anyone so vitally interested in public housing right now has not, in all these 10 years, made any attempt to find out the answers to some of these questions. The answers are all right here in our records and these records and our meetings are open to the public at all times."

McLoughlin offered the records of the city housing authority to the council or the opponents.

HE OPPOSED any delay, pointing out that the City of Los Angeles and other cities would be anxious to get the $5,000,000 currently being held for Phoenix.

Both he and Mrs. Clayton Orth, representing the Federation of Women's Clubs and the American Legion Auxiliary, declared the federal money would be spent in other cities if Phoenix does not act, and McLoughlin stressed the fact that the money is a loan similar to reclamation loans, and is paid back from rentals.

"And today we are $30,000 ahead of our payments on the present projects," he said.

Throughout the morning a parade of 18 slum clearance supporters, representing most of the city's civic, church, and veterans organizations, pleaded with the council to approve the resolution citing many phases of the benefits cities derive from such projects and the need for them in certain areas of the city.

THE AFTERNOON session, devoted to the opposition, saw Lane and Potter joined by only three others: Frank Mossbarger, real estate man and appraiser; Albert Steel, who said he owns a large number of the shacks referred to as slums; and M. S. Fishback, who spoke as a member of the Home Owners Protective Alliance, whose spokesman, Sam Lessin, earlier had pledged the organization's support for the proposal.

Jack Blaine was the only councilman to qualify his vote. Alluded to earlier by Lane as a member of the Real Estate Board, Blaine said he would oppose low rent housing when it came before the council for final approval, but voted in favor of the resolution. The vote was unanimous with Mayor Nicholas Udall absent.

Storms Brew In Gulf Of Mexico, Caribbean

MIAMI, Fla., Sept. 20—(AP)— Two potential storm areas slowly

21 September 1949

Wide Support Of Housing Plan Claimed

Low-rent public housing in Phoenix has widespread public support, the Phoenix Housing Authority claimed Monday.

The statement was part of an answer to a letter to the city council from the Phoenix Chamber of Commerce requesting additional study and preparation of a long-range slum clearance plan before new low-rent housing construction is undertaken.

Terrence O. Carson, Phoenix attorney recently named chairman of the authority, listed more than 20 church, veterans, civic, and service groups which, he said, have supported the housing program.

"I know of no civic organization in the city," he said, "other than the Chamber of Commerce which has gone on record in opposition to low-rent housing."

CONCERNING operation of the local authority, the report quotes testimony of a former Federal Bureau of Investigation agent before a U.S. House of Representatives committee as saying:

"x x x We were very favorably impressed with many of the local housing authority operations. Such places as Phoenix x x x presented a very fine, sensible, economical and down-to-earth operation that was a real credit to the community."

Chamber of Commerce objections and the housing authority's answers included:

Chamber of commerce—taxes or payments in lieu of taxes may not be paid.

Housing authority—While under the state constitution, housing projects as property of the city are not taxable, there is a definite contract between the city and the Public Housing Administration which provides that payments up to 10 per cent of rent received shall be made in lieu of taxes. There can be no reason to assume that such taxes will not be paid.

Chamber of commerce—lieu tax payments in the past have averaged only $2 a unit per year.

Housing authority—The sum of $59,813.54 has been paid in lieu taxes on the three permanent low-rent projects—Marcos de Niza, Frank Luke, Jr., and Matthew Henson homes. This is more than would have been paid if the property had continued in private ownership.

Chamber of commerce—the cost to the city taxpayers will be high for providing street maintenance, street lighting, police and fire protection, sewers, and other services guaranteed.

Housing authority — The city guarantees the same services to the residents of these projects as is furnished to all other residents. People living in these projects must live somewhere and are entitled to such service whether occupying these projects or substandard houses.

Chamber of commerce—Private enterprise is building houses which can be purchased with low or no down payments, and rents from the proposed new low-rent units will be much higher than the present $10 to $34-a-month range.

Housing authority—The rentals on the new projects will be substantially the same as in existing ones. Is it believed that the people who will occupy these low-rent projects are prospects for the purchase of a $5,000 to $8,000 home?

(On this point, Sen. Robert Taft, Ohio Republican, was quoted as saying: "Private enterprise has never provided necessary housing for the lowest income groups.")

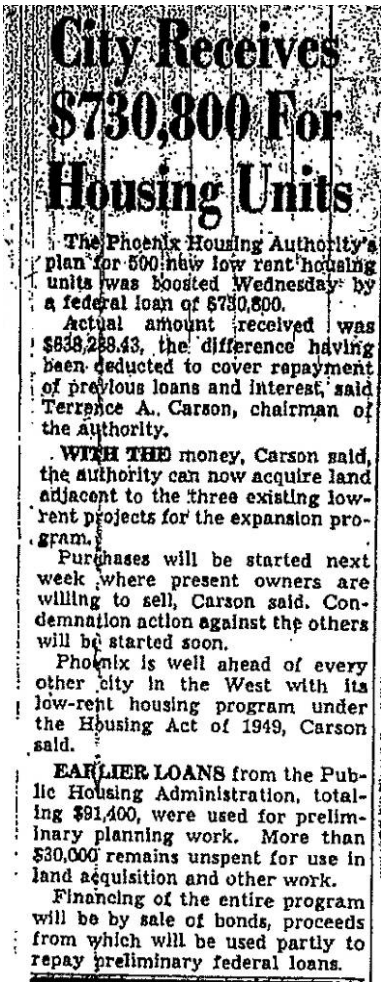
Chamber of Commerce—No survey has been made to determine need for additional public housing.

Housing Authority — This is wholly incorrect. Since existing housing was completed in 1941, the projects have been full at all times with a waiting list of eligible families in excess of 500. The local authority has from time to time conducted surveys, and it is known that at least 5,000 additional families in Phoenix occupy dwelling accommodations far below standard.

Authority Offers Exhibits In Housing Dispute

These photos were among those submitted Monday by the Phoenix Housing Authority in its answer to statements made by the Phoenix Chamber of Commerce in a request that new low-rent public housing construction be delayed until the matter has been carefully studied by the city council. On the left is a kitchen in a substandard dwelling in the southern part of the city. The picture was taken Friday, housing authority officials said. At the right is the modern kitchen in one of the 604 low-rent units now in operation. The substandard house has neither gas, electricity, nor running water.

16 May, 1950



City Receives $730,800 For Housing Units

The Phoenix Housing Authority's plan for 500 new low rent housing units was boosted Wednesday by a federal loan of $730,800.

Actual amount received was $638,288.43, the difference having been deducted to cover repayment of previous loans and interest, said Terrance A. Carson, chairman of the authority.

WITH THE money, Carson said, the authority can now acquire land adjacent to the three existing low-rent projects for the expansion program.

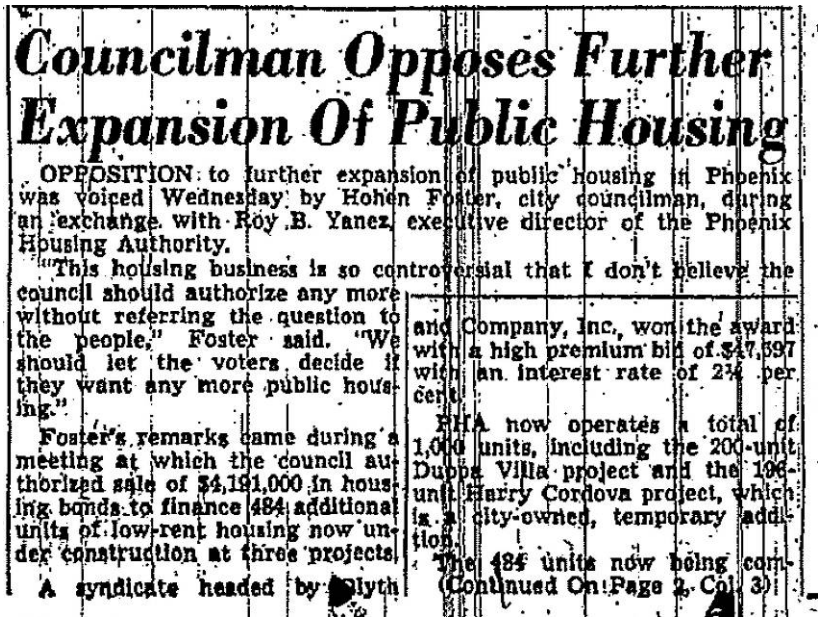
Purchases will be started next week where present owners are willing to sell, Carson said. Condemnation action against the others will be started soon.

Phoenix is well ahead of every other city in the West with its low-rent housing program under the Housing Act of 1949, Carson said.

EARLIER LOANS from the Public Housing Administration, totaling $91,400, were used for preliminary planning work. More than $30,000 remains unspent for use in land acquisition and other work.

Financing of the entire program will be by sale of bonds, proceeds from which will be used partly to repay preliminary federal loans.

23 November 1950



Councilman Opposes Further Expansion Of Public Housing

OPPOSITION to further expansion of public housing in Phoenix was voiced Wednesday by Hohen Foster, city councilman, during an exchange with Roy B. Yanez, executive director of the Phoenix Housing Authority.

"This housing business is so controversial that I don't believe the council should authorize any more without referring the question to the people," Foster said. "We should let the voters decide if they want any more public housing."

Foster's remarks came during a meeting at which the council authorized sale of $4,191,000 in housing bonds to finance 484 additional units of low-rent housing now under construction at three projects.

A syndicate headed by Blyth and Company, Inc., won the award with a high premium bid of $17,597 with an interest rate of 2¼ per cent.

PHA now operates a total of 1,000 units, including the 200-unit Duppa Villa project and the 196-unit Harry Cordova project, which is a city-owned, temporary addition.

The 484 units now being com-

(Continued On Page 2, Col. 3)

Public Housing Vote Called For By Councilman

(Continued From Page One)

pleted are part of an additional 1,000 units already authorized by the council if housing officials can prove sufficient need exists. Yanez said he could justify a demand for 166 more units immediately.

THE REMAINING 516 units would be needed, Yanez said, as the city expands further southward. He said PHA would not push the program, however, until the projects now under way are finished.

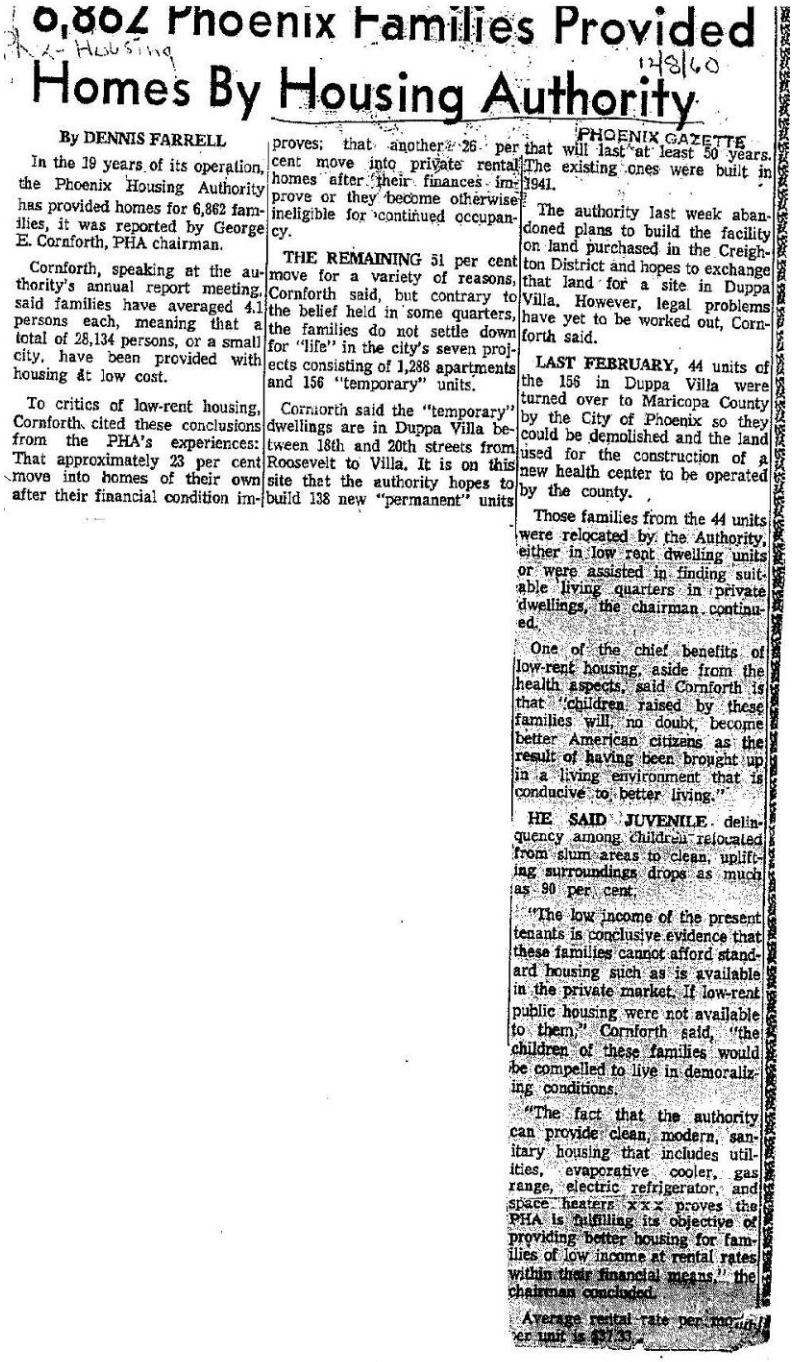
Yanez also announced federal authorities had approved higher income for public housing tenants, effective Nov. 1.

Income ceilings to qualify for admittance to low-rent housing will be: $2,400 for two persons, $2,600 for less than five persons, and $2,800 for more than five persons.

The old limits were $1,800 for a family with less than three minor dependents, and $2,140 for more than three children.

Cotton textiles have become the largest industry of Istanbul, Turkey.

25 October 1951



6,862 Phoenix Families Provided Homes By Housing Authority

PHOENIX GAZETTE

By DENNIS FARRELL

In the 19 years of its operation, the Phoenix Housing Authority has provided homes for 6,862 families, it was reported by George E. Cornforth, PHA chairman.

Cornforth, speaking at the authority's annual report meeting, said families have averaged 4.1 persons each, meaning that a total of 28,134 persons, or a small city, have been provided with housing at low cost.

To critics of low-rent housing, Cornforth cited these conclusions from the PHA's experiences: That approximately 23 per cent move into homes of their own after their financial condition improves; that another 26 per cent move into private rental homes after their finances improve or they become otherwise ineligible for continued occupancy.

THE REMAINING 51 per cent move for a variety of reasons, Cornforth said, but contrary to the belief held in some quarters, the families do not settle down for "life" in the city's seven projects consisting of 1,288 apartments and 156 "temporary" units.

Cornforth said the "temporary" dwellings are in Duppa Villa between 18th and 20th streets from Roosevelt to Villa. It is on this site that the authority hopes to build 138 new "permanent" units that will last at least 50 years. The existing ones were built in 1941.

The authority last week abandoned plans to build the facility on land purchased in the Creighton District and hopes to exchange that land for a site in Duppa Villa. However, legal problems have yet to be worked out, Cornforth said.

LAST FEBRUARY, 44 units of the 156 in Duppa Villa were turned over to Maricopa County by the City of Phoenix so they could be demolished and the land used for the construction of a new health center to be operated by the county.

Those families from the 44 units were relocated by the Authority, either in low rent dwelling units or were assisted in finding suitable living quarters in private dwellings, the chairman continued.

One of the chief benefits of low-rent housing, aside from the health aspects, said Cornforth is that "children raised by these families will, no doubt, become better American citizens as the result of having been brought up in a living environment that is conducive to better living."

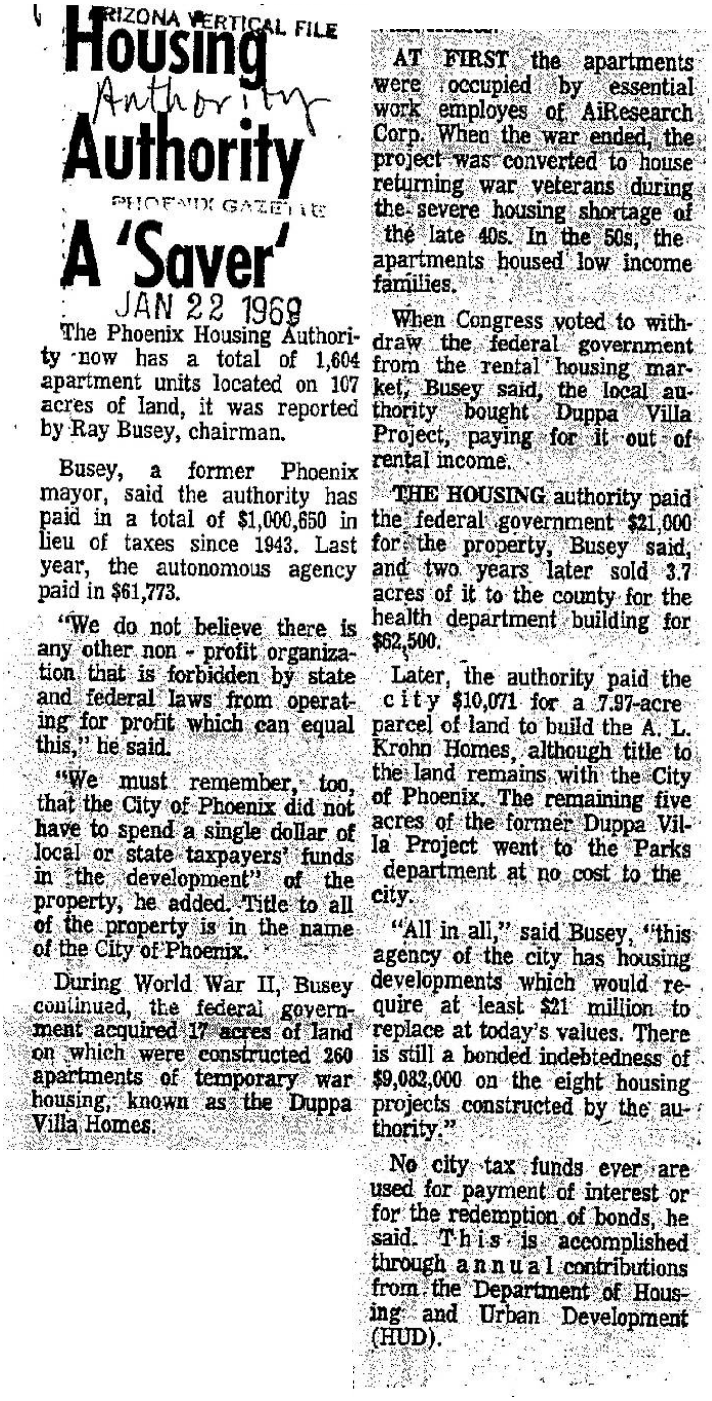
HE SAID JUVENILE delinquency among children relocated from slum areas to clean, uplifting surroundings drops as much as 90 per cent.

"The low income of the present tenants is conclusive evidence that these families cannot afford standard housing such as is available in the private market. If low-rent public housing were not available to them," Cornforth said, "the children of these families would be compelled to live in demoralizing conditions.

"The fact that the authority can provide clean, modern, sanitary housing that includes utilities, evaporative cooler, gas range, electric refrigerator, and space heaters xxx proves the PHA is fulfilling its objective of providing better housing for families of low income at rental rates within their financial means," the chairman concluded.

Average rental rate per month per unit is $37.33.

8 December 1960



ARIZONA VERTICAL FILE

Housing Authority

PHOENIX GAZETTE

A 'Saver'

JAN 22 1969

The Phoenix Housing Authority now has a total of 1,604 apartment units located on 107 acres of land, it was reported by Ray Busey, chairman.

Busey, a former Phoenix mayor, said the authority has paid in a total of $1,000,650 in lieu of taxes since 1943. Last year, the autonomous agency paid in $61,773.

"We do not believe there is any other non - profit organization that is forbidden by state and federal laws from operating for profit which can equal this," he said.

"We must remember, too, that the City of Phoenix did not have to spend a single dollar of local or state taxpayers' funds in the development" of the property, he added. Title to all of the property is in the name of the City of Phoenix.

During World War II, Busey continued, the federal government acquired 17 acres of land on which were constructed 260 apartments of temporary war housing, known as the Duppa Villa Homes.

AT FIRST the apartments were occupied by essential work employes of AiResearch Corp. When the war ended, the project was converted to house returning war veterans during the severe housing shortage of the late 40s. In the 50s, the apartments housed low income families.

When Congress voted to withdraw the federal government from the rental housing market, Busey said, the local authority bought Duppa Villa Project, paying for it out of rental income.

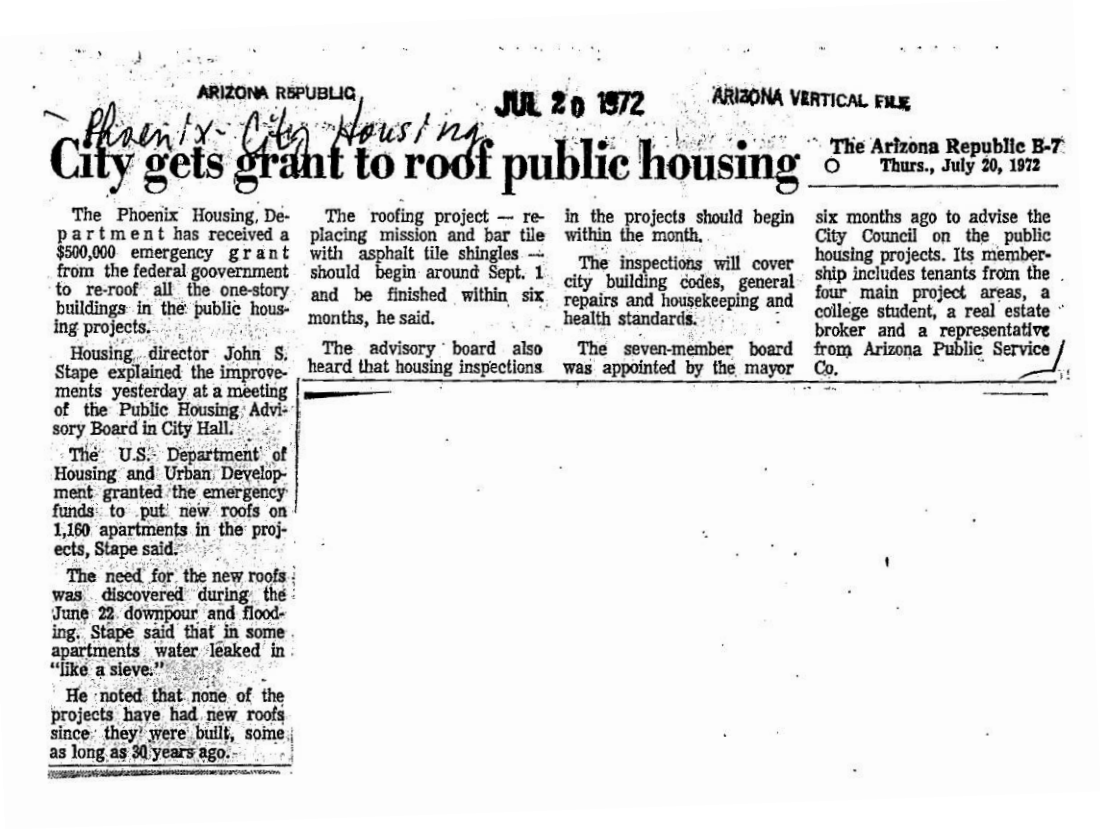
THE HOUSING authority paid the federal government $21,000 for the property, Busey said, and two years later sold 3.7 acres of it to the county for the health department building for $62,500.

Later, the authority paid the city $10,071 for a 7.97-acre parcel of land to build the A. L. Krohn Homes, although title to the land remains with the City of Phoenix. The remaining five acres of the former Duppa Villa Project went to the Parks department at no cost to the city.

"All in all," said Busey, "this agency of the city has housing developments which would require at least $21 million to replace at today's values. There is still a bonded indebtedness of $9,082,000 on the eight housing projects constructed by the authority."

No city tax funds ever are used for payment of interest or for the redemption of bonds, he said. This is accomplished through annual contributions from the Department of Housing and Urban Development (HUD).

22 January 1969



ARIZONA REPUBLIC JUL 20 1972 ARIZONA VERTICAL FILE

Phoenix - City Housing

City gets grant to roof public housing

The Arizona Republic B-7
Thurs., July 20, 1972

The Phoenix Housing Department has received a $500,000 emergency grant from the federal goovernment to re-roof all the one-story buildings in the public housing projects.

Housing director John S. Stape explained the improvements yesterday at a meeting of the Public Housing Advisory Board in City Hall.

The U.S. Department of Housing and Urban Development granted the emergency funds to put new roofs on 1,160 apartments in the projects, Stape said.

The need for the new roofs was discovered during the June 22 downpour and flooding, Stape said that in some apartments water leaked in "like a sieve."

He noted that none of the projects have had new roofs since they were built, some as long as 30 years ago.

The roofing project — replacing mission and bar tile with asphalt tile shingles — should begin around Sept. 1 and be finished within six months, he said.

The advisory board also heard that housing inspections in the projects should begin within the month.

The inspections will cover city building codes, general repairs and housekeeping and health standards.

The seven-member board was appointed by the mayor six months ago to advise the City Council on the public housing projects. Its membership includes tenants from the four main project areas, a college student, a real estate broker and a representative from Arizona Public Service Co.

20 July 1972

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APPENDIX B - LETTERS

John Zelaya of St. Anthony's Church to Terrance Carson PHA May 13, 1950
Howard M. Soule of Phoenix Elementary Schools to Terrance Carson PHA May 15, 1950
John Walker Maricopa County Juvenile Probation Office to Terrance Carson PHA May 15, 1950
Walter Dugan of San Pablo Mission to Terrance Carson PHA May 15, 1950
John Taylor Egan of Public Housing Authority to Senator Carl Hayden December 23, 1950

St. Anthony's Church
Claretian Missionaries, C. M. F.
909 SOUTH FIRST AVENUE
PHOENIX, ARIZONA

May 13, 1950

Mr. Terrance Carson, Chairman
Housing Authority of the
City of Phoenix
Phoenix, Arizona

Dear Mr. Carson:

My attention has been called by some of my Parishioners to the opposition that has recently started against the construction of additional Low-Rent Housing in Phoenix.

The boundaries of our Parish include all of the residents of the Marcos de Niza Homes, and since the greatest portion of those tenants are members of our Church, we have been in a position to note the great improvement that has been accomplished with the children being raised with the necessary modern facilities which are provided in Low-Rent Housing. We have also noticed how little juvenile delinquency exists among project residents as compared with the children of families residing in the surrounding slums.

Since it is our belief that the Church plays a very definite part in combating juvenile delinquency, we are naturally extremely interested in anything that pertains to children. We have found that children of families residing in the Public Housing Projects and who are Catholics, attend Church more regularly and naturally we assume that the children of those families residing within the slums, who do not attend Church regularly is at least partly because of the lack of proper sanitary facilities in their homes.

A study of the need of Low-Rent Housing has been conducted by The National Conference of Catholic Charities, The National Catholic Welfare Council, The National Council of Catholic Men and the National Council of Catholic Women and they have all found the need and have publicly endorsed Low-Rent Housing. You can readily see that since all National Catholic Organizations are convinced of the need and since we are acquainted with the local need, we strongly recommend that the construction of additional Low-Rent Housing in Phoenix be brought to a completion at the earliest possible time.

Sincerely yours,

Rev. Fr. John Zelaya C.M.F.
acting Pastor

BOARD OF TRUSTEES
LOUIS A. MYERS, PRESIDENT
M. F. O'DONNELL, CLERK
FAITH I. NORTH, MEMBER

PHOENIX ELEMENTARY SCHOOLS
SCHOOL DISTRICT NO. 1, MARICOPA COUNTY, ARIZONA
125 EAST LINCOLN STREET
PHOENIX, ARIZONA

SUPERINTENDENT
DONALD E. TOPE, PH. D

May 15, 1950

Mr. Terrence Carson, chairman
Phoenix Housing Authority
1301 S. Third Ave.
Phoenix, Arizona

Dear Mr. Carson:

Although I was not at Lowell School before the Marcos de Niza Housing Project was built, I feel sure that conditions are better now than they were then. The children who come from the project are fine children. We have found that many of them have been leaders in school.

I have talked with several of my teachers and have asked them for a comparative opinion of conditions before the Marcos de Niza Project and since it was built. They have told me the following things:

1. The children feel more secure in their better homes.

2. They have come to school much cleaner than before. They have taken more pride in their appearance.

3. They seem to have a greater sense of responsibility.

4. They have had advantages which did not exist before the project was built, such as supervised recreation, a recreation hall, and a library available to all.

5. Attendance at school seems to have improved.

In short, Marcos de Niza has been a source of pride to Lowell School and Lowell area.

Sincerely,

Howard M. Soule

Howard M. Soule
Principal
Lowell School

Juvenile Court
Maricopa County

JUVENILE PROBATION OFFICE
TELEPHONE 8-2781
3125 WEST APACHE

THOMAS J. CROAFF
JUDGE

Phoenix, Arizona

ADDRESS ALL COMMUNICATIONS TO
JOHN H. WALKER
CHIEF PROBATION OFFICER

May 15, 1950

Mr. Terrence A. Carson, Attorney
125 West Monroe Street
Phoenix, Arizona

Dear Mr. Carson:

In reply to your telephone request regarding juvenile delinquency and some of the factors causing it, I will give you a brief resume of the situation as it has been in the 12 years I have worked with the Juvenile Court.

One of the prime factors contributing to juvenile delinquency is the home situation. It goes without saying, that for years the greatest number of delinquencies have come from the slum districts. Without mentioning housing projects by names there is one on the west side that has caused a great decrease in juvenile delinquency in that area. It is amazing to note that in the years following its completion that the decrease in juvenile delinquency is about 60%.

Every year since housing projects have been installed delinquency has dropped in that area 40% easily, according to our figures. We have definite cases where people living under unpleasant home conditions have been moved into housing projects, and as many as two or three potential delinquents in the family have responded admirably.

Recreation facilities such as the Boy's Clubs and other city recreation centers have played a great part along with the housing projects.

Due to the above mentioned factors juvenile delinquency has not increased in Phoenix in proportion to the increase in population, and we can be very thankful for this, if the progress is continued.

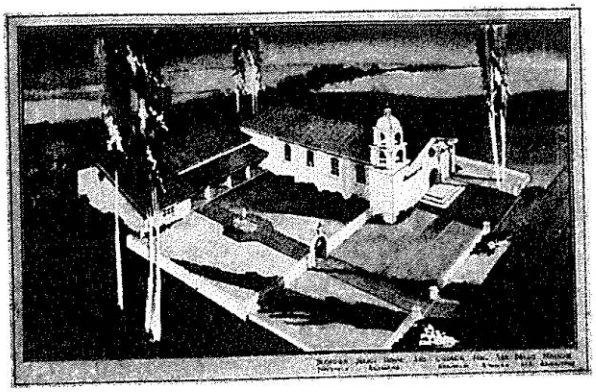
I am happy to submit this information to you, and trust it will be beneficial.

Sincerely,

John H. Walker

John H. Walker, Chief
Juvenile Probation Officer

JHW:mjs



Proposed Church and Parish Hall for

San Pablo Mission

(EPISCOPAL)

517 WEST PIMA STREET PHOENIX, ARIZONA

May 15, 1950.

Housing Authority of the
City of Phoenix, Ariz.

Dear sirs:

It has been brought to my attention that there has developed opposition to the Low Income Public Housing Project. As a resident of the area affected and one who lives and works with the people in this section, I wish to express to you my complete accord with the project. My hope is that the city council and all others who have a voice and authority in this matter will do all in their power to make cheaper, wholesome, snitary housing available to this needy district of the city.

While living in Tucson I had occasion to work for better housing conditions there, where the situation was not so urgent as here. Because of the defeat of the measure there the situation on the south west side of the city of Tucson will soon grow much worse. Here, where it is a more acute problem, let us not repeat their mistake.

To put it mildly, it is a disgrace to a city as prosperous as Phoenix to allow such disreputable shacks to exist. It is incredible that such housing, that can only breed disease, immorality, broken homes and general discontent and serve as a breeding place for Communism, should not be replaced at the earliest possible moment. The Housing Projects of Phoenix have proven their worth and should be extended.

Sincerely yours,

Walter H. Dugan

WILL YOU HELP US WITH YOUR PRAYERS AND OFFERING?

PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY WASHINGTON 25, D. C.

OFFICE OF
THE COMMISSIONER

Honorable Carl Hayden
United States Senate
Washington, D. C.

Dear Senator Hayden:

President Truman has given approval to the Public Housing Administration to make preliminary loans to local housing authorities in 118 localities to cover the cost of planning 84,040 units of low-rent public housing which the authorities intend to build for rent to low-income families. The loans approved total $15,286,600.

This list of loans approved by the President under terms of the Housing Act of 1949 brings the total amount of preliminary loans approved so far to $35,862,000 to cover planning of 221,390 units by local housing authorities in 227 localities.

I am sure you will be interested to know that the new list includes the following:

Housing Authority of the City of Phoenix	1000 units	$250,000

The Public Housing Administration will enter into preliminary loan contracts with the authorities concerned as soon as possible so that they may proceed with their work.

Sincerely yours,

John Taylor Egan

Commissioner

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APPENDIX C – PHOENIX CITY COUNCIL RECORDS

Resolutions

Resolution 10386 – A Resolution Reaffirming Need for Low Rent Housing and Declaring an Emergency, 1 page.

Resolution 9222 – A Resolution Approving the Application of the Housing Authority of the City of Phoenix to the Public Housing Administration in Accordance with the Provisions of the united States housing Act of 1937, as Amended, for a preliminary Loan in the Amount of Two Hundred Sixty Five Thousand Dollars ($265,000.00). 2 pages.

Resolution 9418 – A Resolution Approving the Annual Contributions Contract between the City of Phoenix and the Public Housing Administration Relating to Project No. Ariz. 1-4, 1-5, 1-6, Authorizing the Execution Therefore and Declaring an Emergency. 8 pages

Resolution 9429 - A Resolution Approving the Annual Contributions Contract between the City of Phoenix and the Public Housing Administration Relating to Project No. Ariz. 1-4, 1-5, 1-6, Authorizing the Execution Therefore and Repealing Resolution No. 9418 and Declaring an Emergency. 10 pages.

Phoenix City Council Meeting Minutes

Ordinance

RESOLUTION NO. 10386

A RESOLUTION REAFFIRMING NEED FOR LOW RENT HOUSING, AND DECLARING AN EMERGENCY

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, the United States Housing Act of 1937, as amended, provides that there shall be local determination of need for low rent housing to meet needs not being adequately met by private enterprises; and

WHEREAS, the City of Phoenix did formulate a Workable Program for the elimination and prevention of slums and blight in the City of Phoenix, Arizona, which Workable Program was submitted by the Mayor of the City of Phoenix to the Administrator of the Housing and Home Finance Agency under date of September 17, 1956, and supplemented by letter dated December 1, 1956, and approved by the mentioned Administrator on February 28, 1957, as complying with requirements of the Housing Act of 1949, as amended, and recertified by the Administrator of the Housing and Home Finance Agency on July 23, 1958; and

WHEREAS, the City of Phoenix has found that there exists a need in the City of Phoenix for additional units of low rent housing to assist in meeting the housing goal of the locality in connection with the City's policy to eliminate substandard housing and to prevent the spread of slums and blight; and

WHEREAS, the application of the Housing Authority of the City of Phoenix on behalf of the City of Phoenix, as required by said United States Housing Act, was heretofore approved by the Council of the City of Phoenix on September 20, 1949, by the adoption of Resolution No. 9222 and approved later by the Public Housing Administration for 1,000 units; and

WHEREAS, the Housing Authority has built 484 units and is now completing the planning of 200 units scheduled to be under construction within a few weeks, there remains 316 units under the 1,000 unit Program Reservation also under a preliminary loan contract to be developed; and

WHEREAS, the results of a housing survey conducted by the Housing Authority of the City of Phoenix revealed that there is a need for 200 units of low rent public housing in addition to the 1,000 units mentioned in the foregoing paragraph.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, as follows:

SECTION 1. There still exists in the City of Phoenix, Arizona, a need of 316 units for low rent housing at rents within the means of low-income families, as well as for an additional 200 units.

SECTION 2. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter

PASSED by the Council of the City of Phoenix this 10 day of February, 1959.

APPROVED by the Mayor this 10 day of February, 1959.

Jack Williams Mayor

ATTEST:

Julia F. Burtel Clerk

Approved as to form:

Robert S. Johnson, Acting City Attorney

Reviewed by:

Ray D. Wilson City Manager

RECEIVED FEB 12 1959 CITY OF PHOENIX

RESOLUTION NO. 9222

A RESOLUTION APPROVING THE APPLICATION OF THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TO THE PUBLIC HOUSING ADMINISTRATION IN ACCORDANCE WITH THE PROVISIONS OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED, FOR A PRELIMINARY LOAN IN THE AMOUNT OF TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS ($265,000.00).

WHEREAS, the Housing Authority of the City of Phoenix is applying to the Public Housing Administration in accordance with the provisions of the United States Housing Act of 1937, as amended, for a Preliminary Loan in the amount of two hundred sixty five thousand dollars ($265,000.00) to cover the costs of surveys and planning in connection with the development of not to exceed approximately eleven hundred fifty (1150) dwelling units of low-rent public housing, and

WHEREAS, there exists in the City of Phoenix a need for such low-rent public housing at rents within the means of low-income families, especially families of living or deceased veterans and servicemen, which need is not being met by private enterprise, and

WHEREAS, such a condition constitutes a menace to the health, safety, morals and welfare of the inhabitants of the City,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX that the City Council of the City of Phoenix does hereby approve the Application of the Housing Authority of the City of Phoenix to the Public Housing Administration for a Preliminary Loan in an amount not to exceed two hundred sixty five thousand dollars ($265,000.00), to cover the costs of surveys and planning in connection with the development of not to exceed approximately eleven hundred fifty (1150) dwelling units of low-rent public housing in the City of

Phoenix, and does hereby declare its intent to hereafter enter into an agreement pursuant to the provisions of the Housing Act of 1937, as amended, with the said Housing Authority providing for local cooperation by the City of Phoenix in the development and construction of low-rent public housing in accordance with the terms of said Act.

PASSED by the Council of the City of Phoenix this 20th day of September 1949.

Vice-chairman

APPROVED by the ~~Mayor~~ this 20th day of September 1949.

~~Mayor~~
Vice-chairman

ATTEST:

Deputy City Clerk

Approved as to form:

City Attorney

RESOLUTION NO. 9418

A RESOLUTION APPROVING THE ANNUAL CONTRIBUTIONS CONTRACT BETWEEN THE CITY OF PHOENIX AND THE PUBLIC HOUSING ADMINISTRATION RELATING TO PROJECTS NO. ARIZ. 1-4, 1-5 and 1-6, AUTHORIZING THE EXECUTION THEREOF, AND DECLARING AN EMERGENCY

WHEREAS, the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority") proposes to develop low-rent housing with financial assistance from the Public Housing Administration (herein called the "PHA") and in connection therewith to enter into an Annual Contributions Contract with the PHA (herein called the "Contract"), covering Projects No. ARIZ. 1-4, 1-5, and 1-6.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

Section 1. The Contract between the Local Authority and the Public Housing Administration covering the aforesaid Project is hereby approved and accepted both as to form and substance and the proper officers are hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Local Authority and to impress and attest the official seal of the Local Authority on each of said four counterparts of said Contract.

Section 2. The appropriate officer of the Local Authority is hereby authorized and directed forthwith to forward all counterparts of said Contract, as executed on

behalf of the Local Authority, to the PHA, together with such other documents evidencing the approval and authorizing the execution of said Contract as may be required by the PHA.

Section 3. The proposed contract referred to in Sections "1" and "2" hereof, is in substantially the following form:

R 9418

Section 4. The immediate operation of the provisions of this Resolution being necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist and this Resolution shall be in full force and effect from and after its passage by the Council of the City of Phoenix; the approval thereof by the Mayor; the publication and posting thereof as required by law; and the same is hereby exempted from the Referendum Clause of the City Charter.

Passed by the Council of the City of Phoenix, this 29th day of August, 1950.

Approved by the Mayor this 29th day of August, 1950.

Nicholas Udall
MAYOR

ATTEST:

City Clerk

Approved as to form:

Jack C. Krusen
City Attorney

-3-

PHA-1926
PART ONE
4-28-50

CITY OF PHOENIX

Project No. ARIZ 1-4
1-5
1-6

ANNUAL CONTRIBUTIONS CONTRACT

PART ONE

THIS AGREEMENT entered into as of the _____day of _____, 19____(herein called the "Date of the Contract"), by and between the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of Arizona, and the Public Housing Administration (herein called the "PHA), which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public No. 412, Seventy-Fifth Congress (said act, as amended, being herein called the "Act"), WITNESSETH:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

Sec. 1. The Local Authority.

The Local Authority certifies that it is authorized to purchase and acquire land, to clear buildings therefrom, to develop, operate, and administer low-rent housing projects for the purpose of providing decent, safe and sanitary dwellings for families of low income, to borrow money for such purpose, and to issue its bonds or other evidences of indebtedness, and, in connection with the foregoing, to take all such other actions as are provided for in this contract.

Sec. 2. The Projects

The Local Authority is undertaking the development of low-rent housing in the City of Phoenix (herein called the "Municipality"), County of Maricopa, State of Arizona, which will provide approximately 404 dwellings. Such housing will be developed as Project No. ARIZ 1-4

R 9418

with approximately 208 dwellings, Project No. ARIZ. 1-5 with approximately 144 dwellings, and Project No. ARIZ. 1-6 with approximately 132 dwellings, each of which is herein called a Project. (Project or Projects referred to in either Part One or Part Two of this Contract means the Project or Projects, as the case may be, covered by this Contract) and each of which is more fully described in a statement (herein called a "Development Program") which has been adopted by the Local Authority to serve as the basis of the development of such projects and which has been approved by the PHA. The Projects, including such changes therein (whether in the number of dwellings to be provided thereby or otherwise) as may be made from time to time with the approval of the PHA, together shall be known as Projects No. ARIZ 1-4, No. ARIZ 1-5 and No. ARIZ 1-6.

Sec. 3. Development cost of the Projects.

The Local Authority estimates that the development cost of the project will not exceed the amount of $1,891,600 for Project No. ARIZ 1-4, nor $1,363,500 for Project No. ARIZ 1-5, nor $1,093,500 for Project No. ARIZ 1-6, respectively, aggregating $4,348,600 for all of the projects (which amounts are herein called the "Maximum Development Cost" of the respective projects, or of all the projects in the aggregate as the context indicates). These estimates are approved by the PHA. The Local Authority, however, agrees to complete each Project at the lowest possible cost, but in no event at a cost in excess of the Maximum Development Cost therefor.

Sec. 4. Cost Limits.

The Public Housing Commissioner hereby finds that in the geographical area of the Projects (i) it is not feasible under the cost limitation for construction and equipment (excluding land, demolition, and non-dwelling facilities) of not to exceed $1750 per room as set forth in Section 15(5) of the Act to construct

12 4 7 8

Project ARIZ 1-4, Project ARIZ 1-5 and Project ARIZ 1-6 without sacrifice of sound standards of construction, design, and livability, and (ii) there is an acute need for the housing which will be provided by the aforesaid Projects. Therefore, and in pursuance of the authorization in said Section 15(5) of the Act, the Public Housing Commissioner hereby prescribes the following cost limitations for the construction and equipment of the aforesaid Projects (excluding land, demolition, and nondwelling facilities):

For Project No. ARIZ 1-4- $2111.00 per room
For Project No. ARIZ 1-5- $2235.00 per room
For Project No. ARIZ 1-6- $1960.00 per room

The Local Authority hereby covenants that the cost for construction and equipment of the aforesaid Projects (excluding land, demolition, and nondwelling facilities) will not exceed the respective amounts so prescribed by the Public Housing Commissioner.

Sec. 5. Need for Project and Rental Gap.

The Local Authority has demonstrated to the satisfaction of the PHA: (i) that there is a need for such low-rent housing which is not being met by private enterprise, and (ii) that a gap of at least 20 per centum has been left between the upper rental limits for admission to the proposed low-rent housing and the lowest rents at which private enterprise, unaided by public subsidy, is providing (through new construction and available existing structures) a substantial supply of decent, safe, and sanitary housing toward meeting the need of an adequate volume thereof.

Sec. 6. Justification for Projects.

The Local Authority represents, and the PHA hereby finds, that the development, operation and administration of the Project in accordance with this Contract will provide decent, safe, and sanitary dwellings within the financial reach of families who are in the lowest income group and who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe, and sanitary dwellings for

R 9418

their use, and that the provisions of this Contract are adequate to assure that the Projects will be developed and managed in compliance with all the requirements of the Act.

Sec. 7. Justification for Financial Assistance by PHA.

The Local Authority represents, and the PHA hereby finds, that the loan herein provided for is necessary to assist the development of the Projects and that the annual contributions payable by the PHA in the amounts and in the manner herein provided are necessary to achieve, maintain, and assure the low-rent character of the Projects.

Sec. 8. Tax Exemption of Projects.

The Local Authority represents, and the PHA hereby finds, that under the Constitution and Statutes of the State of Arizona the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, city, county, or other political subdivisions.

Sec. 9. Cooperation Agreement.

The Local Authority represents, and the PHA hereby finds, that the Local Authority as of the 17th day of January, 1950, adopted an ordinance (as used herein and hereafter, the term "Cooperation Agreement" shall refer to the above mentioned Cooperation Ordinance) which ordinance has been approved by the PHA. In said Cooperation Agreement, it is provided among other things that (i) the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, county, or other political subdivision, (ii) the governing body will furnish the local cooperation which is required by the PHA pursuant to the Act without the payment of any real or personal property taxes, (iii) certain payments will be made by the Local Authority in lieu of taxes, and (iv) equivalent elimination of unsafe or insanitary dwellings will be accomplished as required by the Act.

R 9418

Sec. 10. Loan by PHA.

Subject to all the provisions of Part Two hereof, the PHA, in order to assist the development of the Projects, agrees to loan to the Local Authority an amount not to exceed $3,913,740 (which amount is hereby called the "Maximum Loan Commitment"); Provided, that on the date of delivery of and payment for the Bonds, the Maximum Loan Commitment shall be reduced in accordance with the provisions of Part Two; and provided further, that in no event shall the loan by the PHA exceed 90% of the Final Development Cost. Such loan shall bear interest at the rate of 2½% per annum (herein called the "PHA Loan Interest Rate").

Sec. 11. Annual Contrib tions by PHA.

Subject to and in accordance with the provisions of Part Two hereof, and in order to assist in achieving and maintaining the low-rent character of the Projects, the PHA agrees to make annual contributions to the Local Authority over a period of 40 years (or such lesser period as may be determined pursuant to the provisions of Part Two hereof) from the date the first contribution is made. Such annual contribution shall be in an amount equal to 4½% (herein called the "Fixed Contribution Percentage") (i) of the Minimum Development Cost of the Projects, as determined pursuant to the provisions of Part Two at the time of issuance of the Bonds, until a Revised Minimum Development Cost, if any, is determined pursuant to the provisions of Part Two, then (ii) of such Revised Minimum Development Cost until the Final Development Cost has been determined pursuant to the provisions of Part Two, and then (iii) of such Final Development Cost; less, in each case, such amount or amounts as may be available from other sources, all as provided in Part Two hereof; provided, however, that (except as set forth in Sec. 505 of Part Two hereof) the PHA will make no annual contributions available for the Projects unless such Projects are, at the time of the payment thereof, exempt from all real and personal

R 9418

RESOLUTION NO. 9429

A RESOLUTION APPROVING THE ANNUAL CONTRIBUTIONS CONTRACT BETWEEN THE CITY OF PHOENIX AND THE PUBLIC HOUSING ADMINISTRATION RELATING TO PROJECTS NO. ARIZ. 1-4, 1-5 AND 1-6, AUTHORIZING THE EXECUTION THEREOF; REPEALING RESOLUTION NO. 9418; AND DECLARING AN EMERGENCY.

WHEREAS, The City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority") proposes to develop low-rent housing with financial assistance from the Public Housing Administration (herein called the "PHA") and in connection therewith to enter into an Annual Contributions Contract with the PHA (herein called the "Contract"), covering Projects No. ARIZ. 1-4, 1-5, and 1-6.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The Contract between the Local Authority and the Public Housing Administration covering the aforesaid Project is hereby approved and accepted both as to form and substance and the proper officers are hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Local Authority and to impress and attest the official seal of the Local Authority on each of said four counterparts of said Contract.

SECTION 2. The appropriate officer of the Local Authority is hereby authorized and directed forthwith to forward all counterparts of said Contract, as executed on behalf of the Local Authority, to the PHA, together with such other documents evidencing the approval and authorizing the execution of said Contract as may be required by the PHA.

SECTION 3. The proposed contract referred to in Sections "1" and "2" hereof, is in substantially the following form:

R 9409

PHA-1926
PART ONE
4-28-50

CITY OF PHOENIX

Project No. ARIZ 1-4
1-5
1-6

ANNUAL CONTRIBUTIONS CONTRACT

PART ONE

THIS AGREEMENT entered into as of the _____ day of _____, 19__ (herein called the "Date of the Contract"), by and between the City of Phoenix (whether acting in its own name or by and through the Housing Authority of the City of Phoenix, being herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of Arizona, and the Public Housing Administration (herein called the "PHA"), which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public No. 412, Seventy-Fifth Congress (said act, as amended, being herein called the "Act"), WITNESSETH:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

Sec. 1. The Local Authority.

The Local Authority certifies that it is authorized to purchase and acquire land, to clear buildings therefrom, to develop, operate and administer low-rent housing projects for the purpose of providing decent, safe and sanitary dwellings for families of low income, to borrow money for such purpose, and to issue its bonds or other evidences of indebtedness, and, in connection with the foregoing, to take all such other actions as are provided for in this contract.

Sec. 2. The Projects

The Local Authority is undertaking the development of low-rent housing in the City of Phoenix (herein called the "Municipality"), County of Maricopa, State of Arizona, which will provide approximately 484 dwellings. Such housing will be developed as Project No. ARIZ 1-4 with approximately 208 dwellings, Project No. ARIZ 1-5 with approximately 144 dwellings, and Project No. ARIZ 1-6 with approximately 132 dwellings, each of which is herein called a Project.

C9429

Project or Projects referred to in either Part One or Part Two of this Contract means the Project or Projects, as the case may be, covered by this Contract) and each of which is more fully described in a statement (herein called a "Development Program") which has been adopted by the Local Authority to serve as the basis of the development of such projects and which has been approved by the PHA. The Projects, including such changes therein (whether in the number of dwellings to be provided thereby or otherwise) as maybe made from time to time with the approval of the PHA, together shall be known as Projects No. ARIZ 1-4, 1-5 and 1-6.

Sec. 3. Development Cost of the Projects.

The Local Authority estimates that the development cost of the project will not exceed the amount of $1,892,000 for Project No. ARIZ 1-4, nor $1,364,000 for Project No. ARIZ 1-5, nor $1,094,000 for Project No. ARIZ 1-6, respectively, aggregating $4,350,000 for all of the projects (which amounts are herein called the "Maximum Development Cost" of the respective projects, or of all the projects in the aggregate as the context indicates). These estimates are approved by the PHA. The Local Authority, however, agrees to complete each Project at the lowest possible cost, but in no event at a cost in excess of the Maximum Development Cost therefor.

Sec. 4. Cost Limits.

The Local Authority covenants that the cost for construction and equipment of each Project (excluding land, demolition and non-dwelling facilities) will not exceed $1750 per room.

Sec. 5. Need for Project and Rental Cap.

The Local Authority has demonstrated to the satisfaction of the PHA; (i) that there is a need for such low-rent housing which is not being met by private enterprise, and (ii) that a gap of a least 20 per centum has been left between the upper rental limits for admission to the proposed low-rent housing and the lowest rents at which private enterprise, unaided by public subsidy, is providing (through new construction and available existing structures) a substantial supply of decent, safe, and sanitary housing toward meeting the need of an adequate volume thereof.

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Sec. 6. Justification for Projects.

The Local Authority represents, and the PHA hereby finds, that the development, operation and administration of the Projects in accordance with this Contract will provide decent, safe and sanitary dwellings within the financial reach of families who are in the lowest income group and who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe, and sanitary dwellings for their use, and that the provisions of this Contract are adequate to assure that the Projects will be developed and managed in compliance with all the requirements of the Act.

Sec. 7. Justification for Financial Assistance by PHA.

The Local Authority represents, and the PHA hereby finds, that the loan herein provided for is necessary to assist the development of the Projects and that the annual contributions payable by the PHA in the amounts and in the manner herein provided are necessary to achieve, maintain, and assure the low-rent character of the Projects.

Sec. 8. Tax Exemption of Projects.

The Local Authority represents, and the PHA hereby finds, that under the Constitution and Statutes of the State of Arizona the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, city, county, or other political subdivisions.

Sec. 9. Cooperation Agreement.

The Local Authority represents, and the PHA hereby finds, that the Local Authority as of the 17th day of January, 1950, adopted an ordinance (as used herein and hereafter, the term "Cooperation Agreement" shall refer to the above mentioned Cooperation Ordinance) which ordinance has been approved by the PHA. In said Cooperation Agreement, it is provided among other things that (i) the Projects are exempt from all real and personal property taxes which may be levied or imposed by the State, county, or other political subdivision, (ii) the governing body will furnish the local cooperation which is required by the PHA pursuant to the Act without the payment of any real or personal property taxes, (iii) certain payments will be

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made by the Local Authority in lieu of taxes, and (iv) equivalent elimination of unsafe or insanitary dwellings will be accomplished as required by the Act.

Sec. 10. Loan by PHA.

Subject to all the provisions of Part Two hereof, the PHA, in order to assist the development of the Projects, agrees to loan to the Local Authority an amount not to exceed $1,740,000 (which amount is hereby called the "Maximum Loan Commitment"); Provided, that on the date of delivery of and payment for the Bonds, the Maximum Loan Commitment shall be reduced in accordance with the provisions of Part Two; and provided further, that in no event shall the loan by the PHA exceed 90% of the Final Development Cost. Such loan shall bear interest at the rate of 2¼% per annum (herein called the "PHA Loan Interest Rate").

Sec. 11. Annual Contributions by PHA.

Subject to and in accordance with the provisions of Part Two hereof, and in order to assist in achieving and maintaining the low-rent character of the Projects, the PHA agrees to make annual contributions to the Local Authority over a period of 40 years (or such lesser period as may be determined pursuant to the provisions of Part Two hereof) from the date the first contribution is made. Such annual contribution shall be in an amount equal to 4⅛% (herein called the "Fixed Contribution Percentage") (i) of the Minimum Development Cost of the Projects, as determined pursuant to the provisions of Part Two at the time of issuance of the Bonds, until a Revised Minimum Development Cost, if any, is determined pursuant to the Provisions of Part Two, then (ii) of such Revised Minimum Development Cost until the Final Development Cost has been determined pursuant to the provisions of Part Two, and then (iii) of such Final Development Cost; less, in each case, such amount or amounts as may be available from other sources, all as provided in Part Two hereof; provided, however, that (except as set forth in Sec. 505 of Part Two hereof) the PHA will make no annual contributions available for the Projects unless such Projects are, at the time of the payment thereof, exempt from all real and personal property taxes levied

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or imposed by the State, city, county, or other political subdivisions; and provided further, that, at the election of the PHA, each such annual contribution may be made in semiannual installments as provided in Sec. 402(b) of Part Two hereof.

Sec. 12. Regulations as to Citizenship of Tenants.

The Local Authority represents that it has adopted a resolution containing regulations prohibiting as a tenant of the Projects by rental or occupancy any person other than a citizen of the United States, except that such prohibition does not apply in the case of a family of any Serviceman or the family of any Veteran who has been discharged (other than dishonorably) from, or the family of any Serviceman who died in the armed forces of the United States within four years prior to the date of application for admission to the Projects. The Local Authority further represents that said resolution provides that it shall not be altered, modified, amended or rescinded without the written consent of the PHA, so long as any annual contributions are payable by the PHA under the provisions of this Contract.

Sec. 13. Date of Initiation.

The Date of Initiation of the Projects means the date of the first contract for financial assistance in respect thereto entered into by the Local Authority and the PHA. The PHA hereby finds that the Date of Initiation of the Projects was the 18th day of January, 1950.

Sec. 14. Incorporation of Part Two in this Contract.

(A) For convenience, various provisions of this Contract are embodied in a separate document designated "Terms and Conditions", being Form PHA-1996 PART TWO, June 1950, which, as modified or amended by paragraph (B) of this Sec. 14, constitutes Part Two of this Contract. The provisions, terms, covenants, and conditions embodied in Part Two are binding upon the parties hereto, with the same effect as if set forth in full in this Part One of this Contract. The term "Contract" as used herein shall mean this Annual Contributions Contract, consisting of this Part One and the Terms and Conditions constitution Part Two thereof.

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(B) The Terms and Conditions comprising Part Two of this Contract are hereby modified and amended in the following respects:

(i) Delete the words "or out of any other moneys or assets of the Local Authority not otherwise pledged" appearing at the end of the first sentence of paragraph (B) of Sec. 204;

(ii) Delete the second and third sentences from Sec. 501 and insert in lieu thereof the following:

"To effectuate this purpose, the Local Authority covenants that upon written notice to it by the PHA of the occurrence of such Substantial Default, it will immediately and peacefully deliver to the PHA possession of all of the real and personal property then owned or held by the Local Authority in connection with the Project(s), and if such notice includes a determination by the PHA that a conveyance of title is necessary to achieve the purposes of the Act, will also promptly execute and deliver to the PHA such deeds of conveyance and bills of sale and other documents as the PHA may deem necessary to vest in the PHA title to all such real and personal property."

Sec. 15. Presidential Approval of this Contract.

The PHA certified that the undertaking by it of the loan and annual contributions herein provided for and the making of this Contract have been approved by the President of the United States on the 9th day of September, 1950, which approval appears on Pr. List No. 146. The PHA hereby finds that the going Federal rate as defined in the Act, at the date of such Presidential approval was 2½%, and that such going Federal rate is applicable to this contract.

Sec. 16. Performance of Conditions Precedent to Validity of this Contract.

The Local Authority certifies that all conditions precedent to the valid execution and delivery of this Contract on its part have been complied with and that all things necessary to constitute this Contract its

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valid, binding, and legal agreement on the terms and conditions and for the purposes herein set forth, have been done and have occurred, and that the execution and delivery of this Contract on its part have been and are in all respects duly authorized in accordance with law. The PHA similarly certified

Sec. 17. Amendment of Contract.

The Local Authority and the PHA agree that the making of this Contract on the terms and conditions herein provided is for the purpose of assisting the Local Authority in the expeditious prosecution of the development of the Project, accordingly, the Local Authority will enter into such amendatory agreement with the PHA as may be necessary to conform the terms and conditions governing the development and management of the Project to the terms and conditions governing the development and management of other low-rent housing projects initiated after March 1, 1949 and developed and managed with financial assistance of the PHA.

Sec. 18. Additional Provisions.

The PHA shall be under no obligation to make funds available to the Local Authority on account of the loan or to make any annual contributions with respect to any Project unless, in addition to complying with all other provisions of this Contract, the Local Authority presents proof, satisfactory to the PHA, that the site of such Project is situated within the corporate limits of the Municipality.

IN WITNESS WHEREOF, the Local Authority and the PHA have caused this Contract to be executed in their respective names and have caused their respective seals to be hereunto affixed and attested on this _____ day of _____, 19___, as of the Date of the Contract first above written.

CITY OF PHOENIX

By _____
Mayor

(S E A L)

ATTEST:

_____
City Clerk

SECTION 4. That Resolution No. 9418 be, and the same is hereby repealed.

SECTION 5. WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage by the Council, approval by the Mayor and publication and posting as required by law, and is hereby exempted from the referendum clause of the City Charter.

PASSED by the Council of the City of PHoenix this 3d day of October, 1950.

APPROVED by the Mayor this 3d day of October, 1950.

Nicholas Udall, MAYOR

ATTEST:

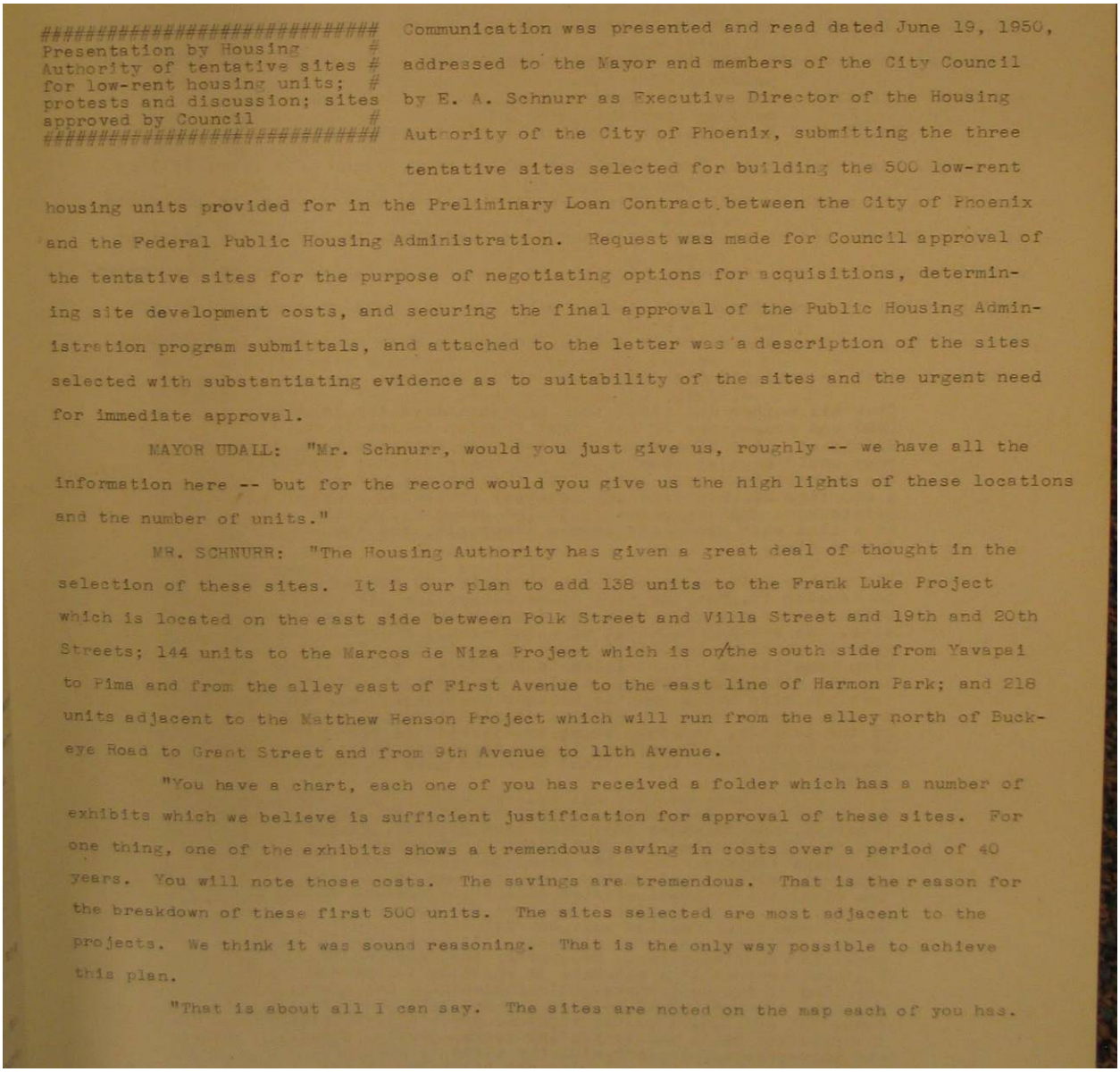
City Clerk

Approved as to form:

Jack Chrosier, City Attorney

Reviewed by :

, City Manager



Presentation by Housing Authority of tentative sites for low-rent housing units; protests and discussion; sites approved by Council

Communication was presented and read dated June 19, 1950, addressed to the Mayor and members of the City Council by E. A. Schnurr as Executive Director of the Housing Authority of the City of Phoenix, submitting the three tentative sites selected for building the 500 low-rent housing units provided for in the Preliminary Loan Contract between the City of Phoenix and the Federal Public Housing Administration. Request was made for Council approval of the tentative sites for the purpose of negotiating options for acquisitions, determining site development costs, and securing the final approval of the Public Housing Administration program submittals, and attached to the letter was a description of the sites selected with substantiating evidence as to suitability of the sites and the urgent need for immediate approval.

MAYOR UDALL: "Mr. Schnurr, would you just give us, roughly -- we have all the information here -- but for the record would you give us the high lights of these locations and the number of units."

MR. SCHNURR: "The Housing Authority has given a great deal of thought in the selection of these sites. It is our plan to add 138 units to the Frank Luke Project which is located on the east side between Polk Street and Villa Street and 19th and 20th Streets; 144 units to the Marcos de Niza Project which is on the south side from Yavapai to Pima and from the alley east of First Avenue to the east line of Harmon Park; and 218 units adjacent to the Matthew Henson Project which will run from the alley north of Buckeye Road to Grant Street and from 9th Avenue to 11th Avenue.

"You have a chart, each one of you has received a folder which has a number of exhibits which we believe is sufficient justification for approval of these sites. For one thing, one of the exhibits shows a tremendous saving in costs over a period of 40 years. You will note those costs. The savings are tremendous. That is the reason for the breakdown of these first 500 units. The sites selected are most adjacent to the projects. We think it was sound reasoning. That is the only way possible to achieve this plan.

"That is about all I can say. The sites are noted on the map each of you has.

I think we are all familiar with the location of them. We believe we have justified the selection of them, and we ask your approval of them."

COUNCILMAN GOLDWATER: "How much have the appraisals come to on the value of these properties?"

MR. SCHNURR: "Only one site has been appraised, Mr. Goldwater. That is the site west of the Matthew Henson Project. That is the only one that has been appraised as yet, and that appraisal is about 23½ percent of the total development cost. Do you want the actual amount in money?"

When Councilman Goldwater replied that he did, Mr. Schnurr referred the question to Mr. Bert Thorud, Technical Adviser to the Housing Authority, who informed the Council that no final appraisals were yet available on any of the sites but gave the following figures which he termed, "horseback appraisals": on Site 15, $205,000; on Site 14, between $175,000 and $180,000; on Site 16, consisting of 4.66 acres at the present time in probate court due to a foreclosure, probably $25,000; on Parcel 1, the Dacus property, $45,000 established tentatively just by looking at the property from the outside but expected to go quite a bit higher in the final appraisal.

Mr. Edward M. Dacus, 602 North 18th Street, who reminded the Council that in representing his mother, Mrs. Jimmiebel Gallsworthy, owner of a tract of land bounded on the north by McKinley Street, on the east by 18th Street, on the south by Villa Street, and on the west by 17th Street extended, he had on two previous occasions outlined the essential elements of the problem facing them in the condemnation of the property for establishment of a low-rent housing project. He now proposed to give them the facts in detail, and those were contained in a 22-page statement which he read and the summary of which follows:

> That his mother and stepfather had purchased the land in 1920 and opened one of the first tourist courts in the Southwest, at a time when they had more business than they could handle, then losing all their savings during the depression years, struggling through the war when a shortage of materials and manpower prevented proper maintenance and improvements to the property, until, at a time when prospects seemed favorable, the step-father died.

father died.

His mother refused to sell the property and wanted him to develop it, feeling that it would provide his family with greater security than any job working for someone else. He was in the midst of a long-range research program in physics, having 17 years of seniority with pension benefits on his position in New York. After weighing the situation from all angles, including the fact that his wife has a spastic brother completely dependent on his parents and, if anything should happen to either of the parents, it would be up to his wife to take care of her brother. Therefore, it was necessary that the parents sell their Long Island home and move to Phoenix also.

He looked up an old school friend, Mr. Simpson Cox, attorney, and together they consulted with Mr. Mocine who was at that time the City Planning Director. Mr. Dacus advised him of his plans to improve the property, although since the area had been taken into the City, the business existed in non-conformance to the zoning. Mr. Mocine pointed out that the property would have to be rezoned as a tourist zone in order to be completely inaccord with the City zoning ordinance for tourist parks. He opposed the rezoning to business because it would make it possible to operate any kind of business there. His suggestion, therefore, was that request should be made for rezoning to Residence "D" and "T", plus the right to operate indefinitely the existing cabin court, trailer court, grocery store, and help-yourself laundry with the right to maintain and improve them. The rezoning was requested, there was no opposition, and the City Council approved it.

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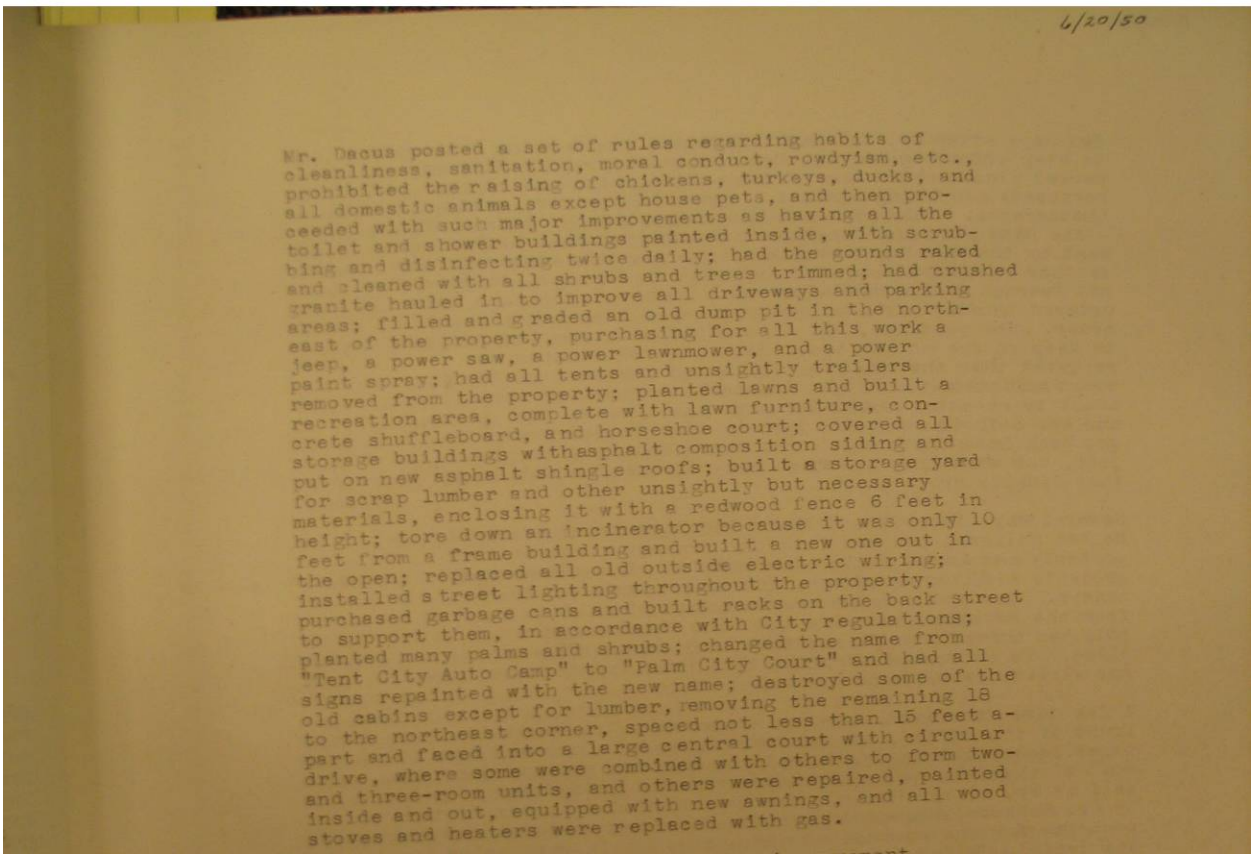

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Mr. Dacus posted a set of rules regarding habits of cleanliness, sanitation, moral conduct, rowdyism, etc., prohibited the raising of chickens, turkeys, ducks, and all domestic animals except house pets, and then proceeded with such major improvements as having all the toilet and shower buildings painted inside, with scrubbing and disinfecting twice daily; had the gounds raked and cleaned with all shrubs and trees trimmed; had crushed granite hauled in to improve all driveways and parking areas; filled and graded an old dump pit in the northeast of the property, purchasing for all this work a jeep, a power saw, a power lawnmower, and a power paint spray; had all tents and unsightly trailers removed from the property; planted lawns and built a recreation area, complete with lawn furniture, concrete shuffleboard, and horseshoe court; covered all storage buildings withasphalt composition siding and put on new asphalt shingle roofs; built a storage yard for scrap lumber and other unsightly but necessary materials, enclosing it with a redwood fence 6 feet in height; tore down an incinerator because it was only 10 feet from a frame building and built a new one out in the open; replaced all old outside electric wiring; installed street lighting throughout the property, purchased garbage cans and built racks on the back street to support them, in accordance with City regulations; planted many palms and shrubs; changed the name from "Tent City Auto Camp" to "Palm City Court" and had all signs repainted with the new name; destroyed some of the old cabins except for lumber, removing the remaining 18 to the northeast corner, spaced not less than 15 feet apart and faced into a large central court with circular drive, where some were combined with others to form two- and three-room units, and others were repaired, painted inside and out, equipped with new awnings, and all wood stoves and heaters were replaced with gas.

At the time of inauguration of this improvement, Mr. Dacus had estimated that it would require 5 years for his one-man slum clearance job. He now believed it to be two-thirds complete. To finance the project he had invested the money received from the sale of his property in the East.

He had already demonstrated, he felt, good faith in his obligations to the City and the community as a whole and to his neighbors. The City could not honestly permit a legitimate private business to be destroyed for so ridiculous a reason as the one given, that his business happens to occupy the only site economically feasible for the Housing Authority's purpose.

Mr. Dacus proceeded to outline the methods used by the Housing Authority in selecting his site: That his first knowledge of their intention came from tenants who had seen it in the newspapers. A few days before the newspaper release, he had noted two men going through the property making notes and asking questions about the number of rooms in the main house and the number of buildings belonging to the property. These questions Mr. Dacus had answered but refused to give further information until the men stated their business. One of them introduced himself as Mr. Benjamin Dodt and said that he had been asked to look the property over for the City, adding that he didn't know the purpose. Mr. Dacus became insistent, and the two men left, but a few minutes later both were observed back on the property walking around the grocery store building and making notes. Mr. Cox was unable to obtain any positive information from members of the Housing Authority regarding their intentions, and no one contacted the owner of the property.

In the meantime City of Phoenix cars and private cars were seen almost daily driving through the property with their occupants pointing and obviously discussing it. The tenants were becoming more agitated, several of them having already moved out. Mr. Cox then called Mr. Earl Schnurr to ask him to arrange a hearing for Mr. Dacus before the Housing Authority. Mr. Dacus listened in on the lengthy conversation between Mr. Cox and Mr. Schnurr, hearing from the latter that "Mr. Schnurr had been personally acquainted with the property for 5 years and knew it to be a mess, and that while I may have done a bit of cleaning up, I had not even done any painting; that my kind of people made big profits from slum property and naturally did not want to sell. And, furthermore, that Mrs. Gallsworthy, the owner, had contacted him within the last 6 months and expressed a desire to sell to the Authority, all untrue."

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Two days after Mr. Cox had instructed the Housing Authority to keep off the property, Mrs. Dacus observed a City car parked close behind one of the cabins, with one of the occupants crouching against a tenant's trailer, taking photographs. This man gave his name as R. R. McGrew of the City Planning Department who stated that he had been sent by the Housing Authority. Another man appeared from another part of the ground and went to the car, so it was not learned whether he also had a camera. Both men were ordered to stay off the property until they had a court order. The yard man, Mr. Joseph Seibold, was instructed to keep an eye on the two. Within a few minutes he reported that the two had circled to the back of the court and parked near the northeast corner and were about to re-enter that area with the camera. Mr. Dacus and Mr. Seibold went out just in time to see the pair get back into their car. Mr. Dacus followed in his jeep, but when they saw that they were being followed, they finally drove away.

Several days later Mr. Seibold informed Mr. Dacus that he had followed two men into the grocery store on the property and heard their conversation with the tenant grocer's wife, Mrs. Quinton, in the presence of customers. One of these men represented himself to be from the Housing Authority and told the owner that this was one of the places that they were going to close. He expressed surprise that Mrs. Quinton was not already preparing to move.

A few days afterward, two men approached Mr. Dacus in front of the office, one of them being Mr. Dodt and the other identified by Mr. Seibold as the man who had done most of the talking in the store and who introduced himself as Mr. Alfred Rasor. The two carried a letter signed by Mr. Schnurr, requesting permission to go through the property for the purpose of appraisal. This permission was denied. A few days later, however, Mr. Dacus found it necessary to order off a group of surveyors who entered the northwest corner of the property.

During all this time cars were seen circling the property with men pointing in and obviously discussing it, but to Mr. Dacus' knowledge, no City car actually entered.

On May 24 a crew of men was heard just outside the kitchen window. Mr. Dacus asked why they hadn't had the decency to come to the office, and the men expressed amazement that any American citizen should be so treated, they having been under the impression that everything had been cleared with Mr. Dacus by the Housing Authority. These men, it was learned, worked for the firm of Yost and Gardner. They left the property at the owner's request and thanked Mr. Dacus for not blaming them. Being unable to get in touch with Mr. Cox, Mr. Dacus called Mr. Terrence Carson and, as he expressed it, "blew his top" in a "completely unpleasant coversation with an arrogant little man who obviously thought of himself as having all the rights, with me having none."

Mr. Dacus continued in the following words:

I would like to remind you that this was the morning of the day the Housing Authority was to meet at 4 p.m. to decide on sites. They had obviously already decided and told the surveyors to go ahead with their work.

I learned later that after the group of surveyors came in that morning that Mr. Seibold, who was no longer working for me, this morning had told this same group to leave the property and had quite an argument at about 8:30. They did leave, protesting vigorously, and it was at 9:30 that they came back.

Nearly all the tenants of our rentals have moved out. Many were tenants that had lived on the property for years. They are the kind we most depend on to carry us through the dull summer months, when few new tenants are obtained. About an equal percentage of trailer space occupants have moved out, but some have been replaced.

My income has dropped to almost nothing. One of the worst things that has happened was having my yard man, Joseph Seibold, quit me. He had been with me since last summer and had learned to handle his job so well that I could rely on him completely without supervision. His new employer heard that we were going to be closed out and offered him a reasonably secure job. This was more than I could do. He has a wife and two children. I could not in fairness advise him not to take it. He will be a lot harder to replace than the tenants I have lost.

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Now, ladies and gentlemen of the City Council, I have given you the factual information concerning the methods used by the Housing Authority, as well as its attitude towards Mom and me. This Authority is a creation of the City, and all of its powers were delegated by you. There is one power, however, that you did not delegate, and that is the one power directly concerning Mom and me, the power to acquire our property as a site for your public housing. You are our sole judge and jury. You will decide my future and give Mom a new lease on life, which, I might add, is at low ebb right now.

You have full legal authority to brush us aside and condemn the property. I pinch myself and ask, "Is this America? Am I an American citizen, or do I live in Russia or England, where the rights of the private citizen concerning ownership of property are nil?" I still have faith that there is a higher law, and that you will do justice.

** ** ** ** ** ** ** ** ** **

I sincerely hope your sense of fair play will give each one of you on this Council strength of character sufficient to do justice to Mom and me and follow the Golden Rule. After all, this is not the only site available in Phoenix. There are, for example, a number of small parcels of vacant land adjacent to the Duppa Villa and Frank Luke projects, which would aggregate more than is required for the Housing Authority's 138 units. I submit for your inspection photographs of these vacant sites and a map showing their location. Photographs in each case were taken facing the projects, and the point of view of the camera is indicated in each case on the map.

The economical side of the picture is so ridiculous we can almost pass it by. The statutes provide that you are not to make a profit or compete with private enterprise. If this law is followed, it cannot be economically sound. It is not supposed to be. Who is kidding whom?

To set forth a plea that our particular site will cut operating costs to such an extent that it is the only one economically feasible, in the face of the record contracts with one attorney, Irving Jennings, one Earl Schnurr, and one Roy Yanez, to say nothing about the change in location of one site in which I am told some $2,400 was wasted for appraising fees, it just does not make sense any way you look at it, unless you, the governing Council, will adjust the practical side and refer the whole public housing question to the people to see if they favor such extravagant practices.

** ** ** ** **

** ** ** ** ** ** ** ** ** **

To sum this all up I ask you to exercise your authority to refuse Mom's property because the Housing Authority has been unmoral and unethical, and because it would be unethical for you to take it. Although you might have the legal right to do so, it would be economically unsound to condemn it.

In the event that you are still in doubt as to your proper course, it would be fitting and proper to refer it to public referendum. If the majority of the people voting are in favor of public housing for the City of Phoenix, you will hear no further objections from me, and I will bow my head to the will of the people. If petitions are necessary for such a proceeding, I am told there will be no trouble in obtaining them.

I wish to thank you for this opportunity to be heard. You have been most kind and courteous.

Miss Jean DeWitt, 705 North 16th Street, again appeared for herself and the three other heirs of that property, the rear 2 acres of which are included in the Housing Authority's choice of sites. The property was left to Miss DeWitt, Mrs. Anderson, Mrs. Long, and Mr. Arthur Pickett by an aunt who formerly operated it as Sunny Rest Sanitarium. There are four cottages in the back which the present owners rent, and none of them wish to sell any part of the property.

Mr. D. V. Mulhern appeared as attorney for the administratrix of the estate of Emma C. Johnson, deceased. The estate, he said, is the owner of some 5-plus acres between 16th Street and 17th Street extended near Villa Street, the rear half or two-

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thirds of which is included in the recommended site. At the time Mrs. Johnson died, this parcel was the only property in the estate, and it was encumbered by a mortgage which now amounts to between $9,000 and $10,000. Owing to the size and location of the property, it is suitable only for special purposes. Negotiations have been under way with the Chinese Baptist Church and had reached the point of being confirmed by the Superior Court, with the buyer ready to put up the full cash amount, when the Housing Authority advised that they wanted to include a portion of the tract in their tentative site. The mortgage has been foreclosed, and the estate has about 60 days in which to redeem. He concluded: "The only thing I am interested in is my estate's sale of this property for $25,000 which we must do and do very quickly. As I understand, this is simply the Housing Authority asking for approval of their tentative selection which is necessary before they can negotiate or possibly commit themselves in any way. As I say, I would like to see that done very soon. We have been held up since the latter part of May. It would suit us much better if we could go ahead with our sale to the Chinese. However, if something else can be worked out, well and good. But it must be done in the very near future."

MR. IRVING JENNINGS, attorney for the Housing Authority: "Mr. Mulhern's statement is absolutely correct. The mortgage expires in September. He is willing to sell providing it is done immediately."

COUNCILMAN MURPHY: "Mr. Mayor, I believe we have heard both sides of this situation. I believe the Housing Authority have been delayed considerable time, and I make a motion that we approve the tentative sites that they have recommended to us."

Mrs. Kober seconded the motion.

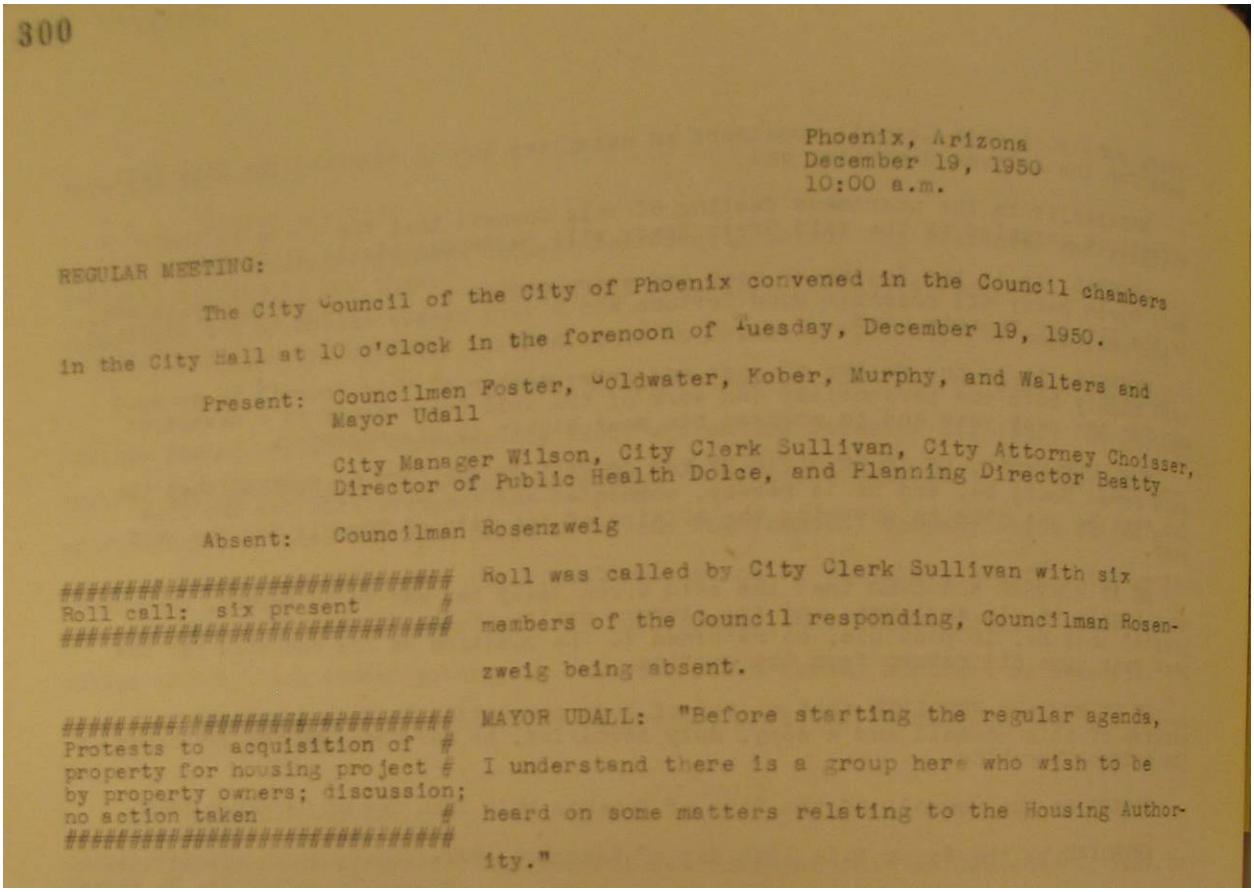
COUNCILMAN GOLDWATER: "Well, I would like to explain my vote which is going to be 'no.' I am going to vote 'no' in the hope that in the future the Housing Authority, in spite of its constituted authority, will change its methods and get back to the American way of acquiring property. I am not voting against the idea of housing; I am voting against the almost Gestapo methods that you have employed, and I hope in the future, if there are going to be any more projects developed that you change your methods, in spite of that paragraph that gives you the authority to do what you have done. These are called tentative, but you already have approval from Los Angeles on one and tentative approval on this other. If it comes up again, I am going to vote 'no' and just as loudly against it if you acquire them this way."

Motion carried, Councilman Goldwater voting in the negative.

########## Meeting recessed to June 27 # ##########

Moved by Murphy, seconded by Kober, that the meeting be recessed until 10 o'clock in the [illegible] of

Phoenix City Council Meeting Minutes
Minute Book 29 Pages 300-305
19 December 1950



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Phoenix, Arizona
December 19, 1950
10:00 a.m.

REGULAR MEETING:

The City Council of the City of Phoenix convened in the Council chambers in the City Hall at 10 o'clock in the forenoon of Tuesday, December 19, 1950.

Present: Councilmen Foster, Goldwater, Kober, Murphy, and Walters and Mayor Udall

City Manager Wilson, City Clerk Sullivan, City Attorney Choisser, Director of Public Health Dolce, and Planning Director Beatty

Absent: Councilman Rosenzweig

Roll call: six present

Roll was called by City Clerk Sullivan with six members of the Council responding, Councilman Rosenzweig being absent.

Protests to acquisition of property for housing project by property owners; discussion; no action taken

MAYOR UDALL: "Before starting the regular agenda, I understand there is a group here who wish to be heard on some matters relating to the Housing Authority."

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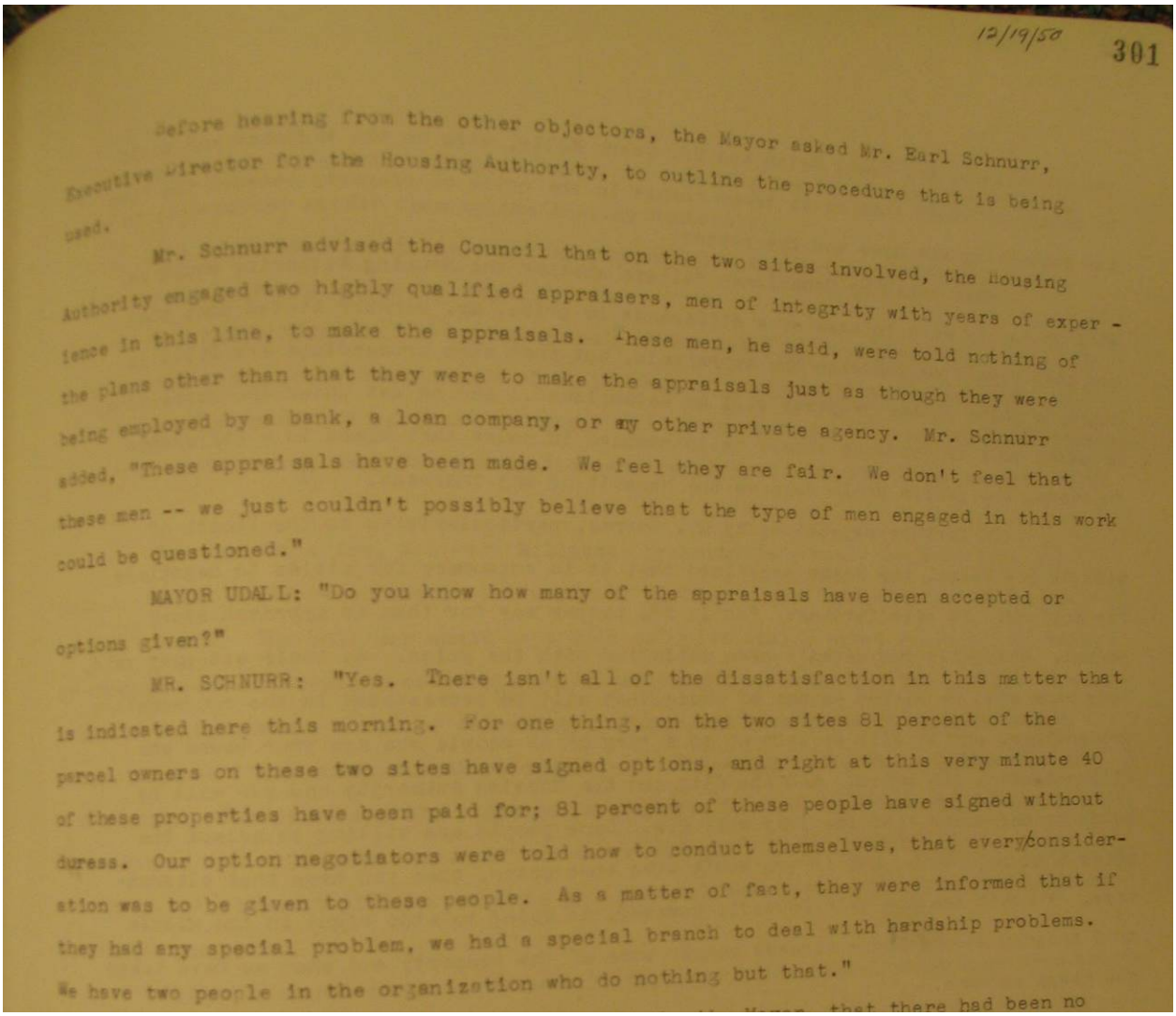
Mr. Jake Correa protested at length, reading from a petition which he did not file, against what he termed the un-American way in which Housing Authority representatives went about the business of buying property for a low-rent housing project in the southwest section of the City. With the shortage of building materials, he contended that no one could hope to build their own place with what had been offered them, and that those who have already signed have learned that they cannot replace their homes or buy other suitable houses for the amounts they have received. His strongest objection, he explained, was to the fact that he was offered only $3,000 for property on which he has a small business that brings in approximately $200 to $275 per month. His house, he said, has five rooms of about 12 feet by 12 feet size. Wit the exception of one or two persons who are satisfied, those who have already signed were forced into it by the persistence of the representatives who have made frequent calls for the purpose of obtaining their options.

Mr. Will O'Gilbert, 923 West Tonto Street, said in part: "We are not trying to do anything un-American, but we do figure we should have enough out of our property for other places. We have gone to other places, and their property was worse than ours, and they want more. Lots of this property hasn't been paid for from the first purchase. That has got to be paid out plus buying another place. We have tried to come to an agreement about moving the houses, but they said if we did that, we would have to buy the houses back, then buy a place to put the houses. I don't see how we could do it."

The Rev. R. A. Colbert, 926 West Tonto Street, a Baptist minister who has been working at night for the Southern Pacific Company, said that he just paid off the debt on his new home last February, and the $3,500 offered him would not even buy the material for a new place.

Mr. Elmo Wooten, 946 West Hadley Street, explained that he owns a small four-room house on a corner lot, 50 by 150 feet, for which he paid $2,100 2 years ago. Now, he complained, the Authority has offered him only $2,340 after he has spent over $700 in improving the place.

Page 300 part 2



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Before hearing from the other objectors, the Mayor asked Mr. Earl Schnurr, Executive Director for the Housing Authority, to outline the procedure that is being used.

Mr. Schnurr advised the Council that on the two sites involved, the Housing Authority engaged two highly qualified appraisers, men of integrity with years of experience in this line, to make the appraisals. These men, he said, were told nothing of the plans other than that they were to make the appraisals just as though they were being employed by a bank, a loan company, or any other private agency. Mr. Schnurr added, "These appraisals have been made. We feel they are fair. We don't feel that these men -- we just couldn't possibly believe that the type of men engaged in this work could be questioned."

MAYOR UDALL: "Do you know how many of the appraisals have been accepted or options given?"

MR. SCHNURR: "Yes. There isn't all of the dissatisfaction in this matter that is indicated here this morning. For one thing, on the two sites 81 percent of the parcel owners on these two sites have signed options, and right at this very minute 40 of these properties have been paid for; 81 percent of these people have signed without duress. Our option negotiators were told how to conduct themselves, that every consideration was to be given to these people. As a matter of fact, they were informed that if they had any special problem, we had a special branch to deal with hardship problems. We have two people in the organization who do nothing but that."

Mayor ... that there had been no

Page 301

He admitted, in response to a question by the Mayor, that there had been no open meetings for the people to confer with the Housing Authority officials, but declared that there had been no indication from the property owners that such were desired. It was his opinion, moreover, that "part of our problem this morning comes from people who are opposed to the low-rent housing projects. I firmly believe that," and he informed Councilman Foster, in answer to inquiry by the latter, that the appraisals were made last April and May.

COUNCILMAN FOSTER: "Do you think there would be a difference in the appraisals as of today in the light of the fact that we are now engaged in a rearmament program, and, as one or two of them have pointed out, the fact that the money that is being offered for their homes today or that was offered last April might not be adequate today because certainly there is a shortage of materials. Maybe last April the appraisal was well and good, but in the light of the present-day situation, do you think some of these appraisals might be looked at again because certainly some of them are going to have a pretty difficult time. The only thing that concerns me is what are you going to do about them."

Mr. Schnurr responded that a very complete survey has been conducted so that the Housing Authority knows the exact economic and family status of each property owner. Those who are qualified as to low income or veteran's preference are entitled to move into the low-rent projects, and nine of the families have been so placed. All vacancies in the projects have been frozen for this very purpose. Also the Authority has stood ready to help the people move; and, in cases where it has seemed feasible to relocate the house, the Authority has volunteered to help find a suitable location and then to help with the moving. In answer to Councilman Foster's question, he said that the

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two appraisers, Mr. Grant Delph and Mr. Frank Kelly, were in the audience and would be better informed than he as to any change in the price of property between the time the appraising was done and the present.

When asked by Councilman Walters whether the Housing Authority would be willing to pay more in case of a difference in price, Mr. Schnurr stated that they are pretty well pegged with the appraisals, but that when proceedings are filed in court, a price on the property will be established. And he was under the impression, he said, that if evidence should be introduced in court that there is a difference in costs, the people would receive the benefit of any increase.

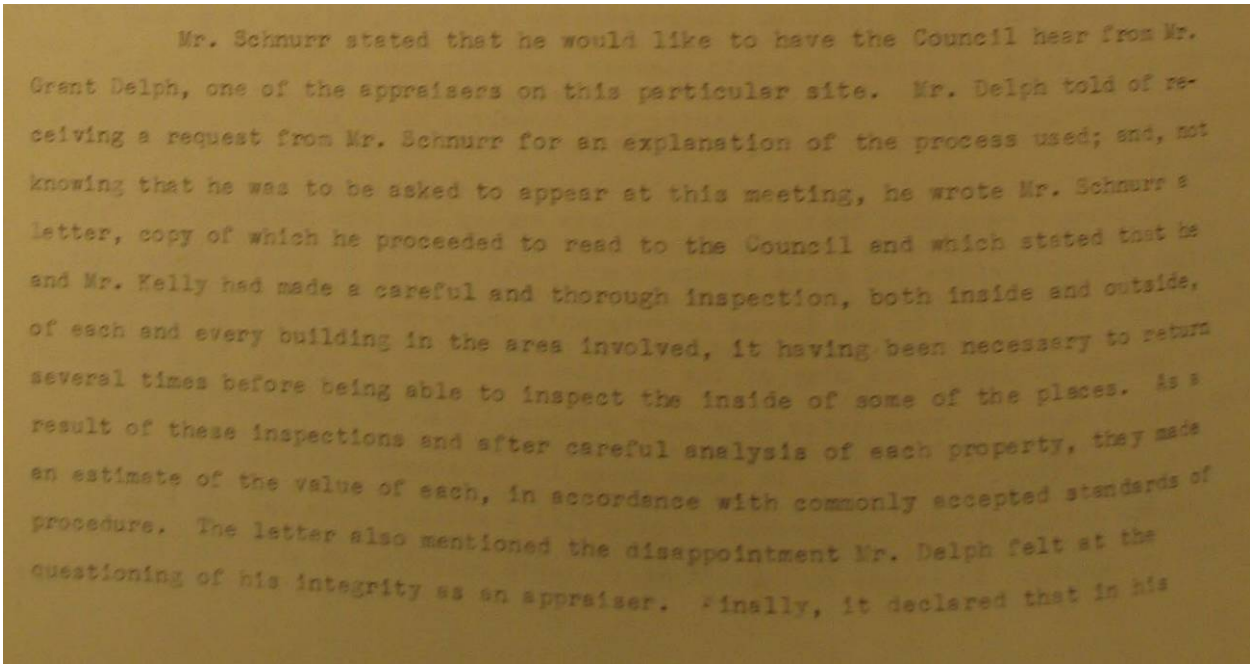
To further objections by Mr. Correa, particularly as to the length of time it has taken, the Mayor explained that it is customary for cities to negotiate for options. He said further: "It is the proper way for them to approach every person. Evidently you haven't been satisfied with the price. As their attorney said, your name will be listed as one of those that will be represented in the condemnation proceedings, and it will be left up to a jury of 12 people who are your peers who will determine the price. And the City and the Housing Authority and you will be bound by the price that the jury will fix. Some people are willing to accept the offer they have made, but if you don't like that price, then you have that alternative. I don't see how this Council, however, is going to stop right in the middle of a program when we have already bought some of the property and when we have taken the steps we have.

Councilman Goldwater wanted to know whether Mr. Frank Kelly, when he appraised the property, did take into consideration its earning worth to Mr. Correa.

MR. KELLY: "There are two approaches to that, but in this case we didn't take into consideration the potential earning power of the property; merely the physical value."

And Mr. Schnurr emphasized that the Authority is bound by the appraisal unless the court decides to fix a higher price.

Further protest along the same lines as those already offered was made by Mr. Mark Williams, 949 West Sherman Street, who had been offered $750 for one lot but was not sure about a second lot because it seemed to be involved in an estate some way.



Mr. Schnurr stated that he would like to have the Council hear from Mr. Grant Delph, one of the appraisers on this particular site. Mr. Delph told of receiving a request from Mr. Schnurr for an explanation of the process used; and, not knowing that he was to be asked to appear at this meeting, he wrote Mr. Schnurr a letter, copy of which he proceeded to read to the Council and which stated that he and Mr. Kelly had made a careful and thorough inspection, both inside and outside, of each and every building in the area involved, it having been necessary to return several times before being able to inspect the inside of some of the places. As a result of these inspections and after careful analysis of each property, they made an estimate of the value of each, in accordance with commonly accepted standards of procedure. The letter also mentioned the disappointment Mr. Delph felt at the questioning of his integrity as an appraiser. Finally, it declared that in his

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opinion the values were fair and would have been the same had he been employed by the owner of each parcel rather than by the Housing Authority.

The Mayor then asked the attorney representing the Housing Authority if he wished to say anything about the legal status.

MR. HENRY STEVENS: "I am doing most of the legal work in connection with the land acquisition. Mr. Schnurr spoke of 81 percent of the parcels now being under option. A good many of the options -- I guess all of the options -- have processed through our office and over my desk for examination and comparison with the title reports which we have.

"To mention a few, Mr. Mark Williams' property is a most complex title situation. There would be no way in the world of getting a good title by processing it through escrow. The only way would be a suit to quiet title, which takes a long time, or through eminent domain proceedings where the amount of money and the persons to participate in that money would be determined. Those are determined in eminent domain proceedings as distinguished from condemnation. There apparently is a difference in our statute. The price and the right to participate in that money may be determined by either of two different ways. If the owner demands a jury, then by normal court trial; if not, then it will be referred to a spacial master who will hear evidence and determine the value.

"With reference to Mr. 'Gilbert, 2 days ago I received a phone call from Mr. Steve Rayburn, and from that call I was under the impression that we were well along toward a meeting of minds.

"That brings us to the problem Mr. Schnurr covered, whether property is purchased with or without improvements. It isn't really a selling back to the owner. The appraised price of the property with the improvements is determined. If the improvements are of a quality that they may be moved and occupied and still not be contrary to the purpose of the program -- namely, eliminating substandard housing -- as to those improvements which are not substandard, they again have to be appraised at what we call an off-site appraisal -- namely, the value as it sits less the cost of moving, so that the price which is paid is the original figure less the off-site value of the improvements, so that the price which is paid, then, is the net with the reduction by the value placed upon the improvements considering the cost of moving the same.

"Now the question is raised as to why these actions weren't taken a long time ago. You gentlemen and Mrs. Kober will recall that there were delays in this program beyond our control, and it wasn't until late in November that there was any money actually available for the purpose of acquiring properties. Until such time, we could not establish any escrows, we could not begin any eminent domain proceedings. Two eminent domain proceedings have been begun by the Government on Projects 1-6. Those are two large parcels of property. One was begun because of title complications, and one because we were not successful in negotiating a price."

MAYOR UDALL: "Is that the area out on 16th Street?"

MR. STEVENS: "Yes. As to the other two projects, we have processed -- I have processed over my desk -- 72 escrows. Of these I have received back the recorded deeds for 28. Undoubtedly there are other deeds which have been filed for record-

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tion but have not as yet cleared the Recorder's office and have not yet been returned to me. That leaves 44 escrows in process. These are the escrows where the title is either clear, or we have been successful in securing deeds, securing waivers, mortgage releases, clearing up old easements, and all the other myriads of complications arising in connection with titles. Unfortunately, I don't believe curative instruments can be secured in Mr. Williams' case. There are two or three which are almost hopeless insofar as clarifying them by voluntary deeds, assignments, etc., is concerned. I am undertaking, on behalf of the Housing Authority, at least two probates for the purpose of having the property set aside for the surviving spouse. There are other probates that are being handled by other counsel.

"As to appraised prices in April, May, or June, it is my understanding that as to the price which it can pay, the Federal Government has a very definite interest in the price which is paid and the manner in which the project is operated. Before appraisal can be reversed, it is my opinion that a special situation would have to be referred to Los Angeles or perhaps to Washington for opinion and authorization for an increase on that appraisal, for those reappraisals. In the event that the eminent domain action is filed, it is my opinion that the value is fixed as of the date the action is filed. If the jury or the special master determines that the price fixed by the appraisers is not high enough, either because it was too low to begin with or because of changing valuation, then, of course, we are bound by the price which is so determined, whether you have to go to Los Angeles, Washington, or any place else for authority to pay that higher allowed price because it is contemplated that from time to time there may be some readjustments in the matter of court action.

"That, I believe covers most of the items which I have jotted down on this little piece of paper. If there are any questions, which I can answer, I would be pleased to."

There were no questions, and the Mayor commented that the remarks of Mr. Stevens were very clear.

There were no questions, and the Mayor commented that the remarks of Mr. Stevens were very clear.

COUNCILMAN MURPHY: "I would like to make an observation if I may. I am speaking for myself and not for the Council. I feel very strongly from the letter that Mr. Correa read that you people are being agitated by another group of people who live nowhere near you, but who are opposed to any type of low-rent housing. We on this Council are interested in you; this small group of people are interested in stopping this program. They don't believe in any type of low-rent housing for anybody, and I think most of them are in the real estate business. I believe you people, in the majority, are willing to cooperate, and I am going to ask you please to do your own thinking. Don't let anyone from the outside make you feel you are mistreated. This Council will see to it that you are not. If I am correct in my assumption, they are no more interested in you than that. However, we are. We are extremely interested in seeing that you are treated fairly. So I ask each one of you to think your own individual problem over, talk with the Housing Authority; and, through cooperation, I am sure that each one of these problems can be concluded to the satisfaction of all concerned."

Mayor Udall then asked Mr. Stevens whether it would be possible to expedite

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some of the cases, such as that of Mr. Correa whose business is involved.

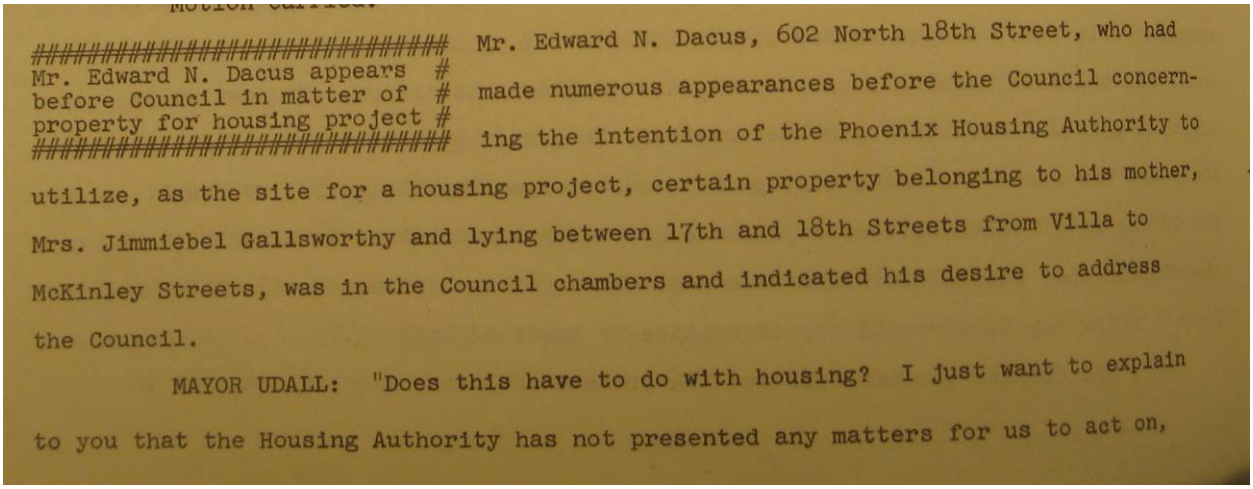
Mr. Stevens replied that he would make every effort to keep them moving as soon as they come to his desk.

Final protests were offered by Mrs. Emma V. Cook and by Mrs. Alma Toles, 934 West Tonto Street.

Then, as he said, so that the people in the audience would be fully aware of the necessary procedure, the Mayor gave a complete account of the method by which governmental units acquire property for public purposes. He emphasized that the only thing which they would have to decide is whether they want to accept the appraised price or to wait for the court to set a value; that there is no possibility of the project not going through when the Housing Authority, months ago, was given permission to proceed.

At the suggestion of Mrs. Kober, the Mayor ascertained from Mr. Stevens that the people would have to bear no part of the cost of the court proceedings; that their expense would be only the $5 appearance fee; also that the price finally fixed by the court would not be lower than the offered price. And it was also ascertained that the property owners would not have to engage counsel, although, at the suggestion of Councilman Walters, they were informed that they should not be under the impression that they could appear themselves, unfamiliar as they would be with the procedure, and do justice to their case.

Council last night



Motion carried.

########################## Mr. Edward N. Dacus, 602 North 18th Street, who had
Mr. Edward N. Dacus appears #
before Council in matter of #
property for housing project #
########################## made numerous appearances before the Council concern-
ing the intention of the Phoenix Housing Authority to utilize, as the site for a housing project, certain property belonging to his mother, Mrs. Jimmiebel Gallsworthy and lying between 17th and 18th Streets from Villa to McKinley Streets, was in the Council chambers and indicated his desire to address the Council.

MAYOR UDALL: "Does this have to do with housing? I just want to explain to you that the Housing Authority has not presented any matters for us to act on,

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and we have no jurisdiction over anything that is now before them."

MR. DACUS: "I just spoke to one of your members in the hall and learned from him that the City Council is not about to take my property or that the Los Angeles office of the Housing Authority is not about to take it, and my only purpose is to get it official. I have been dragged through a lot of expense."

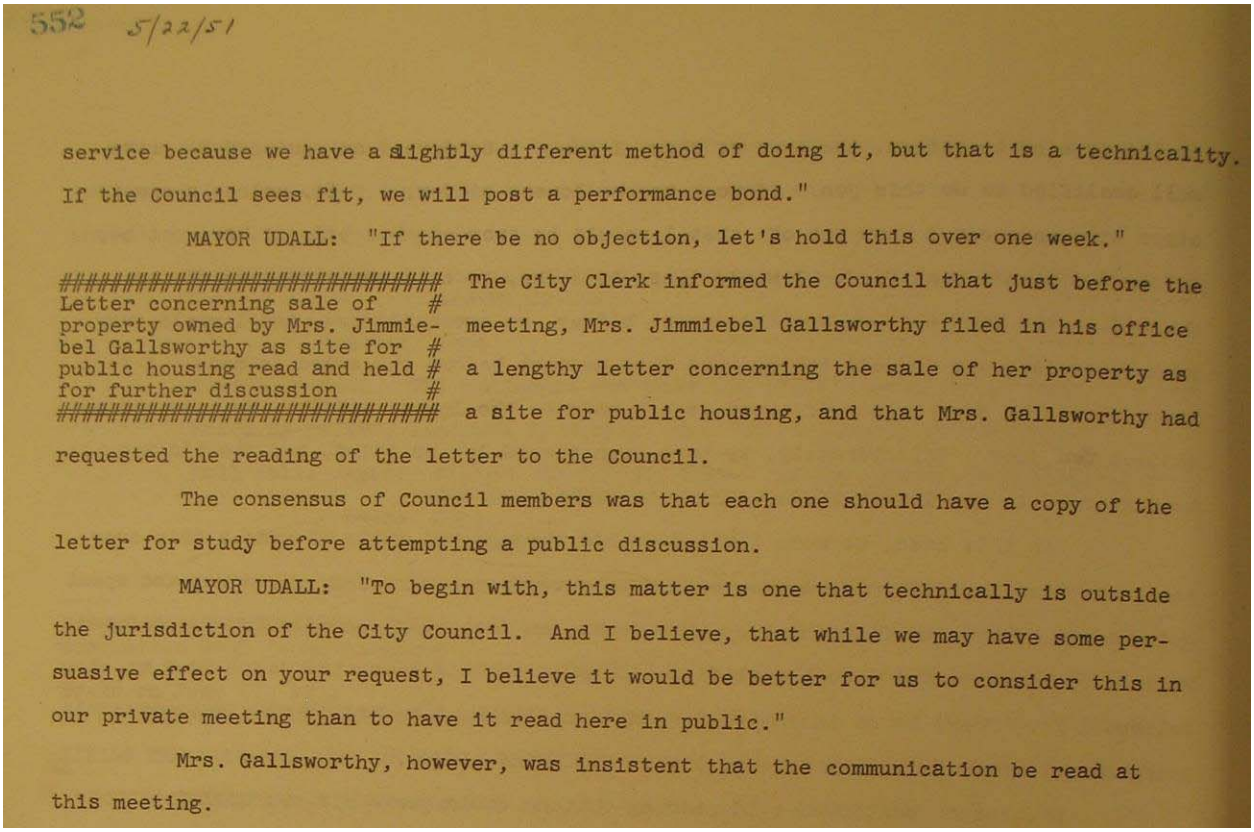
MAYOR UDALL: "I think you misunderstood. The Council was not happy about the court decision. As I explained earlier, there is no legal way that, if the Housing Authority wants to go ahead, we can stop them. We have authorized them to go ahead. I don't believe it is correct that the Los Angeles office has said they were not going to take it. We will be glad to hear you, but there is nothing before us. Legally, the Housing Authority has the prerogative in the matter. We authorized them to go ahead, and it is out of our hands."

Mr. Dacus wanted, he said, to again request that the City keep its men off the property. There had been another truck out there, and the men had announced to some of the tenants that the Housing Authority was going to begin moving the cabins within a short time. As a result, two more of his tenants had left.

COUNCILMAN WALTERS: "I reported that to one of the members of the Phoenix Housing Authority. My understanding was that they had no knowledge of that. He was going to look into it. I think you are dead right, and if it happened again, I would call the Housing Authority, but we don't have any authority to take any action."

########## Request for Council Action was presented and read

Phoenix City Council Meeting Minutes
Minute Book 29 Page 552
22 May 1951



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service because we have a slightly different method of doing it, but that is a technicality. If the Council sees fit, we will post a performance bond."

MAYOR UDALL: "If there be no objection, let's hold this over one week."

Letter concerning sale of property owned by Mrs. Jimmiebel Gallsworthy as site for public housing read and held for further discussion

The City Clerk informed the Council that just before the meeting, Mrs. Jimmiebel Gallsworthy filed in his office a lengthy letter concerning the sale of her property as a site for public housing, and that Mrs. Gallsworthy had requested the reading of the letter to the Council.

The consensus of Council members was that each one should have a copy of the letter for study before attempting a public discussion.

MAYOR UDALL: "To begin with, this matter is one that technically is outside the jurisdiction of the City Council. And I believe, that while we may have some persuasive effect on your request, I believe it would be better for us to consider this in our private meeting than to have it read here in public."

Mrs. Gallsworthy, however, was insistent that the communication be read at this meeting.

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At the Mayor's direction, therefore, and with the consent of the other members of the Council, the City Clerk proceeded to read the letter in full.

It contained the full background of the statements and arguments previously presented by Mr. Dacus, son of Mrs. Gallsworthy, in his efforts to prevent the Phoenix Housing Authority from using the property as a site for a low-rent housing project; and ended with the proposal: "Certainly further delay would be unnecessary persecution. You have only to decide what you will or will not pay for the property and let us accept or refuse it."

COUNCILMAN FOSTER: "I move we hold this over for further discussion."

Motion seconded by Councilman Murphy.

Motion carried, the Clerk promising to supply typewritten copies of the letter.

########################## Moved by Rosenzweig, seconded by Kober, that the meeting
Meeting adjourns #
########################## adjourn.

Motion carried.

Nicholas Udall
MAYOR

Barry M Goldwater
VICE-CHAIRMAN

Page 552. part 2

Phoenix City Council Meeting Minutes
Minute Book 30 Page 115-116
31 July 1951

RECESSED REGULAR MEETING:

Phoenix, Arizona
July 31, 1951
11:30 a.m

In a session recessed from the regular meeting held at 10 o'clock in the forenoon of the same day, the City Council of the City of Phoenix reconvened in the Council chambers in the City Hall at 11:30 o'clock in the forenoon of Tuesday, July 31, 1951.

Present: Councilmen Foster, Kober, Murphy, Rosenzweig, and Walters and Mayor Udall

City Manager Wilson, City Clerk Sullivan, and Assistant City Attorney Hays

Members of and Director and Attorney for the Municipal Housing Authority

Absent: Councilman Goldwater

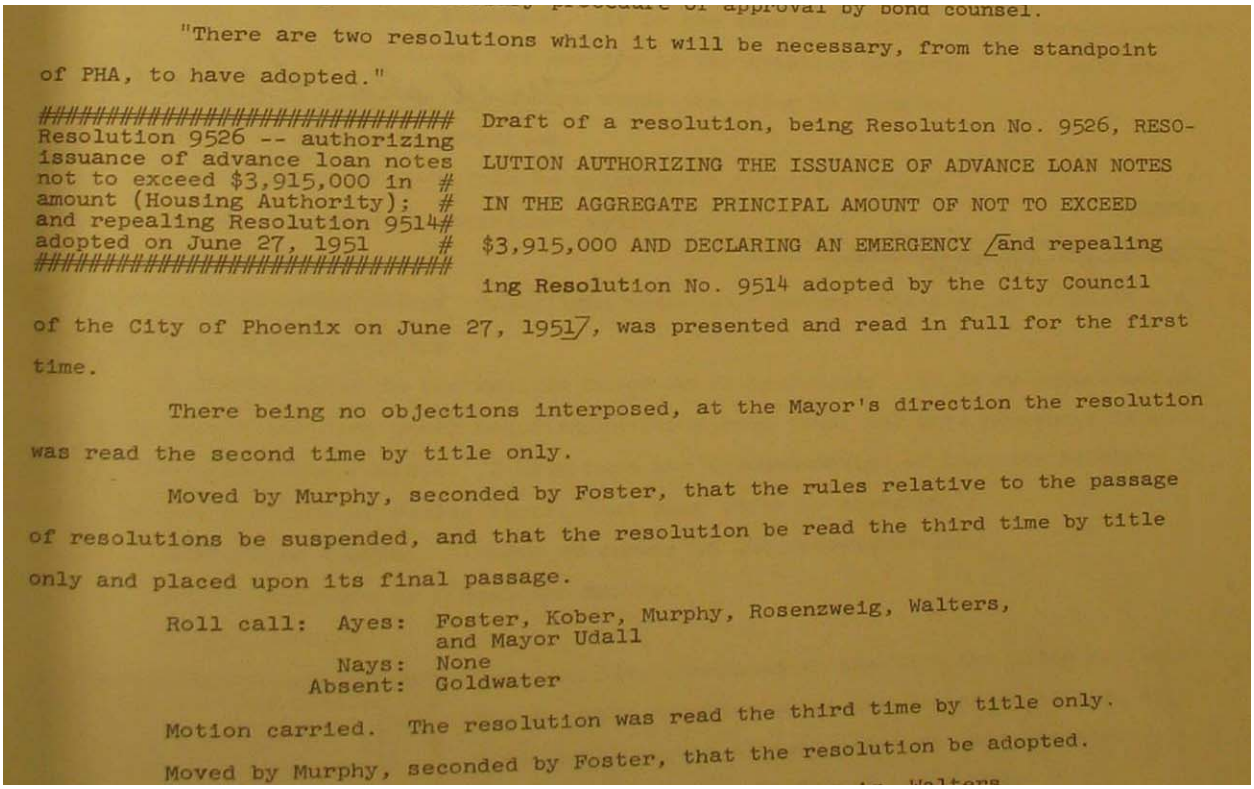
Roll call: six present

Roll was called by the City Clerk with six members of the Council responding, Councilman Goldwater being absent.

Explanatory remarks by Mr. Irving Jennings

Preliminary to offering to the Council two resolutions for adoption, Mr. Irving Jennings, Attorney for the local Housing Authority, addressed a brief statement of explanation, concluding as follows: "Until we are ready to make permanent financing, they issue what they call temporary loan notes which they offer the banks.

"The opening of bids was today all over the United States for all Housing Authorities, at 11 o'clock our time, the purpose being, I assume, to not make one opening at 10 o'clock and that information go to banks or other bidders, so that as a result all Housing Authority bids on these notes were opened at 11 o'clock our time. Then we had to tabulate those and get them up here with a resolution for your adoption in order to go through the necessary procedure of approval by bond counsel.



procedure of approval by bond counsel.

"There are two resolutions which it will be necessary, from the standpoint of PHA, to have adopted."

Resolution 9526 -- authorizing issuance of advance loan notes not to exceed $3,915,000 in amount (Housing Authority); and repealing Resolution 9514 adopted on June 27, 1951

Draft of a resolution, being Resolution No. 9526, RESOLUTION AUTHORIZING THE ISSUANCE OF ADVANCE LOAN NOTES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $3,915,000 AND DECLARING AN EMERGENCY /and repealing ing Resolution No. 9514 adopted by the City Council of the City of Phoenix on June 27, 1951/, was presented and read in full for the first time.

There being no objections interposed, at the Mayor's direction the resolution was read the second time by title only.

Moved by Murphy, seconded by Foster, that the rules relative to the passage of resolutions be suspended, and that the resolution be read the third time by title only and placed upon its final passage.

Roll call: Ayes: Foster, Kober, Murphy, Rosenzweig, Walters, and Mayor Udall
Nays: None
Absent: Goldwater

Motion carried. The resolution was read the third time by title only.

Moved by Murphy, seconded by Foster, that the resolution be adopted.

Motion carried. The Mayor declared the resolution adopted.

Resolution 9527 -- authorizing sale, issuance, and delivery of temporary loan notes in aggregate principal amount of $3,116,000 (to Valley National Bank)

Draft of a resolution, being Resolution No. 9527, RESOLUTION AUTHORIZING: THE SALE, ISSUANCE AND DELIVERY OF TEMPORARY LOAN NOTES IN THE AGGREGATE PRINCIPAL AMOUNT OF $3,116,000; THE EXECUTION OF REQUISITION AGREEMENT NO. 2; AND THE EXECUTION AND DELIVERY OF ADVANCE LOAN NOTE NO. C-2 AND DECLARING AN EMERGENCY (Purchaser designated as the Valley National Bank of Phoenix), was presented and read in full for the first time.

There being no objections interposed, at the Mayor's direction the resolution was read the second time by title only.

Moved by Murphy, seconded by Rosenzweig, that the rules relative to the passage of resolutions be suspended, and that the resolution be read the third time by title only and placed upon its final passage.

Roll call: Ayes: Foster, Kober, Murphy, Rosenzweig, Walters, and Mayor Udall
Nays: None
Absent: Goldwater

Motion carried. The resolution was read the third time by title only.

Moved by Rosenzweig, seconded by Walters, that the resolution be adopted.

Roll call: Ayes: Foster, Kober, Murphy, Rosenzweig, Walters, and Mayor Udall
Nays: None
Absent: Goldwater

Motion carried. The Mayor declared the resolution adopted.

Meeting adjourned

Moved by Rosenzweig, seconded by Walters, that the meeting adjourn.

Motion carried.

Nicholas Udall
MAYOR

ATTEST:

City Clerk

Phoenix City Council Meeting Minutes
Minute Book 30 Page 239-240
24 October 1951

Phoenix, Arizona
October 24, 1951
10:00 a.m.

RECESSED REGULAR MEETING:

In a session recessed from the regular meeting held on October 23, 1951, the City Council of the City of Phoenix convened in the Council chambers in the City Hall at 10 o'clock in the forenoon of Wednesday, October 24, 1951.

Present: Councilmen Foster, Kober, Murphy, Rosenzweig, and Walters and Mayor Udall

City Manager Wilson, City Clerk Sullivan, and City Attorney Whitlow

Absent: Councilman Goldwater

Roll call: six present

Roll was called by City Clerk Sullivan with six members of the Council present, Councilman Goldwater being absent.

Resolution 9553 -- accepting bid of syndicate headed by Blyth and Company, Inc., for $4,191,000 principal amount of new Housing Authority Bonds (First Issue)

Draft of a resolution, being Resolution No. 9553, AWARDING $4,191,000 PRINCIPAL AMOUNT OF NEW HOUSING AUTHORITY BONDS (FIRST ISSUE) OF THE CITY OF PHOENIX, was introduced by Councilman Walters and read in full by the City Clerk.

Moved by Walters, seconded by Murphy, that the resolution be adopted.

Roll call: Ayes: Foster, Kober, Murphy, Rosenzweig, Walters, and Mayor Udall
Nays: None
Absent: Goldwater

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Motion carried. The Mayor declared the resolution adopted.

Discussion on housing

COUNCILMAN FOSTER: "I would like to ask a question of either Mr. Jennings or Mr. Yanez. Is the Housing Authority now in the process of trying to find locations for new housing units that are not under construction at the present time or not authorized -- I shouldn't say not authorized because I think in accordance with the last deal that was set up for a thousand houses, and we are now building 500?"

MR. ROY YANEZ, Executive Director, Phoenix Housing Authority: "The program reservation is for a thousand units. We are building 486 at the present time. After an analysis was made of the housing census of 1950 by the P. H. A. economists, they found that we would not be eligible for the full thousand. As a result of that, we are not proceeding to go ahead with the thousand because we could not prove the need, although there is more substandard housing than the thousand we propose to build. Actually, the census report shows that there are 5,801 units of substandard housing within the corporate limits of the City, but the way they make the analysis, first of all, they take all the single persons occupying some of those substandard units. They they approve 50 percent of the eligible families who are within the low-income bracket."

COUNCILMAN FOSTER: "My question is, simply, have they been out looking for new sites for houses besides the ones you are now constructing?"

MR. YANEZ: "No."

COUNCILMAN FOSTER: "I understand the Housing Authority is now in the process or has been trying to find property out on the west side of town."

MR. YANEZ: "That is not the Phoenix Housing Authority; that is the Maricopa County Authority. I understand they were looking at two different sites, one on 23d

Page 239 part 2

Avenue south of Buckeye Road and the other near the airport; but my understanding of that is that not even they will be able to proceed with the program this year. They have an approval of 450 units, the County has."

MAYOR UDALL: "But theirs is outside the City limits."

COUNCILMAN FOSTER: "This housing proposition has been so controversial. It seems it has been quite controversial ever since it has been started. I wanted to find out because I know originally we felt when we went into this agreement that it would be the enlargement of the present housing sites that we have now. In other words, the legal housing authority we have merely enlarges the present locations, and I was a little bit concerned if we were out looking for new sites. I know I, for one, don't believe we should ever authorize any more housing here until we put it before the people to a vote. That is my feeling."

MR. YANEZ: "The Council has approved 1,000, and the figures we have at present, we can justify what we are building today and 166 more units. If the City would proceed with the annexation program that was in the newspaper a few weeks ago, where they were contemplating taking the south side in, why, this 166 would be increased, but the Maricopa Authority would be decreased in their allotment."

MRS. KOBER: "Did you say the Council had approved 1,000?"

MR. YANEZ: "Yes. I will add something to that. They approved the construction of these additions with a proviso that we would present the proof to the Council of the additional need, and we can present the proof for 166 units today, but we don't want to do anything of that sort. We just want to finish what we have today and occupy them."

COUNCILMAN FOSTER: "One more question, Mr. Jennings, and I will be quiet. This money for these bonds that are being sold now is merely for the houses that are under construction?"

MR. IRVING JENNINGS, Attorney for the Phoenix Housing Authority: "That is correct."

WHITE—City Clerk
BLUE—City Attorney
GREEN—City Manager
PINK—Finance
CANARY—Departmental

9728

RESOLUTION

REQUEST FOR ORDINANCE

SEP 25 CITY OF PHOENIX Manager's Office

To the CITY MANAGER: DATE September 25 195 0

Request made by LAW Department

The preparation of an ordinance for the following purposes is hereby requested:

(Give below all facts necessary for the City Attorney to prepare the requested ordinance. Also outline briefly the reasons for the proposed action by the City Council. In order to draft, review and file this ordinance before noon on Monday, this request must be in the City Manager's office not later than Thursday prior to the Council Meeting at which it is to be introduced. All requests for ordinances involving the expenditure of city funds must be presented for the approval of the Finance Department BEFORE going to the City Manager's office. Routine ordinances now being prepared by departments may be so prepared in the future and submitted with "Request for Ordinance.")

Request for Resolution by the Council asking of the Public Housing Administration to transfer Project Ariz-2312 (Duppa Villa Veterans' Housing Project) under Title VI of the Federal Housing Act of 1950 (Lanham Act). The transfer of the houses and personal property connected with the running of the project is without cost to eligible transferees but they must make arrangements for acquisition of the land underlying the project. In this instance the land is owned by the United States and under control of the Public Housing Administration; it has been offered to the City for a price of $14,257.21, payments to be made in ten equal installments beginning within one year after transfer; interest to be at the "going Federal rate"-- presently set at 2½%. However, it is provided that payments can be speeded up or paid all at once.

The only obligation attached are that the City does not transfer to unauthorized transferees for housing use; that when it ceases to be used for housing use by the City or at some future deadline not yet set the houses will be razed and the site used for non-housing uses. Further, that a schedule of veterans' preferences will be followed, also defense worked in the event the Secretary of Defense directs.

The project is presently being operated by the Phoenix Housing Resolution No. 9430 -- adopted 10/3-50.

Emergency clause Yes (strike out one) No If yes, give reasons

Desired effective date As soon as possible

Requested by Laurence W. Wilson Assistant City Atty DEPARTMENT HEAD

Account Numbers and Appropriation Balances Checked	Approved As to Availability of Funds
CITY AUDITOR	DIRECTOR OF FINANCE

To the City Attorney: Date 9-25 195 0

Please prepare an ordinance for submission to the City Council at the next regular meeting covering the subject outlined above. Copies of the ordinance must be in the City Manager's office not later than Monday noon, otherwise submission of the ordinance will be delayed one week. The ordinance (should) (should not) contain an emergency

CITY MANAGER

RECEIVED CITY CLERK BY

PHOENIX, ARIZ. SEP 25 1950

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authority as a veterans' housing project and is not a low rent project. It is estimated to be netting between $35,000 and $40,000 a year. It will be unsubsidized and is getting older all the time so this can be expected to fall of as upkeep becomes more expensive.

The City represents that it will operate the project on a soung business basis including adequate reserves.

So far as this writer can find there are no restrictions as to how long the City must continue the land as a housing project or how much rent shall be charged.

The Application Resolution must be accompanied by an opinion of the City Attorney that the City has legal authority to make this request, accept this transfer, operate the project and to perform the obligations incurred by the transfer.

Applications must be made by December 31, 1950 but transfers are temporarily suspended due to the present national emergency.

ARIZONA 1-1 - Marcos De Niza Housing Project
1-2 - Frank Luke Jr. Housing Project
1-3 - Mathew Henson Housing Project

See 7 460

Arizona 1-4 - Mathew Henson Addition
1-5 - Marcos De Niza Addition
1-6 - Frank Luke Jr. Addition

CONTRACTS WITH U. S. GOVERNMENT - UNITED STATES HOUSING AUTHORITY OR PUBLIC HOUSING AUTHORITY

1211 11/2/39 - Loan contract between City of Phoenix, Arizona and United States Housing Authority.

1212 11/2/39 - Annual Contributions Contract between the City of Phoenix Arizona, and the United States Housing Authority.

1260 11/29/40 - Contract for Loan & Annual Contributions from U. S. Housing Authority (supersedes contracts Nos. 1211 and 1212)

1273 1/28/41 - Chemical Bank & Trust Company, New York, from U.S.H.A. Temporary Loan Notes, 2nd Series, Amount $1,600,000.00. Maturing 6/15/41

1502 2/19/46 - National Housing Agency, Federal Public Housing Authority (HA V-2396 ump-1) to provide temporary housing accommodations consisting of 148 family dwelling units.

1504 3/1/46 - Victoria Pasqualetti for lease of certain property for Emergency Veterans' Housing Project

1505 - 3/1/46 - Ottilia Linsenmeyer for lease of certain property for Emergency Veterans' Housing Project.

1546 - 8/13/46 National Housing Agency, Federal Public Housing Authority (HA V-2418 mph-1) to provide termporary houasing accommodations consisting of 48 family dwelling units.

1764 - 5/19/48 - Housing and Home Finance Agency, Public Housing Administration (their No. Ariz-V-2424-MPH-1) combining City Contracts Nos. 1502 and 1546 (their Nox. Ariz -V-2396 mph-1 and Ariz-V-2418-mph-1) for accommodations of 148 and 48 family dwelling units respectively - Transfer to City of Phoenix dated January 10, 1950 attached.

Get copy of this contract

2138 - Public Housing Administration, Annual Contributions Contract, Project Ariz. 1-4, 1-5 and 1-6

ORDINANCES AND RESOLUTIONS ADOPTED COVERING PUBLIC HOUSING

2897 4/5/39 Ordinance creating Housing Authority to be known as Housing Authority of the City of Phoenix & Conferring upon such housing authority certain powers & duties.

2944 6/6/39 Ordinance relating to low-rent housing projects to be developed in the city of Phoenix.

3016 10/17/39 Ordinance approving Loan Contract between the City of Phoenix & U.S. Housing Authority for Project Nos. Ariz. 1-1 Arizona 1-2 and Arizona 1-3, Authorizing its execution.

3017 10/17/39 Ordinance approving annual contributions contract between City of Phoenix & U.S. Housing Authority for projects Nos. Arizona 1-1 Arizona 1-2 and Arizona 1-3, Authorizing its execution.

3018 10/17/49 Delegating additional powers to the Housing Authority of the City of Phoenix.

3085 4/23/40 Vacating & closing to public use portion of hadley St. for use by Housing Authority.

3170 10/21/40 Establishing water rates to be charged Housing Authority of City of Phoenix.

F 098

3171	10/21/40	Vacating & closing to public use portion of Tonto Street lying between 7th & 9th Avenues and providei for use of said street by Housing Authority.
3188	11/29/40	Approving contract for loan and annual contributions between City of Phoenix and Housing Authority for Projects Nos. Arizl-1, Arizona 1-2 and Arizona 1-3, Authorizing its execution.
3234	2/4/41	Granting S.R.V.W.U.A. permission to construct and maintain power line along east side of N and S private driveway in Marcos De Niza Housing project and across certain streets.
3402	8/5/41	Amending Ordinance No. 2944 entitled "An Ordinance relating to low-rent housing projects to be developed in the City of Phoenix and declaring an emergency"
3830	9/16/43	Authorizing Execution of Water Service Installation Agreement with U.S.A. & Darrell Duppa Project)
3831	9/16/43	Authorizing execution of contract with U.S.A. for supplying of water to the Federal Public Housing Authority (Darrell Duppa Project
3904	1/27/44	Providing for sale and conveyance of Lot 13, Block 22, F. Q. Story addition
3905	1/27/44	Providing for sale of Lot 1, Block 24, F. Q. Story addition.
3906	1/27/44	Providing for sale of Lot 6 and west 9' of Lot 5, Block 34, F. Q. Story Addition.
3989	6/6/44	Authorizing execution of stipulation permitting condemnation by U.S.A. of portions of Garfield and McKinley Streets and execution of quit-claim deeds to U.S.A. (Formerly executed to National Housing Agency, Federal Public Housing Authority.)
5425 get document	1/17/50	Relating to low rent housing projects proposed to be developed in the City of Phoenix; declaring intention of the City of Phoenix to cooperate with the Public Housing Administration in the development and operation of the proposed projects.
7034	7/2/40	Resolution accepting waivers to Loan Contract dated 11/2/39 between City of Phoenix and U. S. Housing Authority.
7035	7/2/40	Resolution authorizing the issuance of advance loan notes in the aggregate principal amount of not to exceed $1,613.00
7036	7/2/40	Resolution authorizing the issuance of temporary loan notes (first series) aggregating $550,000.00
7043	7/17/40	Resolution ratifying certain actions heretofore taken by the Commission of the City of Phoenix and by certain officers of said City of Phoenix with respect to temporary financing.
7044	7/17/40	Resolution awarding temporary Loan Notes authorizing delivery to Purchaser, and authorizing letter to paying agent.
7045	7/17/40	Resolution authorizing execution of requisition agreement No. 1 and authorizing execution & delivery of Advance Loan Note No. 5.

F.098

7064 11/29/40 - Resolution restricing tenancy in USHA-Aided projects to citizens of the United States.

7067 12/3/40 - Authorizing the issuance of Advance Loan Notes in the amount of not to exceed $1,613,000.00, repealing resolution No. 7035.

7068 12/3/40 - Authorizing the execution and delivery of advance loan note No. 1 in exchange for Advance Loan Note. No. 5

7069 12/3/40 - Authorizing Execution and delivery of Advance Loan Note No. 2.

8034 6/3/41 - Authorizing issuance of Housing Authority Bonds (first issue) in principal amount of $1,904,000

8035 6/3/41 - Approving agreement evidencing appointment of fiscal agent.

8037 6/17/41 - Authorizing execution and recording of declaration of trust in sale of Housing Authority bonds.

8038 6/17/41 - Awarding Series A Bonds (Housing Authority) to J. S. Strauss and Company.

8039 6/17/41 - Awarding Housing Authority Bonds (First Issue) Series B to U.S. Housing Authority

8084 11/4/41 - Authorizing and directing institution of eminent domain proceedings in acquisition of additional real estate.

8085 11/4/41 - Authorizing execution and delivery of additional temporary Series B Bonds in amount of $58,000.00

8155 10/6/42 - Authorizing execution & delivery of Additional Temporary Series B Bonds in Principal Amount of $18,000.00

8160

~~8297 xxxx 9/25/45~~
8332 2/19/46 Authorizing execution of agreement with U.S.A. through Federal Public Housing Authority for acquiring, developing, administering, and removing emergency temporary housing under prosivions of Title V of Lanham Act.

8333 2/19/46 Authorizing City Manager to lease such acreage as necessary for location for 148-family dwelling units to be temporarily constructed pursuant to agreement with Federal Public Housing Authority.

~~8317 xxxx 8/6/46~~
8384 8/6/46 Authorizing execution of agreement with U.S.A. Acting by and through Public Housing Authority and acquiring, developing, administering, and removing emergency temporary housing under the Lanham Act (for additional units)

F-098

8434	12/17/46	Authorizing execution of an agreement with U.S.A. acting by and through the Federal Public Housing Authority and the city of Phoenix for acquiring, developing, administering and removing emergency temporary housing under the provisions of Title V of the Lanham Act.
8435	12/17/46	Authorizing execution of lease between Ottillia Linsenmeyer and the City of Phoenix for that certain real property located at Sixteenth and Roosevelt Streets for an "Emergency Veterans Housing Project" under the provisions of Title V of the Lanham Act.
8463	1/14/47	Authorizing agreement for assessments against public property for improvement of yavapai, Yuma, Papago, Pima, Cocopah and Mohave Streets and 3, 5, 6 and 7 Avenues.
8620	9/30/47	Advocating continued usage of Duppa Villa Homes as a public housing project with intention of converting it to a low income project for veterans and their families.
9222	9/20/49	Approving application of housing authority of City of Phoenix to public housing administration for preliminary loan in amount of $265,000,00.
9276	12/16/49	Providing for waiver of removal requirements of Lanham Act with respect to relinquishment and transfer of Government's interest in public housing project at 16th and Roosevelt Streets to City of Phoenix.
9296	1/17/50	Authorizing preliminary loan contract, requisitions, and notes to be forwarded to Public Housing Authority in connection with development of low-rent housing projects.
9418	8/29/50	Approving the annual contributions contract between the City of Phoenix and the Public Housing Administration relating to projects No. Ariz. 1-4, 1-5 and 1-6, authorizing the execution thereof, and declaring an emergency.
9428	9/26/50	Authorizing and directing the institution of eminent domain proceedings for the acquisition of certain real estate for municipal housing.
9429	10/3/50	Approving annual contributions contract between City of Phoenix and Public Housing administration relating to projects No. Ariz. 1-4, 1-5, and 1-6, authorizing execution thereof; repealing resolution No. 9418
9430	10/3/50	Making application for the transfer of the project Ariz-2312 (Duppa Villa Veterans' Housing Project) to the City of Phoenix
9438	10/31/50	Authorizing the issuance of advance loan notes in the aggregate principal amount of not to exceed $1,740,000.00
9446	12/12/50	Authorizing amendment to contract for loan and annual contributions between the City of Phoenix and Public Housing Administration, authorizing payments in lieu of taxes.
9458	1/30/51	Authorizing sale, issuance and delivery of temporary loan notes in the aggregate principal amount of $797,000; execution of requisition agreement No. 1 and execution and delivery of advance loan note No. C-1 (Housing Authority)

document might help w/ discussion on history of area

get document

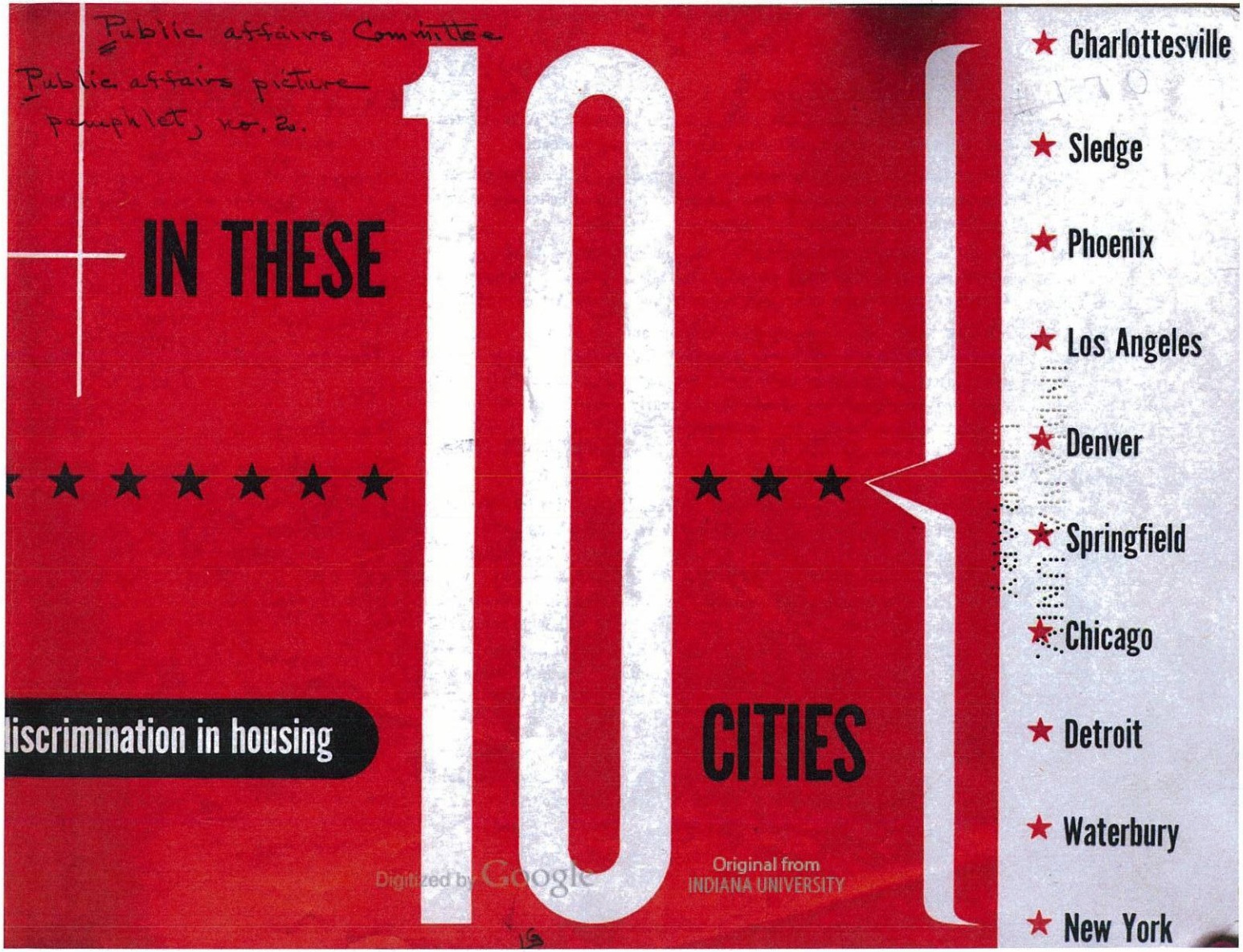
get doc

F-098

9527 7/31/51 Resolution authorizing the sale, issuance and delivery of temporary loan notes in the aggregate principal amount of $3,116,000.00; the execution of Requisition Agreement No. 2' and the execution and delivery of advance loan note No. C-2, and declaring an emergency.

F-078

APPENDIX D – DISCRIMINATION IN THESE 10 CITIES


Public affairs Committee
Public affairs picture pamphlet, no. 2.
IN THESE
10
CITIES
liscrimination in housing
Charlottesville
Sledge
Phoenix
Los Angeles
Denver
Springfield
Chicago
Detroit
Waterbury
New York
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601890

H31
.P955
no.2

THIS pamphlet tells how minorities are housed in ten communities of the United States. The house generally determines the family's place in the community. A segregated house leads to discrimination in schools, churches, employment and recreation.

Segregation is too often identified with the south. Many northern cities enforce housing segregation more rigorously than the south does. The nation's largest ghettos, for example, are not in New Orleans or Atlanta but in Chicago and New York.

Where people are working to end segregation, the pamphlet gives details. These efforts are of crucial timeliness. Most cities are preparing low-rent housing programs or urban redevelopment programs—or both—under the federal Housing Act of 1949.

The key fact is that urban redevelopment (the clearing and rebuilding of blighted areas) cannot be handled intelligently unless the principle of democratic housing is accepted. Central slums cannot be torn down until decent housing is provided elsewhere for their inhabitants, who are usually minority groups. And in nearly every city the only vacant land suitable for relocating these families is outside the segregated districts. The first step in redevelopment is to recognize the right of minorities to live anywhere they choose. Federal funds must not be used to build new ghettos.

This pamphlet is not meant to be a scientific study of racial discrimination. The ten cities are not a statistical sample. Rather, the pamphlet is a report, made as accurate as possible through checking with local and national authorities. The ten cities were picked for importance, size, location and special interest. Charlottesville and Springfield were chosen for their ties with Thomas Jefferson and Abraham Lincoln. California is represented by Los Angeles, where the city housing authority has done a fine job (although San Francisco also deserves praise for its Council for Civic Unity and its Board of Supervisors—the first local governing body to block both discrimination and segregation in urban redevelopment projects). Washington was omitted because its story has been fully told in the pamphlet, *Segregation in the Nation's Capital*, by Kenesaw M. Landis.

As this pamphlet goes to press, the federal government has announced a vast war housing program. In the last war we failed to make public and private war housing available to whites and Negroes alike. But segregated war housing gives the lie to our democratic faith. The rest of the world judges us by what we do, not by what we say. And in this country segregation divides the people at a time when unity is more vital than guns.

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Photographs by MARION PALFI

Written and designed by
ALEXANDER L. CROSBY

Edited by HORTENSE W. GABEL
and MAXWELL S. STEWART

Cover by AJAY

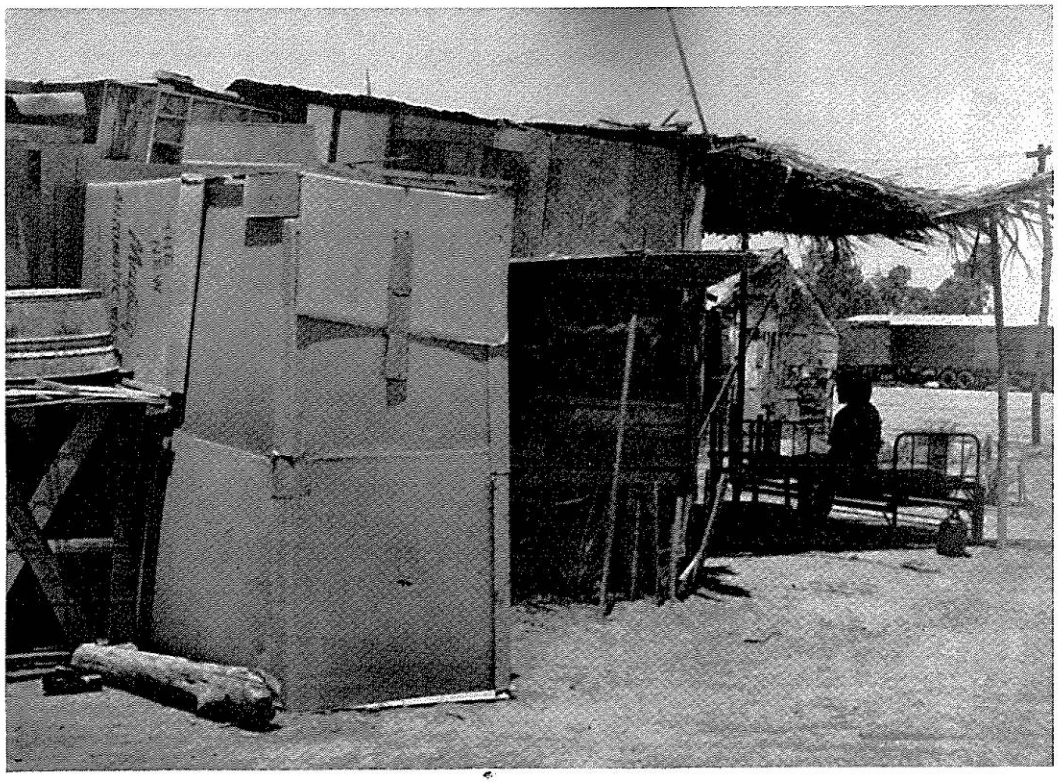
If you are interested in doing something about segregation in your community, write to the National Committee Against Discrimination in Housing, 35 West 32 Street, New York 1. Ask for two helpful pamphlets: Forbidden Neighbors *(20¢), which turns a spotlight on little known facts about segregation, and* How to End Segregation in Housing *(15¢).*

PUBLISHED MARCH 1951

PHOENIX

PHOENIX, a desert city on a broad plateau, is mostly horizontal. There are few tall buildings to block the view of the serrate mountains that ring the plateau. The city is divided roughly by the railroad tracks into a good residential section with paved streets, green lawns, palm trees, oleanders, and flowers, and the slum section, where the unkillable tamarisks are bathed in clouds of yellow dust from the streets and dirt yards. Here the Mexican-Americans, Negroes, and poor whites live in houses of old brick, adobe, frame and packing boxes. Few cities can boast of more wretched slums.

On several acres of bare dirt behind a warehouse there is a colony of migrant farm workers who pay $4 a month and up for 35 shacks built literally from the junkpile. Pedro Tellez rented a one-room hut for his wife and their three children: Ramona, 12, Manuela, 10, and Bobbie, 3. The rent is $6 a month with electricity; water is available two blocks away. Mr. Tellez collected enough packing boxes to add two rooms, one with a corrugated paper floor, so Ramona could have her own bedroom. Since he earns only $1.50 or $2 a day (when he can get work), Mr. Tellez could not afford lumber. Mrs. Tellez keeps the house immaculate. Ramona hauls water for her little patch of onions and her yucca plant.



The home of Mr. and Mrs. Pedro Tellez and their three children.

One of the most profitable residential properties in Phoenix is a row of flimsy frame stables on an alley. A structure that once housed 20 horses has been converted into miniature two-room apartments for 20 families, without water or toilets, renting for $20 a month.

Except that Negroes may sit anywhere in buses, Phoenix is as stanchly jim crow as the average southern city. Roadside restaurants have signs reading "Colored trade not solicited." Negroes go to separate schools, eat in separate restaurants. Few Negroes are permitted to buy property in the better districts.

The Mexican-Americans, who are legally whites, fare a little better. They can usually get restaurant service and their children are not segregated in school. But the Mexican-Americans also find it hard to buy in good

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neighborhoods and the better jobs are not open to them.

The population of Phoenix has doubled within a decade to reach about 100,000, of which some 10 percent is Negro. Many of the Negroes came to Phoenix without meaning to—the city was just a temporary stop on the road to fabulous California. Poorly organized and poorly educated, the Negroes have made little headway against the city's southern white majority.

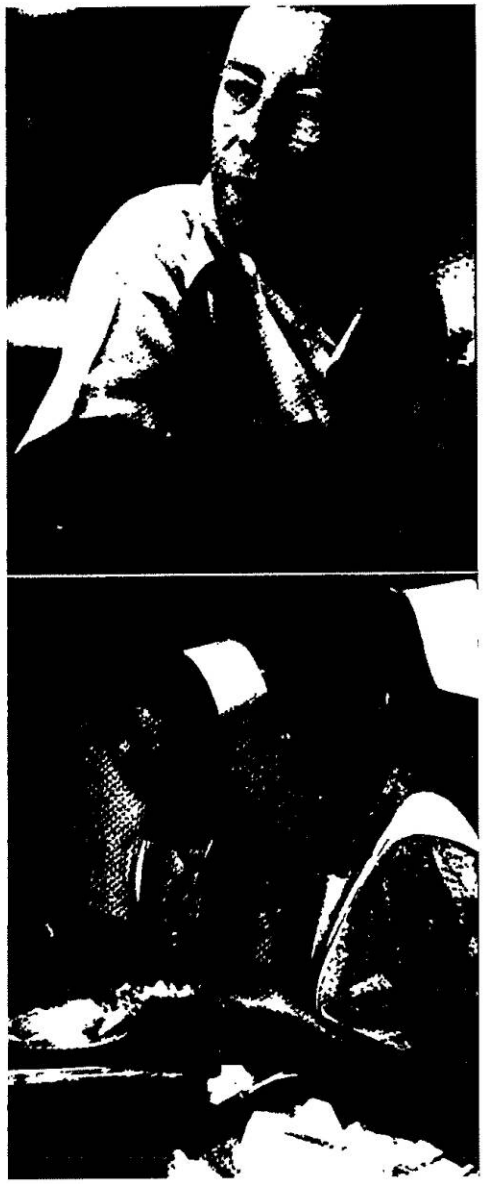
Little help has come from the city administration, except for an independent park commission which had the nerve to build a first-class recreation center and swimming pool—unsegregated—in the heart of the slum district.

A Monument to Decency

Across the street from the swimming pool is Arizona's foremost monument to racial justice: St. Monica's Hospital, built in 1944 by the Federal Works Agency as the successor to a tiny frame institution founded by Emmett McLoughlin, a young man with a dynamic conscience. In 1948 Mr. McLoughlin became full-time superintendent of the 230-bed institution.

St. Monica's was the first American hospital founded with a definite interracial policy. Of the 68 student nurses, 40 percent are Negro (mostly from cities all over the United States). The hospital cafeteria, open to the public, is one of the few places where Negroes can eat.

Top: Emmett McLoughlin, founder of St. Monica's. Below: Two nurses in the hospital cafeteria.



Despite modest prices, the cafeteria's $56,000 net income in 1949 almost covered the hospital deficit.

The American College of Surgeons rated St. Monica's in 1948 as "a good hospital . . . exceedingly important in the medical service of the area." Local doctors say it has the best equipment in the city. More and more paying patients are choosing St. Monica's, which needs them to balance its losses in serving the poor.

The three public housing projects of Phoenix were built under Mr. McLoughlin's direction as chairman of the housing authority. They are segregated projects because it seemed a decade ago to be a choice between segregation or no housing at all. Mr. McLoughlin and two other members of the five-man authority decided in 1949 that the scheduled 1,000 new dwellings should be wholly interracial. That was one reason why Mr. McLoughlin was dropped when his term expired in 1950. The city administration replaced him with a man who provided a 3 to 2 majority in favor of segregation.

"The purpose of public housing should be to make better citizens," Mr. McLoughlin says. "Segregation does just the opposite. We have proved at St. Monica's that an interracial policy is sound."

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A PUBLIC AFFAIRS PICTURE PAMPHLET • 30¢

Published by
PUBLIC AFFAIRS COMMITTEE Inc.
22 East 38 Street • New York 16, N. Y.
Special rates for quantity orders

PUBLIC Affairs Committee Inc. is a nonprofit, educational organization founded in 1935. Its purpose is to bring readable facts on economic, social, health and family problems to American readers at minimum cost. Issuing a new pamphlet about every month, the Committee has distributed more than 16,000,000 pamphlets. You may subscribe to the next 12 pamphlets for $2 or to the next 20 for $3. *In These Ten Cities* is the second in a new series of picture pamphlets.

The Committee's officers are Mark Starr, chairman; F. Ernest Johnson, vice-chairman; Erling M. Hunt, secretary, and Miss Beulah Amidon, treasurer. Maxwell S. Stewart is editor of the pamphlet series, Miss Mabel C. Mount is associate editor and Mrs. Dallas Johnson is educational director.

In These Ten Cities was prepared by the New York State Committee on Discrimination in Housing, organized in 1949 by representatives of racial, religious, housing, labor and other groups. Citizens and public officials in other states got interested in the new organization. Nothing quite like it had ever been organized before in a nation that organizes practically anything at the drop of a manifesto. Result was that conferences called by the Committee attracted delegates from Boston to San Francisco.

Naturally enough, all this commotion led to action. The most important achievement of the Committee was the Wicks-Austin law of 1950, through which the New York legislature prohibited discrimination in publicly assisted housing. Algernon D. Black is chairman of the Committee, Mrs. Hortense W. Gabel is executive director and Miss Katherine Morton is administrative secretary. These organizations cooperate with the Committee:

American Association of University Women, New York State Division
American Civil Liberties Union
American Jewish Committee
American Jewish Congress
American Veterans Committee
Anti-Defamation League of B'nai B'rith
Board of Home Missions, Congregational-Christian Churches
Citizens Union
Commission on Christian Social Relations of the Episcopal Diocese of New York
Human Relations Commission of the Protestant Council of New York
Intergroup Relations Committee, New York Ethical Society
Jewish Labor Committee
Jewish War Veterans, Department of New York
National Association for the Advancement of Colored People
National Conference of Christians and Jews, New York Region
New York State Industrial Union Council (CIO)
United Neighborhood Houses of New York
Urban League of Greater New York

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APPENDIX E – **ARCHITECTURAL PLANS**

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Copy Page
Site Plan 1-4
Building A Floor Plan
Building B Floor Plan
Building C Floor Plan
Building D Floor Plan (Not constructed at Frank Luke Jr. Addition)
Building D Elevation (Not constructed at Frank Luke Jr. Addition)
Building E Floor Plan and Elevation
Details - Truss
Tool House
Details – Wall Section Windows
Details – Door and Lintels
Details – Typical Porches
Details – Miscellaneous
Details – Miscellaneous
Details – Bronze Plaques
Addition to Administration Building
Addition to Administration Building
Property Line Map (1-4)
Topographic Map (1-4)

ARIZ. 1-4

DRAWINGS FOR LOW RENT HOUSING DEVELOPMENT ADDITIONS

ARIZ. 1-4 ARIZ. 1-5 ARIZ. 1-6

TO BE BUILT BY

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

WITH THE ASSISTANCE OF

THE PUBLIC HOUSING ADMINISTRATION

HARRY S. TRUMAN
PRESIDENT OF THE UNITED STATES OF AMERICA

RAYMOND M. FOLEY
ADMINISTRATOR
HOUSING AND HOME FINANCE AGENCY

JOHN TAYLOR EGAN
COMMISSIONER
PUBLIC HOUSING ADMINISTRATION

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON — CHAIRMAN
WADE CHURCH — VICE-CHAIRMAN
WADE H. HAMMOND — COMMISSIONER
JOHN F. SULLIVAN — COMMISSIONER
CHARLES F. MONTANO — COMMISSIONER

EARL A. SCHNORR
SECRETARY-TREASURER & EXECUTIVE DIRECTOR
IRVING A. JENNINGS
LEGAL COUNSEL
BERT M. THORUD
TECHNICAL DIRECTOR

CONSULTING SITE ENGINEERING		
1-4	1-5	1-6
JOHANNESSEN & GIRAND		YOST & GARDNER

CONSULTING AND SUPERVISING ARCHITECTS LESCHER AND MAHONEY		
1-4	1-5	1-6
LESCHER AND MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

CONSULTING LANDSCAPE ARCHITECT		
1-4	1-5	1-6
JACK KATZ		

SCHEDULE OF DRAWINGS

UTILITIES

U-1	WATER DISTRIBUTION
U-2	GAS DISTRIBUTION
U-3	SANITARY SEWERS
E-1	INT. ELECTRICAL - BLDGS. A & B
E-2	INT. ELECTRICAL - BLDGS. C-D & E & ADMIN. BLDG. 1-5
E.D-1	ELECTRICAL DISTRIBUTION
E.D-2	ELECTRICAL DISTRIBUTION - DETAILS
P-1	PLUMBING - COOLING - HEATING - BLDGS. A & B
P-2	PLUMBING - COOLING - HEATING - BLDGS. C-D & E
P-3	PLUMBING - COOLING - HEATING - DETAILS

UNIT BUILDINGS ARCHITECTURAL

A-1	SITE PLAN
A-2	FLOOR PLAN - BLDG. - A
A-3	ELEVATIONS - SECTION - BLDG. - A
A-4	FLOOR PLAN - BLDG. - B
A-5	ELEVATION SECTION - BLDG. - B
A-6	FLOOR PLAN BLDG. - C
A-7	ELEVATION SECTION BLDG. - C
A-8	FLOOR PLAN BLDG. D
A-9	ELEVATION SECTION BLDG. D
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A-13	WALL SECTION WINDOWS
A-14	DOOR - LINTEL DETAILS
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A-16	MISCELLANEOUS DETAILS
A-17	MISCELLANEOUS DETAILS
A-18	BRONZE PLAQUE DETAILS
A-19	ADDITION TO ADMIN. BLDG. - PLAN - ELEVATIONS
A-20	ADDITION TO ADMIN. BLDG. - DETAILS

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S-1	PROPERTY LINE MAP
S-2	TOPOGRAPHIC & UTILITY MAP
S-3	HORIZONTAL CONTROL
S-4	VERTICAL CONTROL
S-5	PAVING
L-1	SITE PLAN } NOTE: THIS WORK TO BE LET UNDER A SEPARATE CONTRACT.
L-2	DETAILS }

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building construction

FARMER & GODFREY CONSTRUCTION COMPANY

/s/ F. N. Godfrey
F. N. Godfrey - Co-partner
4202 East Osborn Road, Phoenix, Arizona

/s/ Martha Etter
Martha Etter
/s/ Daisy V. Tate
Daisy V. Tate

/s/ Terrence A. Carson

/s/ Roy E. Yanez

May -, 1931

/s/ Bert M. Thorud

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prints of

all Sewer, Water, and Gas

Utilities serving of Buildings

J. H. [illegible] CONSTRUCTION Co.

/s/ J. H. Leleh
J. H. Leleh, President
605 South Central Ave., Phoenix, Arizona

Attest:
[illegible]

/s/ Travis D. Gant
Travis D. Gant
Secretary
(Seal)

/s/ Terrence A. Carson

/s/ Roy E. Yanez

May 7, 1931

/s/ Bert M. Thorud

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blueprints

of

ALL ELECTRICAL

DISTRIBUTION

[illegible]

NEW STATE ELECTRIC CO.

/s/ A. E. Rosenberg
A. E. Rosenberg, President
214 West Washington Street

Attest:
[illegible]

/s/ L. C. Foster
L. C. Foster, Secretary
(SEAL)

/s/ Terrence A. Carson

/s/ Roy E. Yanez

May 7, 1931

/s/ Bert M. Thorud

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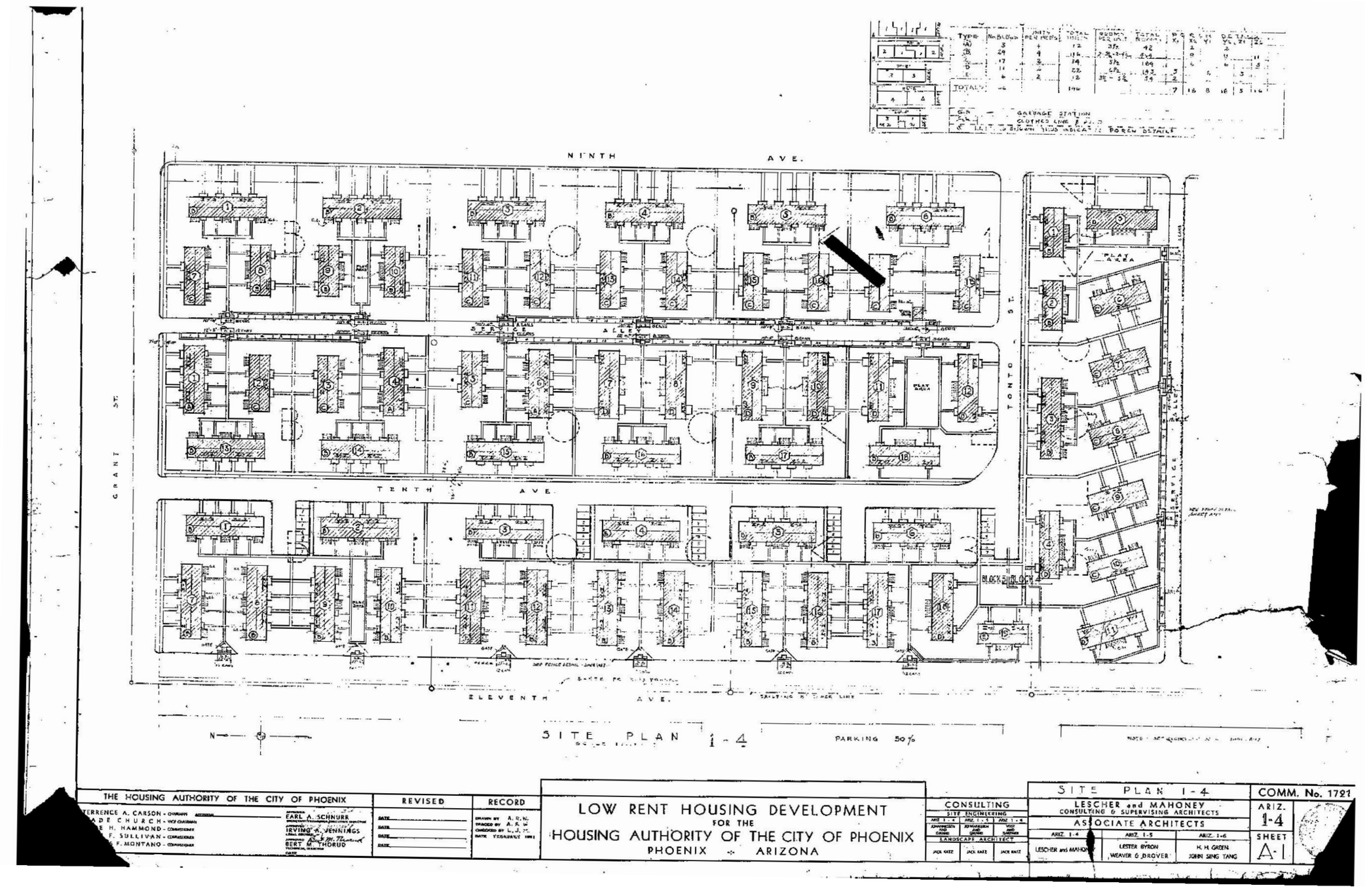

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX	REVISED	RECORD
TERRENCE A. CARSON - CHAIRMAN ADE CHURCH - VICE CHAIRMAN E H. HAMMOND - COMMISSIONER F. SULLIVAN - COMMISSIONER F. MONTANO - COMMISSIONER EARL A. SCHNURR IRVING K. JENNINGS BERT M. THORUD	DATE DATE DATE DATE	DRAWN BY A.R.W. TRACED BY A.R.W. CHECKED BY L.J.H. DATE FEBRUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING		
SITE ENGINEERING		
ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LANDSCAPE ARCHITECT		
JACK KATZ	JACK KATZ	JACK KATZ

SITE PLAN 1-4

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4
SHEET A-1

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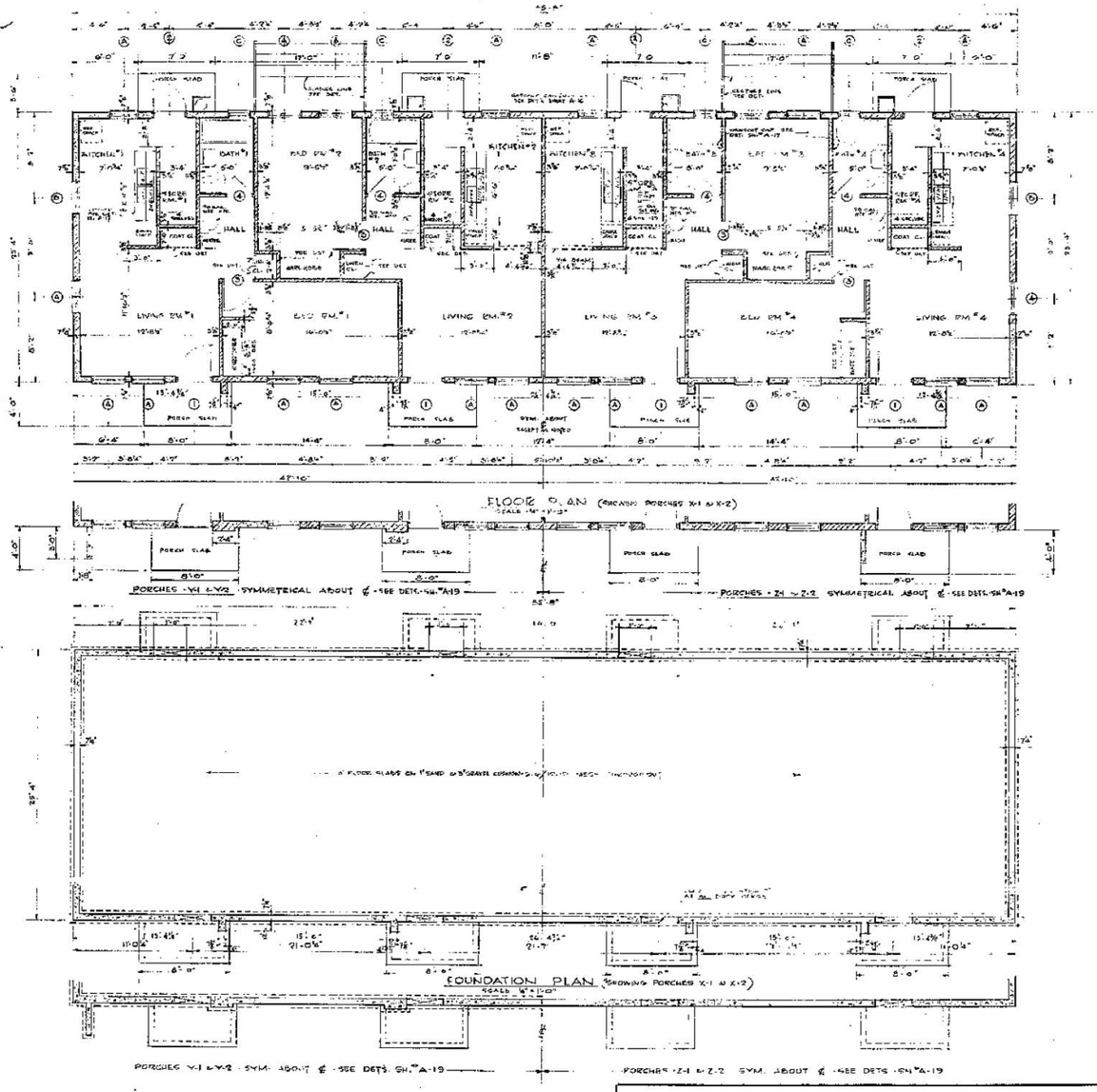


WINDOW SCHEDULE

MARK	KIND	SIZE	GLASS (USED / KIND)		LINTEL	REMARKS
A	ALUM. D.H.	3'-0"x4'-5"	19	W.G.A.	PRECAST CONC.	FULL SCREEN
B	ALUM. D.H.	3'-0"x 3'-7"	12	W.G.A.	PRECAST CONC.	FULL SCREEN
C	ALUM. D.H.	2'-0"x 3'-7"	8	OBSCURE	PRECAST CONC.	FULL SCREEN

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS (USED / KIND)	LINTEL	REMARKS
1	METAL	FLUSH	2'-6"x6'-8"x 1 3/8"	NONE	PRECAST CONC.	
2	METAL	FLUSH	2'-6"x 6'-8"x 1 3/8"	1 OBS.	PRECAST CONC.	W. SCR. 2'-6"x 2'-3"
3	WOOD	5 PAN	2'-6"x6'-8"x1 3/8"	NONE	PRECAST CONC.	
4	WOOD	5 PANEL	2'-6"x 6'-8"x 1 3/8"	NONE	PRECAST CONC.	

ROOM FINISH SCHEDULE

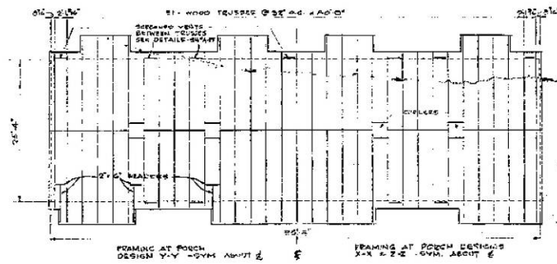
ROOM	FLOOR	WALLS	CEILING	BASE	MANTEL SHF.	REMARKS
LIVING RM.	CEMENT	MASONRY PAINTED	PLASTER PAINTED	NONE	NONE	SEE DETS. AT SLAB EDGE & WALLS
KITCHEN	CEMENT	PLASTER PAINTED	WOOD TEG T&G	NONE	NONE	SEE DETS. AT SLAB EDGE & WALLS
BED ROOM	CEMENT	MASONRY PAINTED	WOOD TEG T&G	NONE	NONE	SEE DETS. AT SLAB EDGE & WALLS
BATH	CEMENT	MASONRY PAINTED	WOOD TEG T&G	NONE	SHOWN ON PLAN	SEE DETS. AT SLAB EDGE & WALLS
HALL	CEMENT	MASONRY PAINTED	WOOD TEG T&G	NONE	NONE	SEE DETS. AT SLAB EDGE & WALLS
LINEN RM.	CEMENT	MASONRY PAINTED	WOOD TEG T&G	NONE	NONE	SEE DETS. AT SLAB EDGE & WALLS

SYMBOLS

HOLLOW MASONEY

CONCRETE

CEM. PLASTER (SOLID)



ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX
TERRENCE A. CARSON - CHAIRMAN
ADE CHURCH - VICE CHAIRMAN
E H. HAMMOND - COMMISSIONER
F. SULLIVAN - COMMISSIONER
F. MONTANO - COMMISSIONER
EARL A. SCHNURR - EXECUTIVE DIRECTOR
IRVING R. JENNINGS - CHIEF TECHNICAL DIRECTOR
HERT M. THORUD - SECRETARY

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY L.P.W.
TRACED BY D.R.C.
CHECKED BY L.L.M.
DATE FEBRUARY 1953

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-1 | ARIZ. 1-5 | ARIZ. 1-6
JOHNSON AND GRAND | JOHNSON AND GRAND | TOD AND CAMELBACK
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

BUILDING "A"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4: LESCHER and MAHONEY
ARIZ. 1-5: LESTER BYRON WEAVER & DROVER
ARIZ. 1-6: N. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4, 1-5 & 1-6
SHEET A2

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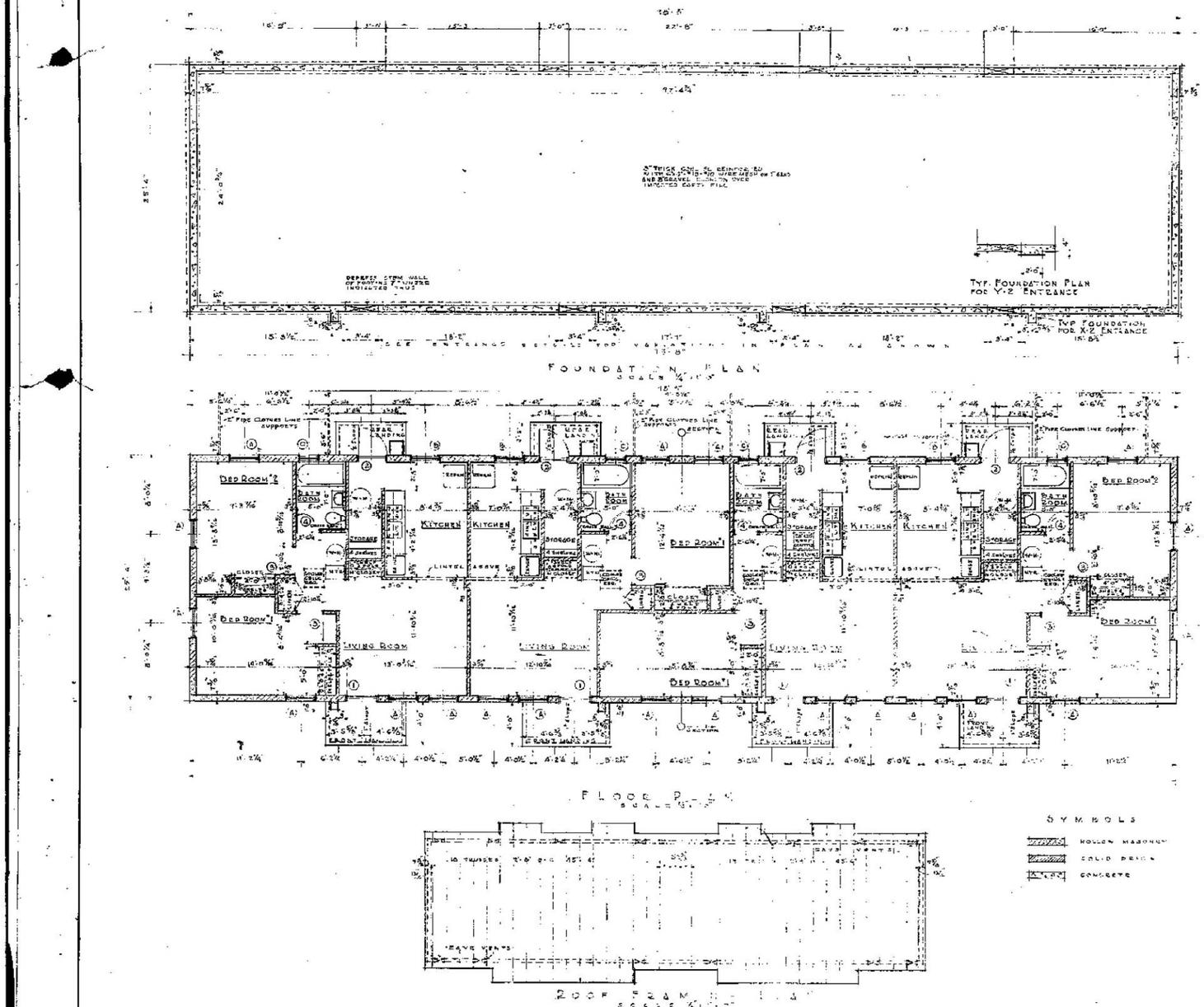

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX	REVISED	RECORD	LOW RENT HOUSING DEVELOPMENT	CONSULTING SITE ENGINEERING	PLANS – BUILDING "B"	COMM. No. 1727
TERRENCE A. CARSON - CHAIRMAN					LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS	ARIZ. 1-4

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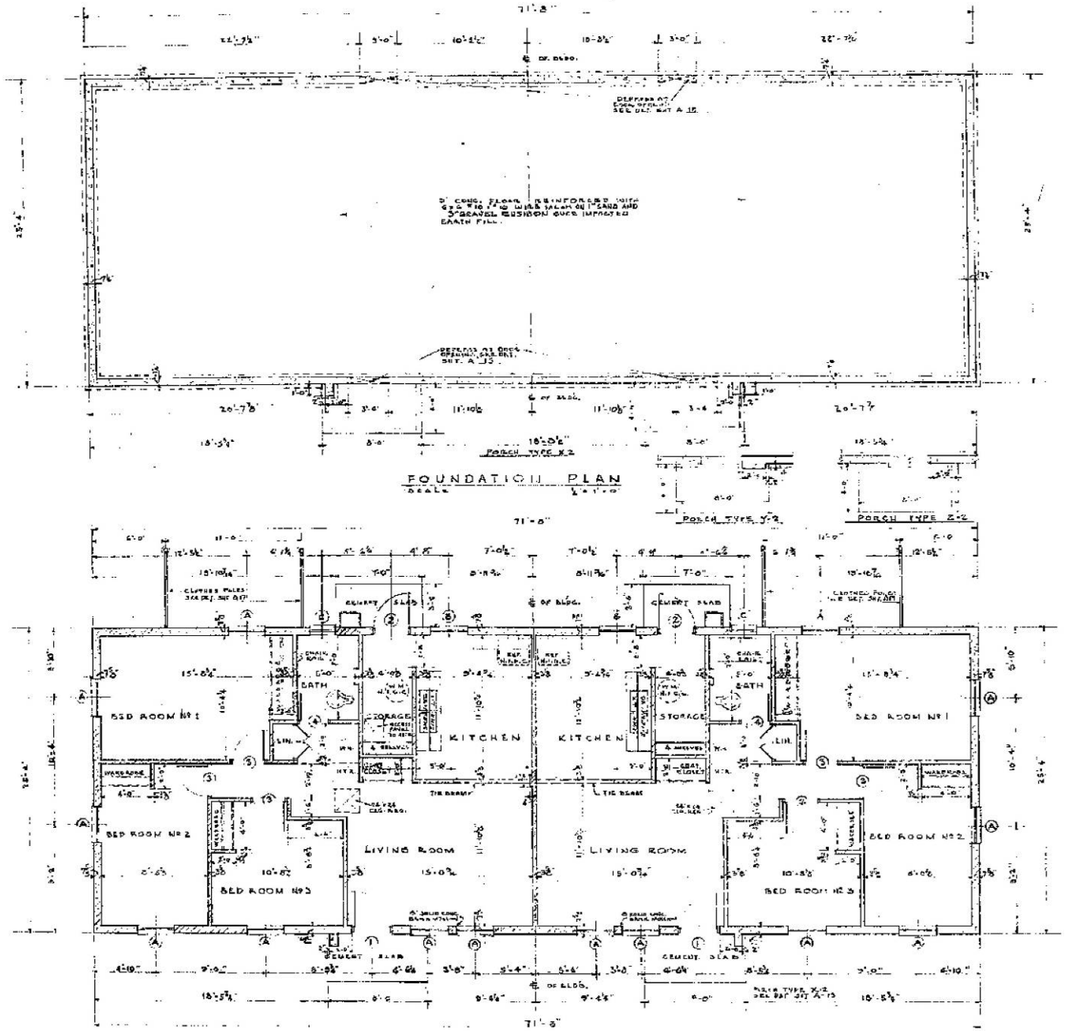


FLOOR PLAN
SCALE

WINDOW SCHEDULE

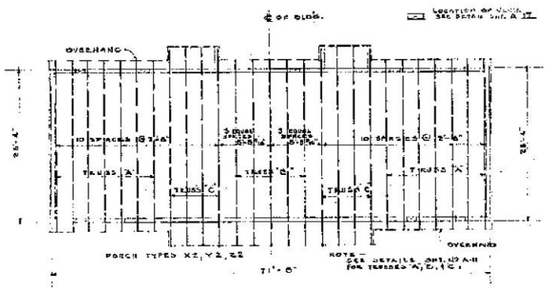
MARK	KIND	SIZE	GLASS QUANTITY	GLASS KIND	LINTEL	REMARKS
A	ALUM. D.H.	3'-0" x 4'-5"	12	S.S.A	PRECAST CONC.	FULL SCREEN
B	ALUM. D.H.	2'-0" x 5'-0"	12	S.S.A	PRECAST CONC.	FULL SCREEN
C	ALUM. D.H.	2'-0" x 2'-6"	8	OBSC. PPL GALV. IRON		FULL SCREEN

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS QUANTITY	GLASS KIND	LINTEL	REMARKS
1	METAL	FLUSH	3'-0" x 6'-6" x 1¾"	NONE		PRECAST CONC.	
2	METAL	FLUSH	2'-6" x 6'-6" x 1¾"	1	S.S.A	PRECAST CONC.	GLASS STEEL SASH
3	WOOD	5 PANEL	2'-6" x 6'-6" x 1¾"	NONE		PRECAST CONC.	
4	WOOD	3 PANEL	2'-4" x 6'-6" x 1¾"	NONE		PRECAST CONC.	

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	WAINSCOT CAP	REMARKS
LIVING RM.	CEM.	MASONRY PAINTED	WOOD TYP. 1-4 & 1-5	WOOD	NONE	MASONRY TO CEILING AS PER DTL.
KITCHEN	CEM.	MASONRY PAINTED	do.	WOOD	NONE	do.
BED RMS	CEM.	MASONRY PAINTED	do.	WOOD	NONE	do.
BATH	CEM.	MASONRY PAINTED	do.	MCM.	MCM. SHOWER DOOR JAMB	TILE AT TUB AREA MARBLE AT LAVATORY
HALL	CEM.	MASONRY PAINTED	do.	NONE	BASE	APPLY AT ALL AS PER L. ELEVA.
STORE RM.	CEM.	MASONRY PAINTED	do.	NONE	NONE	do.



ROOF FRAMING PLAN
SCALE

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES P. MONTANO - COMMISSIONER

EARL A. SCHNURR — EXECUTIVE DIRECTOR
IRVING K. JENNINGS — LEGAL COUNSEL
BERT M. THORUD — TECHNICAL DIRECTOR

REVISED	RECORD
DATE	DRAWN BY A.R.W.
DATE	TRACED BY W.C.P.
DATE	CHECKED BY J.J.H.
DATE	DATE FEBRUARY 1951

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX ☆ ARIZONA

CONSULTING

SITE ENGINEERING		
ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JOHNSON AND CANNO	JOHNSON AND CANNO	WOLF AND GARDNER
LANDSCAPE ARCHITECT		
JACK KATZ	JACK KATZ	JACK KATZ

BUILDING "C"

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1791

ARIZ. 1-4, 1-5, 1-6

SHEET A-6

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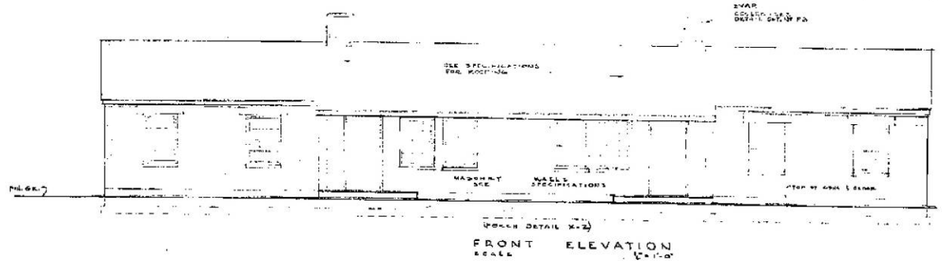
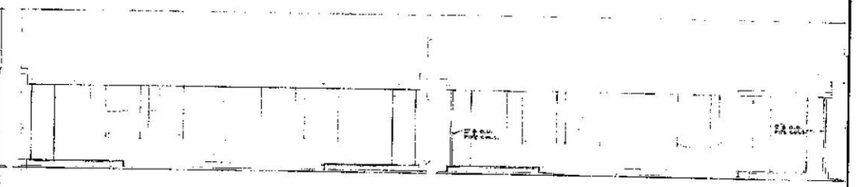


FRONT ELEVATION
SCALE 1/4"=1'-0"



ELEVATION TYPE Y-2

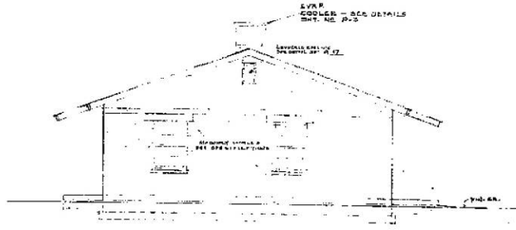
ELEVATION TYPE Z-2

PLAN TYPE Y-2

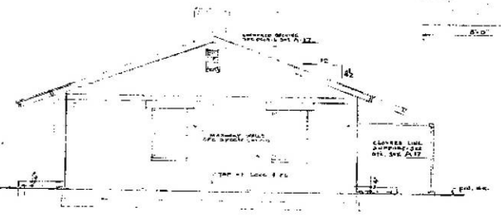
SEE DETAILS ART. NO. A-18

PLAN TYPE Z-2

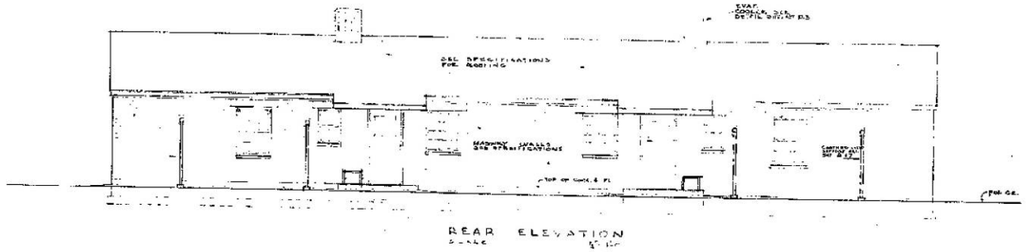
FRONT PORCH TYPES
SCALE 1/4"=1'-0"



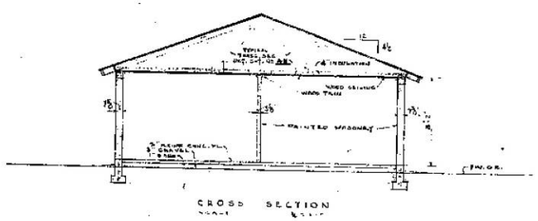
LEFT END ELEVATION
SCALE 1/4"=1'-0"



RIGHT END ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



CROSS SECTION
SCALE 1/4"=1'-0"

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

APPROVED EARL A. SCHNURR
EXECUTIVE DIRECTOR
APPROVED IRVING A. HENNINGS
LEGAL COUNSEL
APPROVED BERT A. THORUD
TECHNICAL DIRECTOR
DATE

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY W.C.P.
TRACED BY W.C.P.
CHECKED BY L.H.M.
DATE FEBRUARY 1952

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
JOHNSTON AND GRAND | JOHNSTON AND GRAND | T. WOLF AND C. GARNER
LANDSCAPE ARCHITECT
INDEX RATZ | INDEX RATZ | INDEX RATZ

BUILDING "C"
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4: LESCHER and MAHONEY
ARIZ. 1-5: LESTER BYRON WEAVER & DROVER
ARIZ. 1-6: H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4, 1-5, 1-6
SHEET A-7

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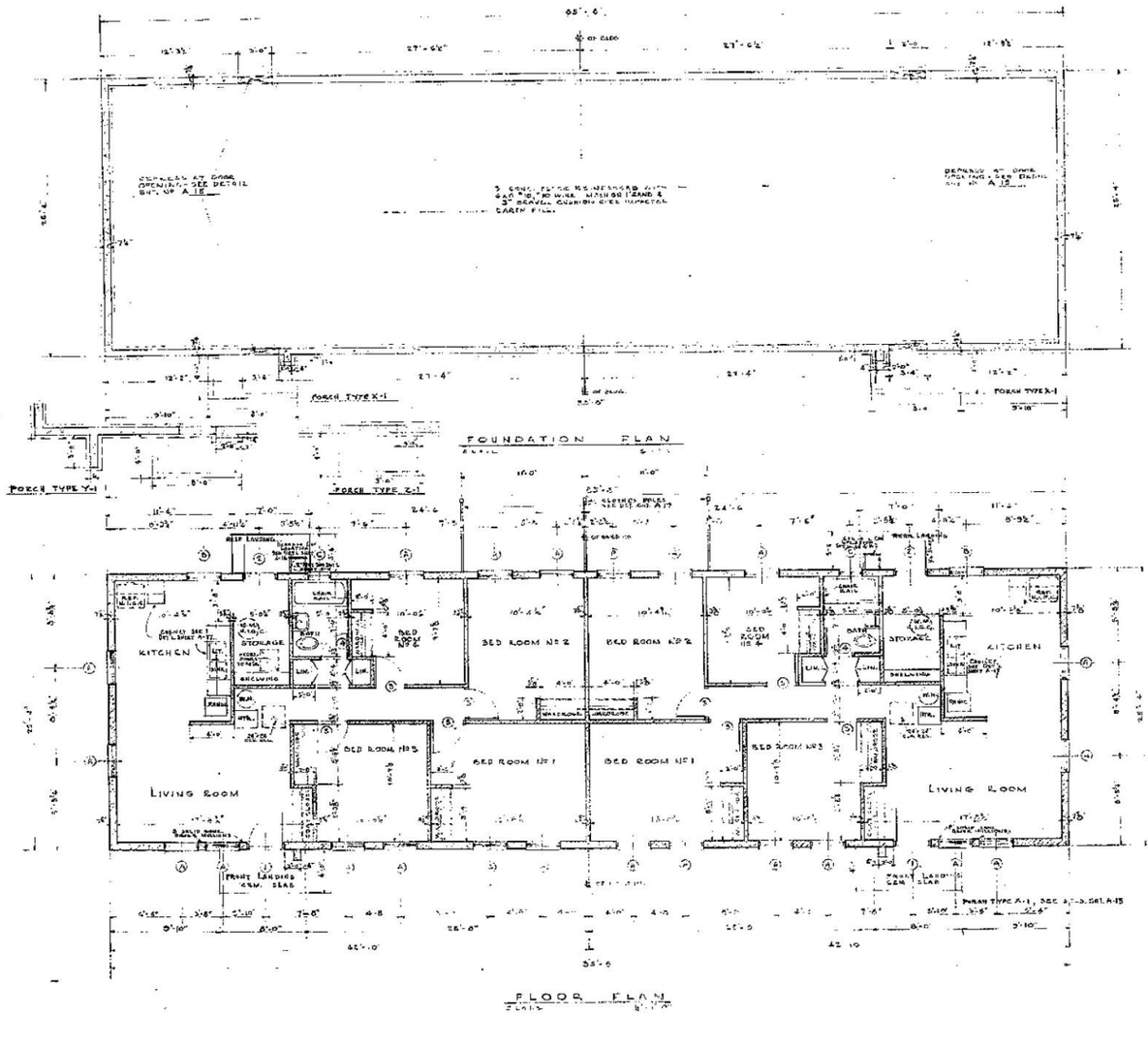

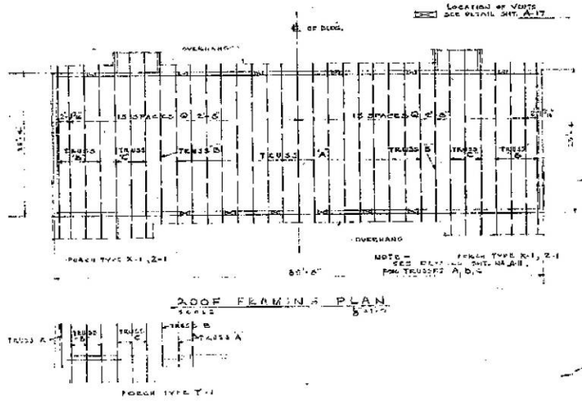

WINDOW SCHEDULE

MARK	KIND	SIZE	GLASS LIGHTS	GLASS KIND	LINTEL	REMARKS
A	ALUM. D.H.	3'-0"x4'-6"	12	S.S.A.	PRE-CAST CONC.	FULL SCREEN
B	ALUM. D.H.	3'-0"x3'-0"	12	S.S.A.	PRE-CAST CONC.	FULL SCREEN
C	ALUM. D.H.	2'-0"x3'-0"	8	OBSC.	PRE-CAST CONC.	FULL SCREEN

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS LIGHTS	GLASS KIND	LINTEL	REMARKS
1	METAL	FLUSH	3'-0"x7'-0"x1¾"	NONE		PRECAST CONC.	
2	METAL	FLUSH	3'-0"x7'-0"x1¾"	1	S.S.A.	PRECAST CONC.	GLASS SEE DET.
3	WOOD	5 PANEL	2'-6"x6'-8"x1¾"	NONE		PRECAST CONC.	
4	WOOD	5 PANEL	2'-6"x6'-8"x1¾"	NONE		PRECAST CONC.	

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	WAINSCOT CAP	REMARKS
LIVING RM.	CEM.	MASONRY PAINTED	WOOD Y & D	NONE	NONE	MOULDING AT CEILINGS AS PREVIOUS
KITCHEN	CEM.	MASONRY PAINTED	do	NONE	NONE	do
BED RMS.	CEM.	MASONRY PAINTED	do	NONE	NONE	do
BATH	CEM.	MASONRY PAINTED	do	NONE	METAL GRAB BAR PLATE	TILE AT TUB & SHWR. AT 6'-0" & 4'-6" RESP.
HALL	CEM.	MASONRY PAINTED	do	NONE	NONE	MOULDING AT CEILING AS PER DTL.
STORE RM.	CEM.	MASONRY PAINTED	do	NONE	NONE	do

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR, EXECUTIVE DIRECTOR
IRVING F. JENNINGS, CHIEF ENGINEER
BERT M. THORUD, TECHNICAL DIRECTOR

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY A.E.H.
TRACED BY W.C.R.
CHECKED BY E.J.M.
DATE FEBRUARY 1954

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX ☆ ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
JOHNSON AND GRAHAM | JOHNSON AND GRAHAM | VOIT AND GAMBLE
LANDSCAPE ARCHITECT
JACK KATZ | MAX KATZ | MAX KATZ

BUILDING D
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4
SHEET A-8

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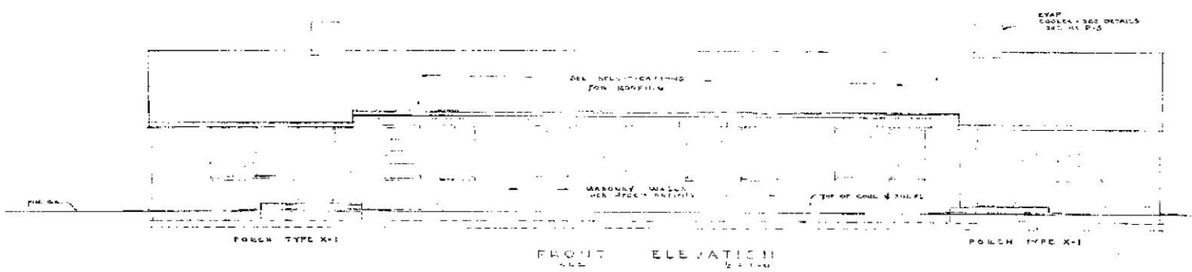
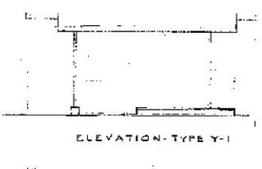
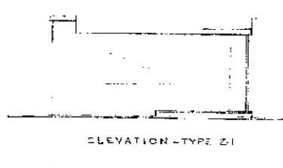


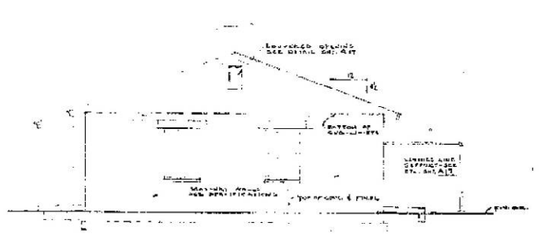
FRONT ELEVATION



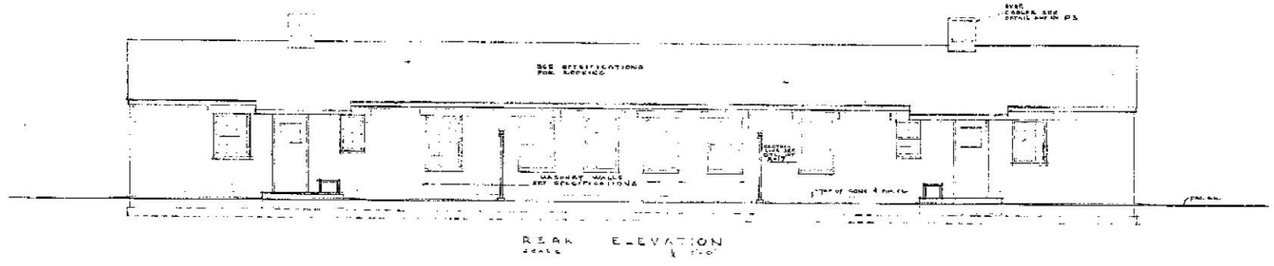


SEE DETAILS A/5 AND A/8
FRONT PORCH TYPES

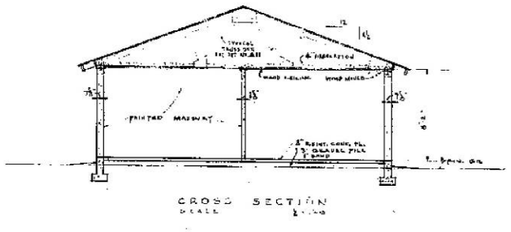
LEFT END ELEVATION



RIGHT END ELEVATION



REAR ELEVATION



CROSS SECTION

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

APPROVED: EARL A. SCHNURR, EXECUTIVE DIRECTOR
APPROVED: IRVING A. JENNINGS, ASSISTANT EXECUTIVE DIRECTOR
APPROVED: BERT M. THORUD, TECHNICAL DIRECTOR
DATE

REVISED
DATE
DATE
DATE
DATE

RECORD
DRAWN BY W.C.P.
TRACED BY W.C.P.
CHECKED BY [illegible]
DATE FEBRUARY 1961

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
STRANAHAN, HALL & GIBBS | KENNEDY & GARNER | TOU & GAETKE
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

BUILDING D

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY -	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721
ARIZ. 1-4
SHEET A-9

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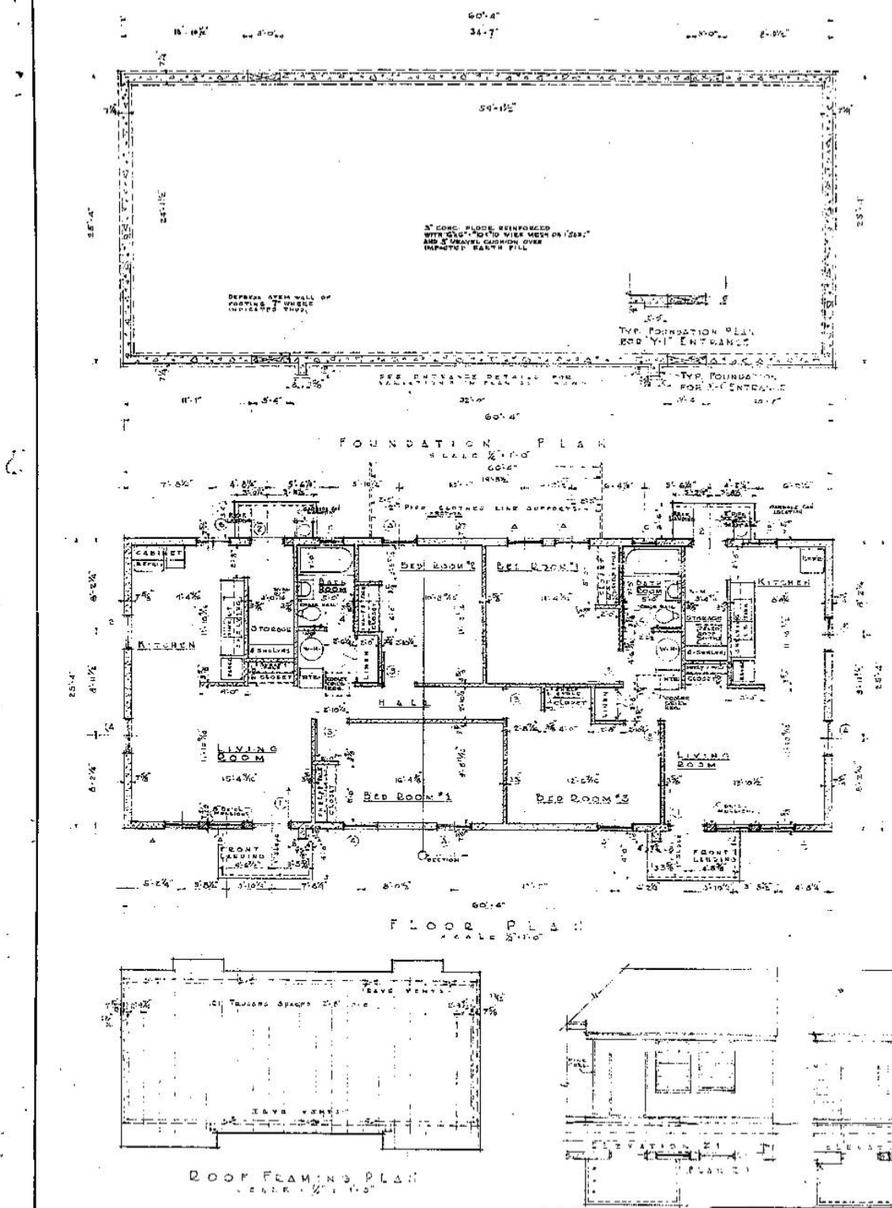

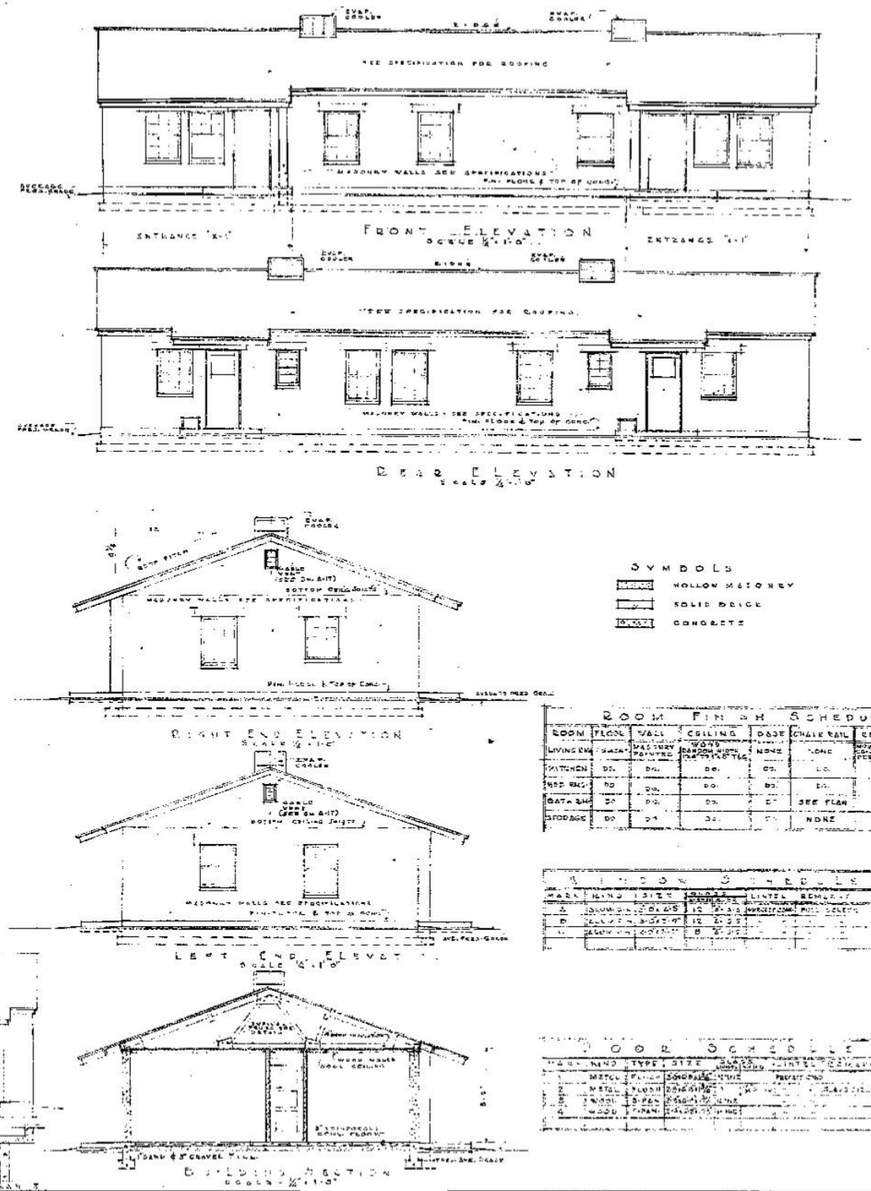

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	CHAIR RAIL	REMARKS
LIVING RM.		MASONRY PAINTED	WOOD PANELING PAINTED	NONE	NONE	
KITCHEN						
BED RMS.						
BATH RMS.					SEE PLAN	
STORAGE					NONE	

WINDOW SCHEDULE

MARK	KIND	SIZE	GLASS	LINTEL	REMARKS
A					
B					

DOOR SCHEDULE

MARK	KIND	TYPE	SIZE	GLASS	LINTEL	REMARKS
	METAL	FLUSH				
	METAL	FLUSH				
	WOOD	5-PAN				
	WOOD	PANEL				

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
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JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR, EXECUTIVE DIRECTOR
IRVING A. JENNINGS, GENERAL COUNSEL
BERT M. THORUD, TECHNICAL DIRECTOR

REVISED — DATE
RECORD — DRAWN BY, TRACED BY, CHECKED BY, DATE PENCILED 1951

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX ⁘ ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
JOHNSON AND CANNON | JOHNSON AND GRAVES | HOLT AND CUMMINGS
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

PLANS - ELEVATIONS - BLDG. "E"

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	M. H. GREEN JOHN SING TANG

COMM. No. 1791
ARIZ. 1-4
1-5, 1-6
SHEET A-10

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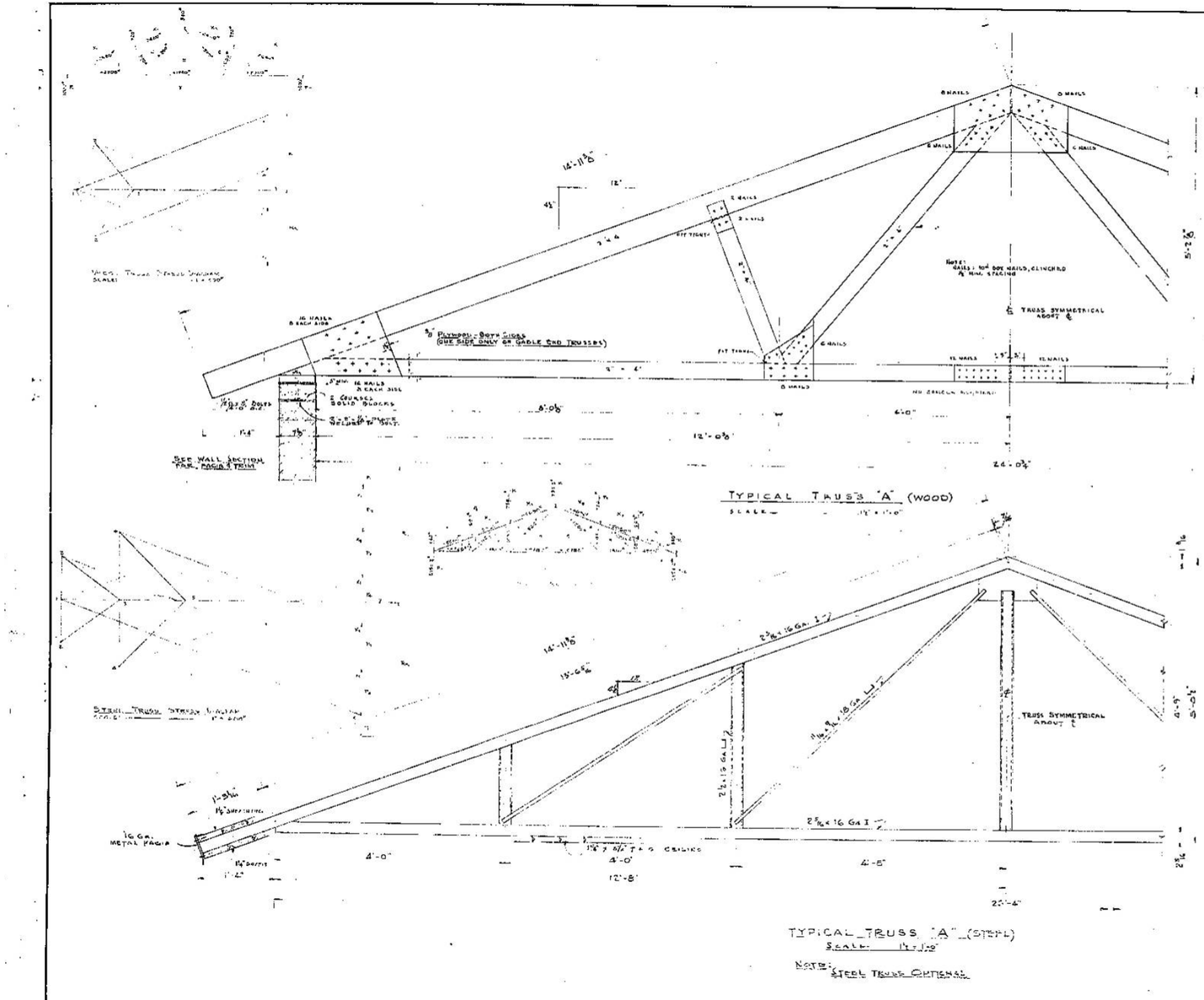

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE H. HAMMOND - VICE CHAIRMAN JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER EARL W. SCHNURR, EXECUTIVE DIRECTOR IRVING A. JENNINGS, LEGAL COUNSEL BERT M. THORUD, TECHNICAL DIRECTOR	REVISED DATE DATE DATE DATE	RECORD DRAWN BY W.C. BUSH, E. & D. DRAWING TRACED BY CHECKED BY L.J.M. DATE FEBRUARY 1961	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 JOHNSON AND GRAVES / JOHANNESEN AND GOMOLL / WEST AND GARDNER LANDSCAPE ARCHITECT JACK KATZ / JACK KATZ / JACK KATZ	TRUSS DETAILS LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON, WEAVER & DROVER ARIZ. 1-6: H. H. GREEN, JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4, 1-5, 1-6 SHEET A-11

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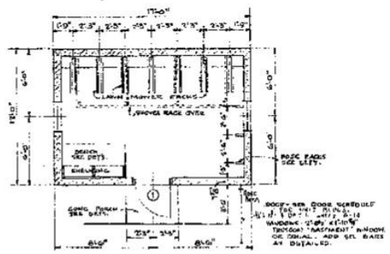
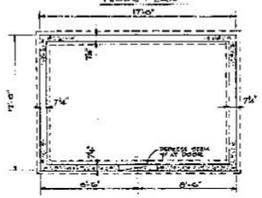


FLOOR PLAN



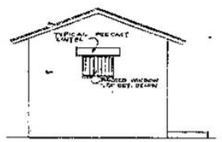
FOUNDATION PLAN

ROOF PLAN
TOOL HOUSE

FRONT

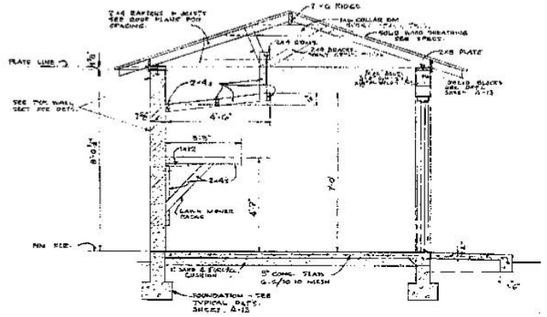
RIGHT END

REAR

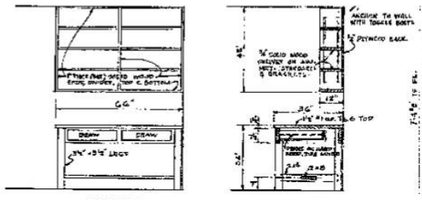


LEFT END

ELEVATIONS OF TOOL HOUSE
SCALE 1/4"=1'-0"



TYPICAL CROSS SECTION
SCALE 1/2"=1'-0"

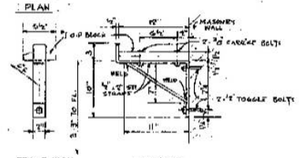


ELEVATION

SECTION

WORK BENCH & SHELVING DETAILS
SCALE 1/2"=1'-0"

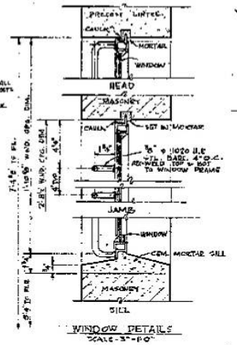
PLAN



FRONT VIEW

SIDE VIEW

HOSE RACK DETAILS
SCALE 1/2"=1'-0"



WINDOW DETAILS
SCALE 3"=1'-0"

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER APPROVED EARL A. SCHNURR APPROVED IRVIN C. A. JENNINGS APPROVED BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY L.P.M. TRACED BY E.E.T. CHECKED BY L.J.M. DATE FEBRUARY 1958	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 KRAMMERER AND GIBBS / JOHNSTON AND GRAND / WEST AND GARDNER LANDSCAPE ARCHITECT JACK KATZ / JACK KATZ / JACK KATZ	TOOL HOUSE LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON WEAVER & DROVER ARIZ. 1-6: H. H. GREEN JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4, 1-5 & 1-6 SHEET A-12

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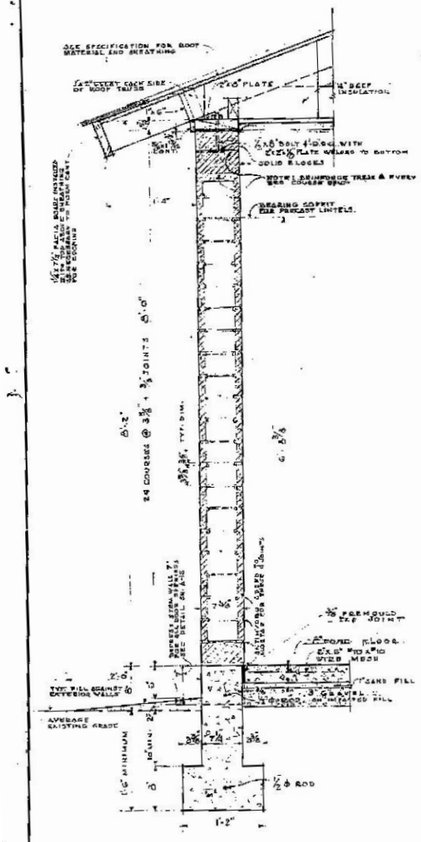
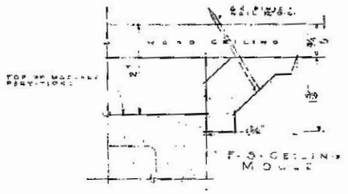
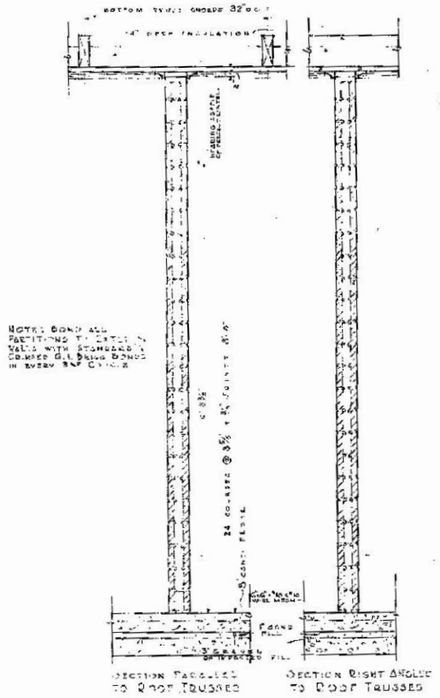
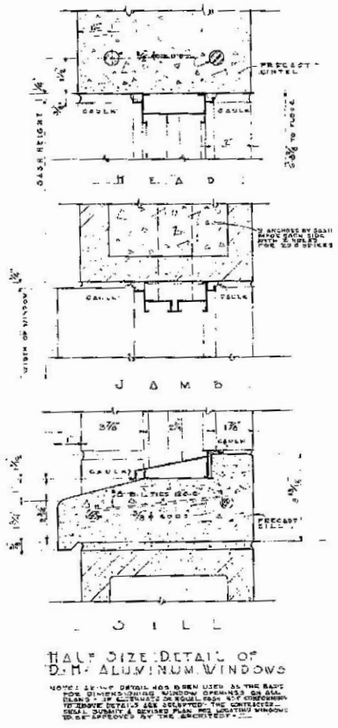


TYPICAL EXTERIOR WALL SECTION
SCALE 1/2" = 1'-0"

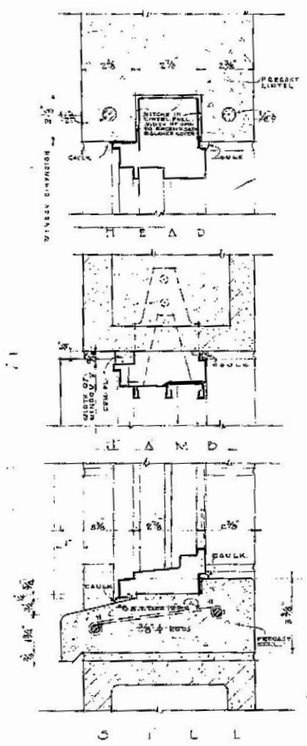




TYPICAL INTERIOR PARTITIONS
SECTION PARALLEL TO ROOF TRUSSES — SECTION RIGHT ANGLE TO ROOF TRUSSES



HALF SIZE DETAIL OF D-H ALUMINUM WINDOWS



HALF SIZE ALTERNATE DETAIL OF D-H STEEL WINDOWS

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER EARL A. SCHNURR IRVING K. JENNINGS BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY TRACED BY CHECKED BY DATE	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6 JOHNSON AND GRIMM / JOHNSON AND GRIMM / TOST AND GRIMM LANDSCAPE ARCHITECT	DETAILS—WALL SECTION LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4 / ARIZ. 1-5 / ARIZ. 1-6	COMM. No. 1721 ARIZ. 1-4 1-5, 1-6 SHEET

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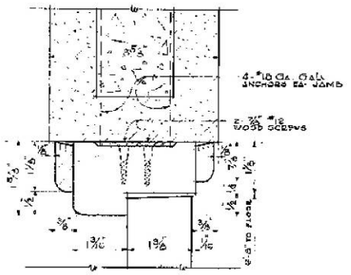
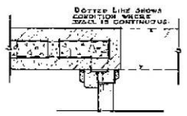
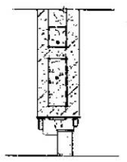


P-5 INTERIOR DOOR FRAME
TYPICAL FOR HEAD & JAMBS

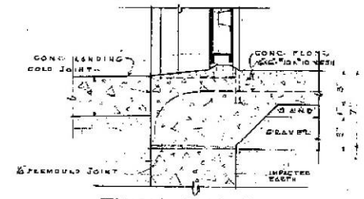
FILL VOIDS ABOVE & BELOW FRAME ANCHORS SOLID WITH CEMENT MORTAR



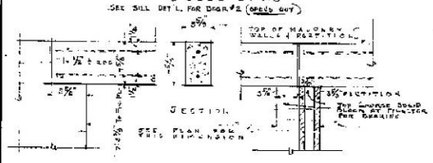
TYPE 'B' ANCHOR
THESE ANCHORS TO BE MADE RIGHT & LEFT HAND AS CONDITION REQUIRES



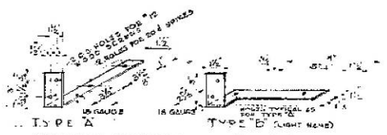
TYPE 'A' ANCHOR



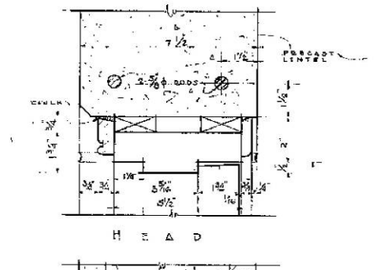
TYPICAL SILL CONSTRUCTION FOR ALL EXT. DOOR OPENINGS



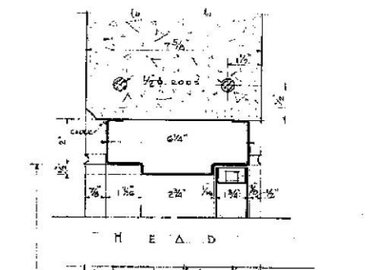
DETAIL OF LINTEL IN BLDGS 'A'-'B'-'C' BETWEEN KITCHEN & LIVING ROOM



ISOMETRIC PERSPECTIVE OF TYPE S ANCHOR
TYPICAL FOR INTERIOR & EXTERIOR WOOD FRAMES

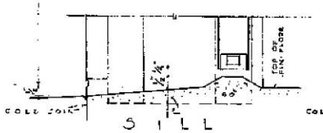


ALTERNATE DETAIL FOR EXT. WOOD DOORS & FRAMES
HALF SIZE

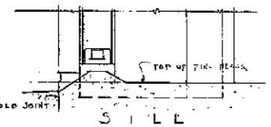


DETAIL FOR EXTERIOR METAL DOORS & FRAMES
HALF SIZE

NOTE: FILL VOIDS IN BLOCKS ABOVE AND BELOW FRAME ANCHORS SOLID WITH CEM MORTAR

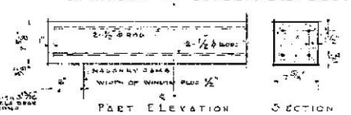


SILL
DOOR No. 1

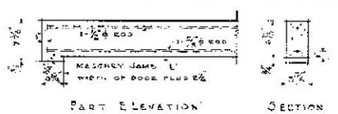


SILL
DOOR No. 2

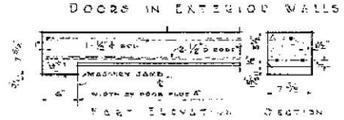
TYPICAL PRECAST LINTELS



WINDOWS IN EXTERIOR WALLS



DOORS IN INTERIOR PARTITIONS



DOORS IN EXTERIOR WALLS

CLOSET OPENINGS

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX	REVISED	RECORD	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX -:- ARIZONA	CONSULTING	DETAILS — DOOR — LINTEL	COMM. No. 1721
TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES P. MONTANO - COMMISSIONER APPROVED: EARL A. SCHNURR EXECUTIVE DIRECTOR APPROVED: IRVING K. JENNINGS CHIEF ENGINEER APPROVED: BERT M. THORDD TECHNICAL DIRECTOR	DATE DATE DATE DATE	DRAWN BY L.A.B.N.D. TRACED BY L.A.B. CHECKED BY L.E.S.V. DATE 12/30/1941		SITE ENGINEERING: ARIZ. 1-4 JOHNSTON-CRONE; ARIZ. 1-5 JOHNASEN-CRONE; ARIZ. 1-6 WEST-GARRISON LANDSCAPE ARCHITECT: JACK KATZ	LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4: LESCHER and MAHONEY ARIZ. 1-5: LESTER BYRON, WEAVER & DROVER ARIZ. 1-6: H. H. GREEN, JOHN SING YANG	ARIZ. 1-4, 1-5, 1-6 SHEET A-14

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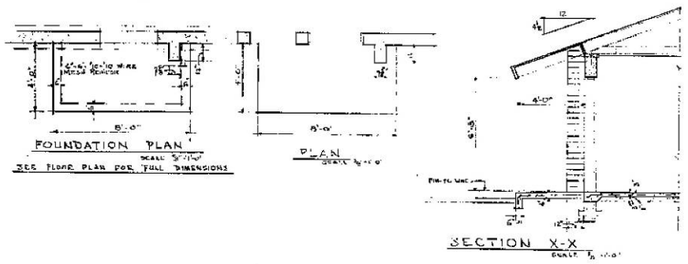

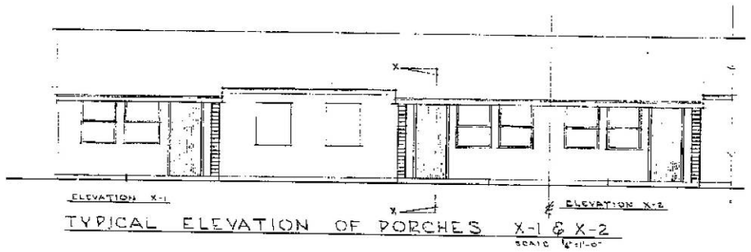

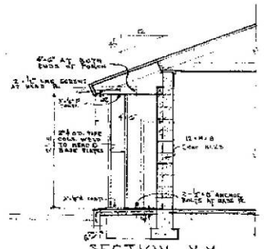

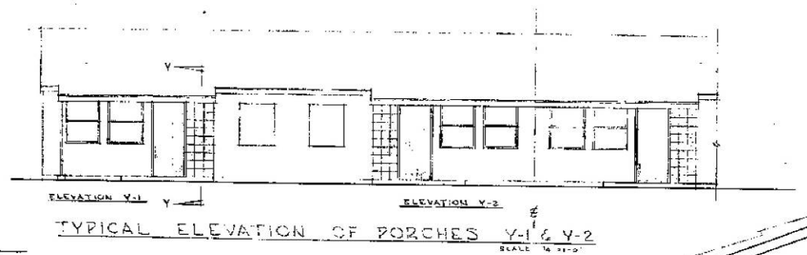

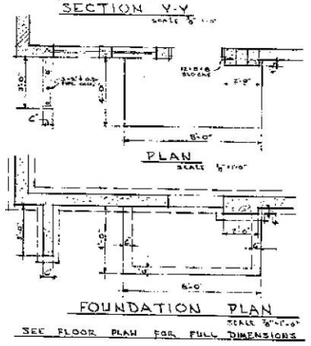

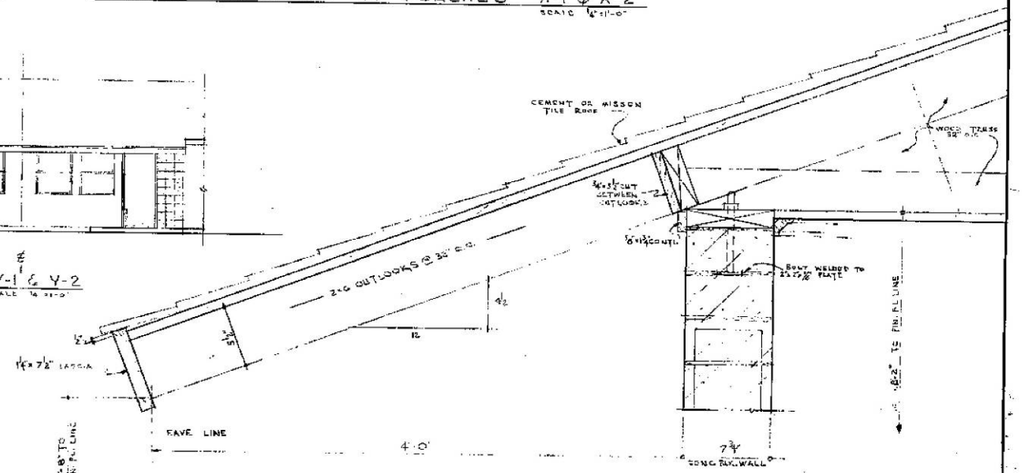

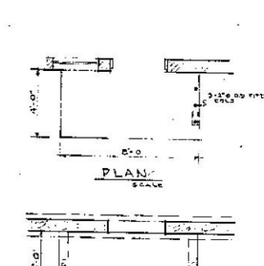

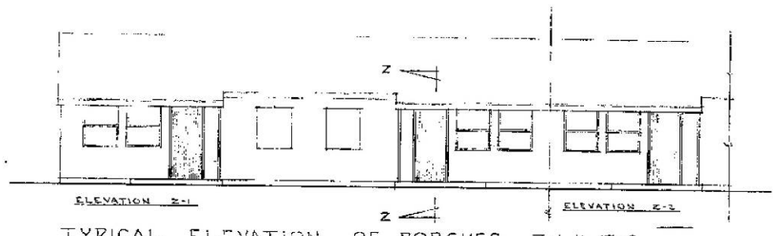

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER APPROVED EARL C. SCHNURR APPROVED IRVING K. JENNINGS APPROVED BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY W.J.S. TRACED BY CHECKED BY L.J.S.A. DATE FEBRUARY 1961	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING SITE ENGINEERING ARIZ. 1-4 ORGANIZATION AND CLIMATE ARIZ. 1-5 EXCAVATION AND GRADING ARIZ. 1-6 TEST HOLES AND FOUNDATIONS LANDSCAPE ARCHITECT JACK KATZ / JACK KATZ / JACK KATZ	TYPICAL PORCH DETAILS LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4 LESCHER and MAHONEY ARIZ. 1-5 LESTER BYRON WEAVER & DROVER ARIZ. 1-6 H. H. GREEN JOHN SING TANG	COMM. No. 1721 ARIZ. 1-4 1-5 1-6 SHEET A-15 REGISTERED ARCHITECT JOHN SING TANG No. 3... ARIZONA REG.

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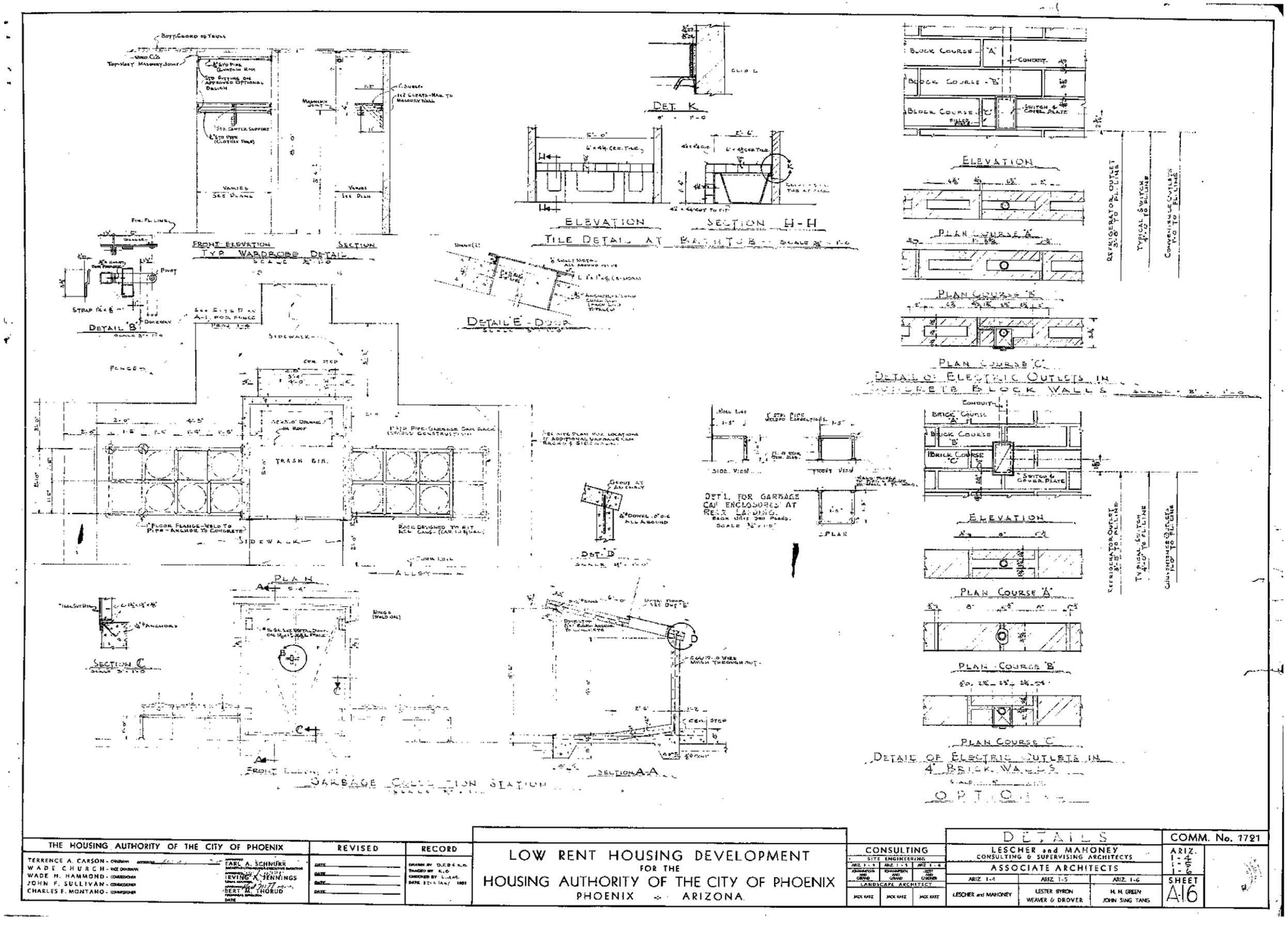

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX	REVISED	RECORD	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA	CONSULTING	DETAILS	COMM. No. 1721
TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER EARL A. SCHNURR - EXECUTIVE DIRECTOR IRVING J. JENNINGS - SECRETARY BERT M. THORUD - TECHNICAL DIRECTOR	DATE DATE DATE DATE	DRAWN BY D.E.D & K.D. TRACED BY K.D. CHECKED BY L.L.M.S. DATE 12th MAY 1951		SITE ENGINEERING: ARIZ. 1-3 ALVARADO AND GIVENS; ARIZ. 1-5 THOMPSON AND GRAND; ARIZ. 1-6 2ND AND CHICORA LANDSCAPE ARCHITECT: JACK KATZ (3)	LESCHER and MAHONEY CONSULTING & SUPERVISING ARCHITECTS ASSOCIATE ARCHITECTS ARIZ. 1-4 LESCHER and MAHONEY; ARIZ. 1-5 LESTER BYRON WEAVER & DROVER; ARIZ. 1-6 H. H. GREEN JOHN SING TANG	ARIZ. 1-4, 1-5, 1-6 SHEET A-16

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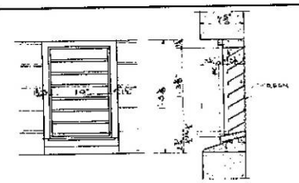
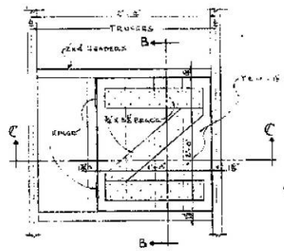
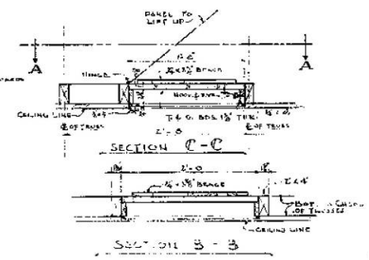
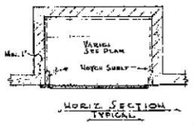


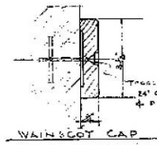
DETAIL OF LOUVER VENTS AT GARAGE END WALLS
SCALE 1½" = 1'-0"

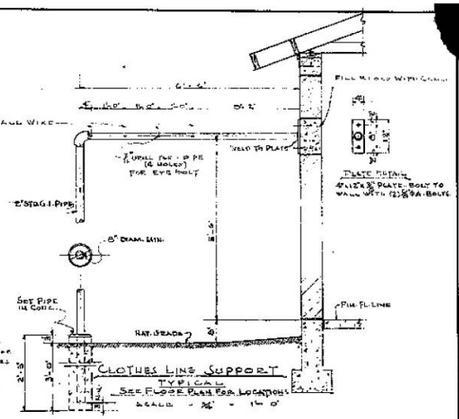


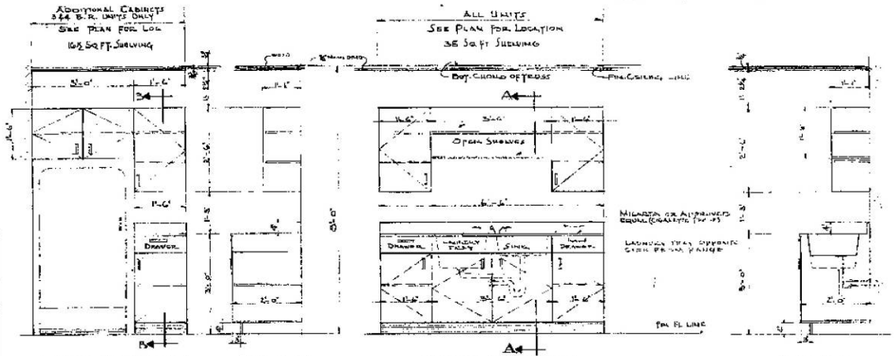


DETAIL OF ACCESS PANEL TO ROOF SPACE
SCALE 1½" = 1'-0"

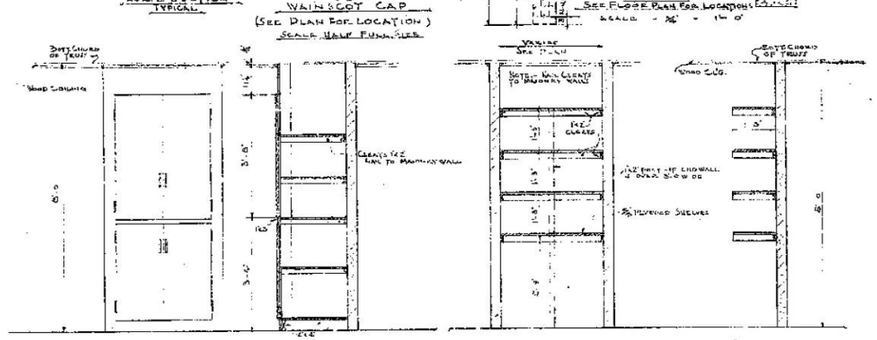






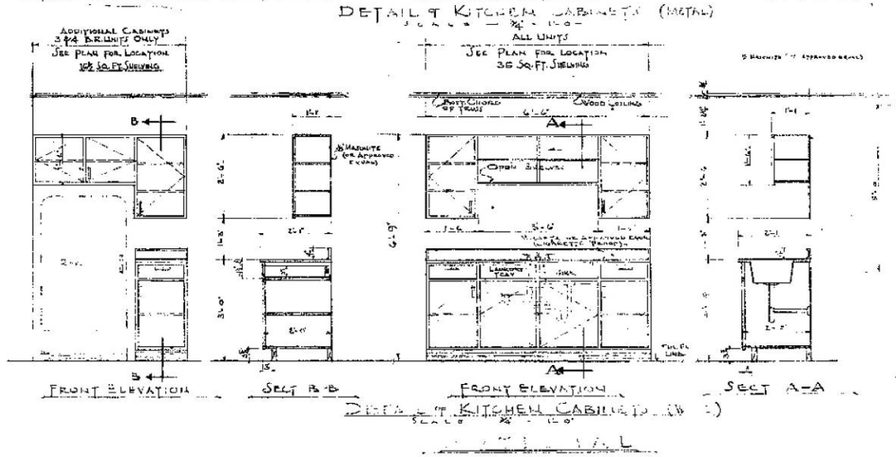


DETAIL OF KITCHEN CABINETS (METAL)
SCALE ¾" = 1'-0"

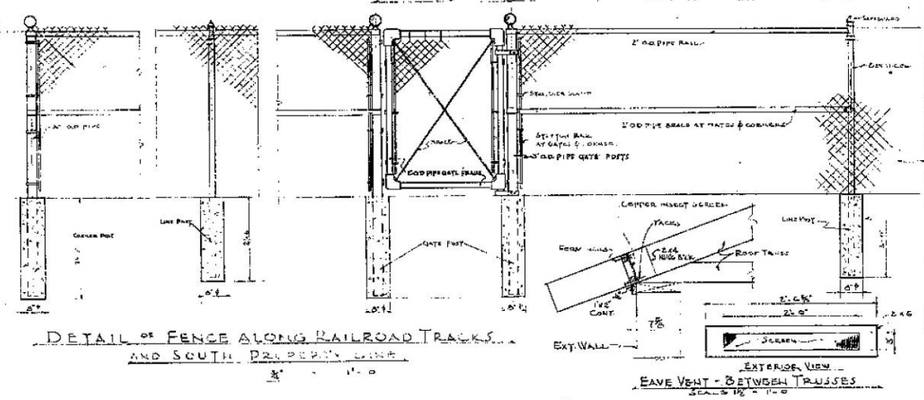


LINEN CLOSET - DETAILS
SCALE ¾" = 1'-0"

STORAGE ROOM SHELVES - DETAILS
SCALE ¾" = 1'-0"



DETAIL OF KITCHEN CABINETS (WOOD)
SCALE ¾" = 1'-0"



DETAIL OF FENCE ALONG RAILROAD TRACKS AND SOUTH PROPERTY LINE
¾" = 1'-0"

EAVE VENT - BETWEEN TRUSSES
SCALE 1½" = 1'-0"

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX TERRENCE A. CARSON - CHAIRMAN WADE CHURCH - VICE CHAIRMAN WADE H. HAMMOND - COMMISSIONER JOHN F. SULLIVAN - COMMISSIONER CHARLES F. MONTANO - COMMISSIONER APPROVED EARL A. SCHNURR APPROVED IRVING A. JENNINGS APPROVED BERT M. THORUD	REVISED DATE DATE DATE DATE	RECORD DRAWN BY A.G.M. TRACED BY E.O. CHECKED BY L.J.H. DATE FEBRUARY 1951	LOW RENT HOUSING DEVELOPMENT FOR THE HOUSING AUTHORITY OF THE CITY OF PHOENIX PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING
ARIZ 1-4 | ARIZ 1-5 | ARIZ 1-6
JOHANNESSEN AND GRAVES | JOHNSON'S AND GRAVES | VOLZ AND GRAVES
LANDSCAPE ARCHITECT
BACK KATZ | JACK KATZ | JACK KATZ

DETAILS
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
ARIZ. 1-4: LESCHER and MAHONEY
ARIZ. 1-5: LESTER BYRON WEAVER & DROVER
ARIZ. 1-6: H. H. GREEN JOHN SING TANG

COMM. No. 1791
ARIZ 1-4 1-5 1-6
SHEET A7

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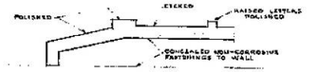

FULL SIZE SECTION A-A

MATTHEW HENSON ADDITION
HOUSING DEVELOPMENT

BUILT BY
THE HOUSING AUTHORITY
OF THE CITY OF PHOENIX
WITH THE ASSISTANCE OF
THE PUBLIC HOUSING ADMINISTRATION

HARRY S. TRUMAN
PRESIDENT OF THE UNITED STATES OF AMERICA

RAYMOND M. FOLEY
ADMINISTRATOR
HOUSING AND HOME
FINANCE AGENCY

JOHN TAYLOR EGAN
COMMISSIONER
PUBLIC HOUSING
ADMINISTRATION

NICHOLAS UDALL
MAYOR

THE HOUSING AUTHORITY
OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER
EARL A. SCHNURR - SEC'Y, TREAS., & EXECUTIVE DIRECTOR
L.A. JENNINGS - LEGAL COUNSEL, BERT THORUD - TECH. DIRECTOR
LESCHER & MAHONEY - CONSULTING & SUPERVISING ARCHITECTS

ARCHITECTS
LESCHER AND MAHONEY

CIVIL ENGINEERING
JOHANNESSEN AND GIRAND

LANDSCAPE ARCHITECT
JACK KATZ

CONTRACTORS

1950-1951

MARCOS DE NIZA ADDITION

SAME AS MATTHEW HENSON ADDITION

LESTER BYRON - WEAVER AND DROVER

CIVIL ENGINEERING
JOHANNESSEN AND GIRAND

LANDSCAPE ARCHITECT
JACK KATZ

FRANK LUKE JR. ADDITION

SAME AS MATTHEW HENSON ADDITION

H. H. GREEN - JOHN SING TANG

CIVIL ENGINEERING
YOST AND GARDNER

LANDSCAPE ARCHITECT
JACK KATZ

BRONZE PLAQUE DETAILS
½ SIZE

THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR - SECRETARY
IRVING L. JENNINGS - LEGAL COUNSEL
BERT M. THORUD - TECHNICAL DIRECTOR

REVISED	RECORD
DATE	DRAWN BY W.C.P
DATE	TRACED BY W.C.P
DATE	CHECKED BY L.J.M
DATE	DATE FEBRUARY 1951

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING
SITE ENGINEERING

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
JOHANNESSEN AND GIRAND	JOHANNESSEN AND GIRAND	YOST AND GARDNER
LANDSCAPE ARCHITECT		
JACK KATZ	JACK KATZ	JACK KATZ

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS

ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SING TANG

COMM. No. 1721

ARIZ. 1-4, 1-5, 1-6

SHEET A-18

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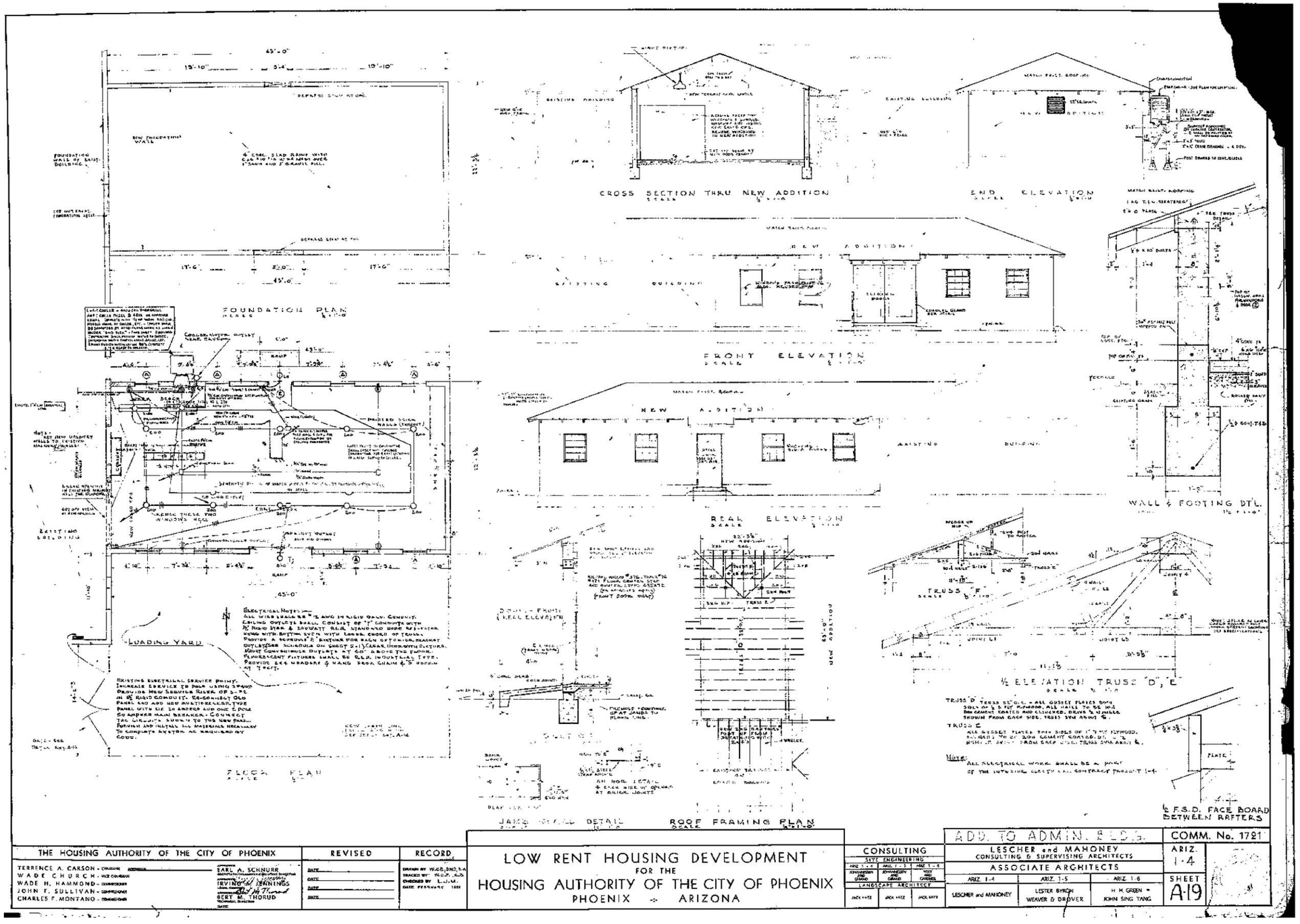
FOUNDATION PLAN
CROSS SECTION THRU NEW ADDITION
END ELEVATION
FRONT ELEVATION
REAR ELEVATION
WALL & FOOTING DTL.
FLOOR PLAN
ROOF FRAMING PLAN
TRUSS "F"
½ ELEVATION TRUSS "D", E
LOADING YARD
EXISTING BUILDING
NEW ADDITION
THE HOUSING AUTHORITY OF THE CITY OF PHOENIX
TERRENCE A. CARSON
WADE CHURCH
WADE H. HAMMOND
JOHN F. SULLIVAN
CHARLES F. MONTANO
EARL A. SCHNURR
IRVING JENNINGS
BERT M. THORUD
REVISED
RECORD
LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX ✣ ARIZONA
CONSULTING
SITE ENGINEERING
LANDSCAPE ARCHITECT
ADD. TO ADMIN. B.L.D.G.
LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS
LESCHER and MAHONEY
LESTER BYRON WEAVER & DROVER
H. H. GREEN JOHN SING TANG
COMM. No. 1721
ARIZ. 1-4
SHEET A-19

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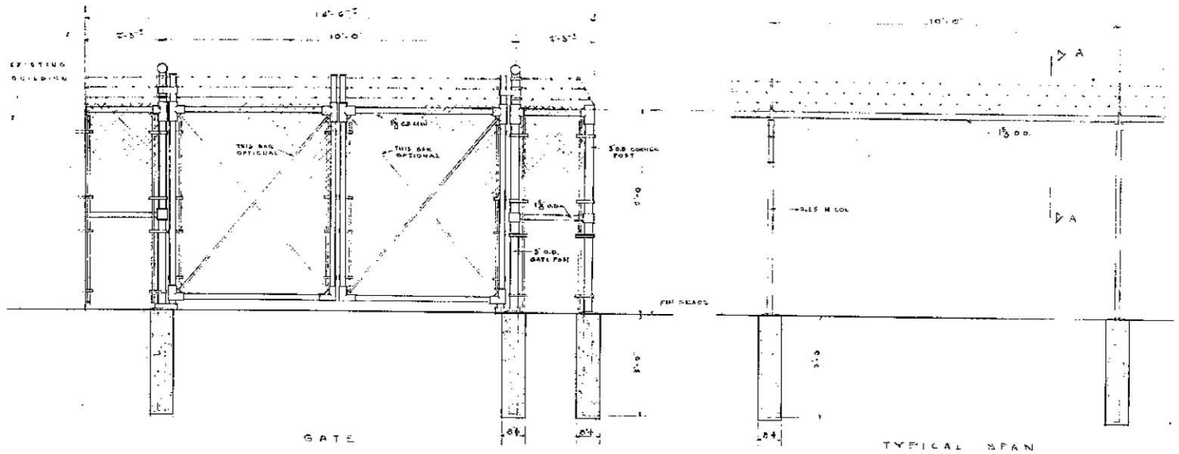
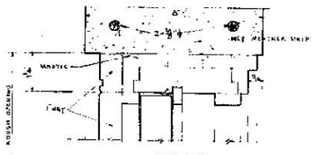
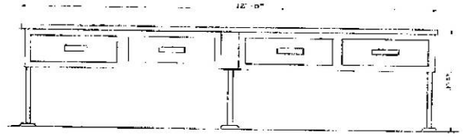
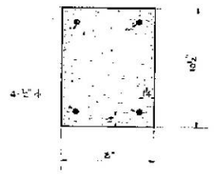
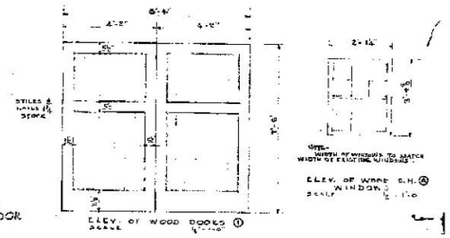


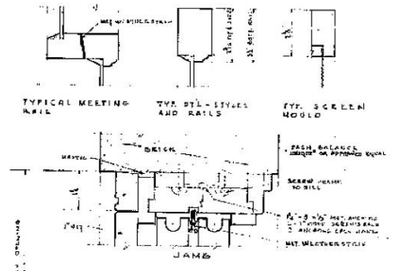
DETAILS OF FENCE AT LOADING YARD.



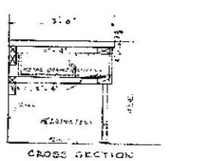


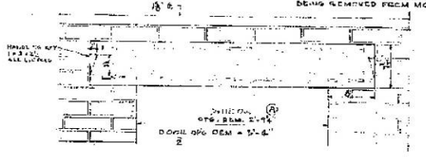


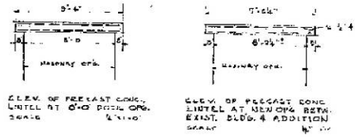


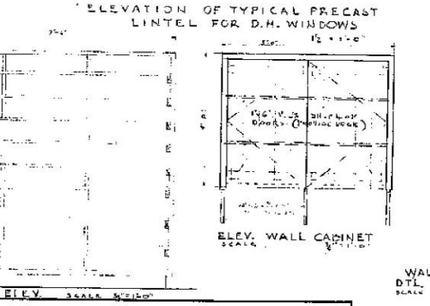


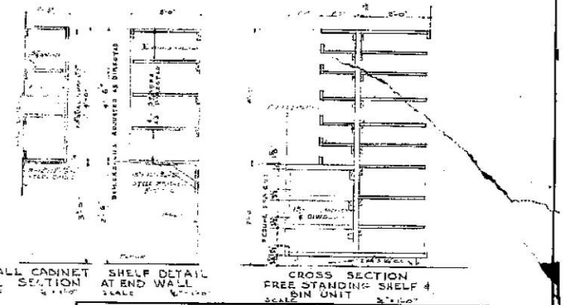
DETAILS FOR WOOD (A) DOUBLE HUNG WINDOWS











THE HOUSING AUTHORITY OF THE CITY OF PHOENIX

TERRENCE A. CARSON - CHAIRMAN
WADE CHURCH - VICE CHAIRMAN
WADE H. HAMMOND - COMMISSIONER
JOHN F. SULLIVAN - COMMISSIONER
CHARLES F. MONTANO - COMMISSIONER

EARL A. SCHNURR
IRVISE A. JENNINGS
BERT M. THORUD

REVISED | RECORD

LOW RENT HOUSING DEVELOPMENT
FOR THE
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX - ARIZONA

CONSULTING SITE ENGINEERING
ARIZ. 1-4 | ARIZ. 1-5 | ARIZ. 1-6
LANDSCAPE ARCHITECT
JACK KATZ | JACK KATZ | JACK KATZ

ADD. TO ADMIN. BLDG. DETAILS | COMM. No. 1721

LESCHER and MAHONEY
CONSULTING & SUPERVISING ARCHITECTS
ASSOCIATE ARCHITECTS

ARIZ. 1-4	ARIZ. 1-5	ARIZ. 1-6
LESCHER and MAHONEY	LESTER BYRON WEAVER & DROVER	H. H. GREEN JOHN SINS YANG

ARIZ. 1-4
SHEET A-20

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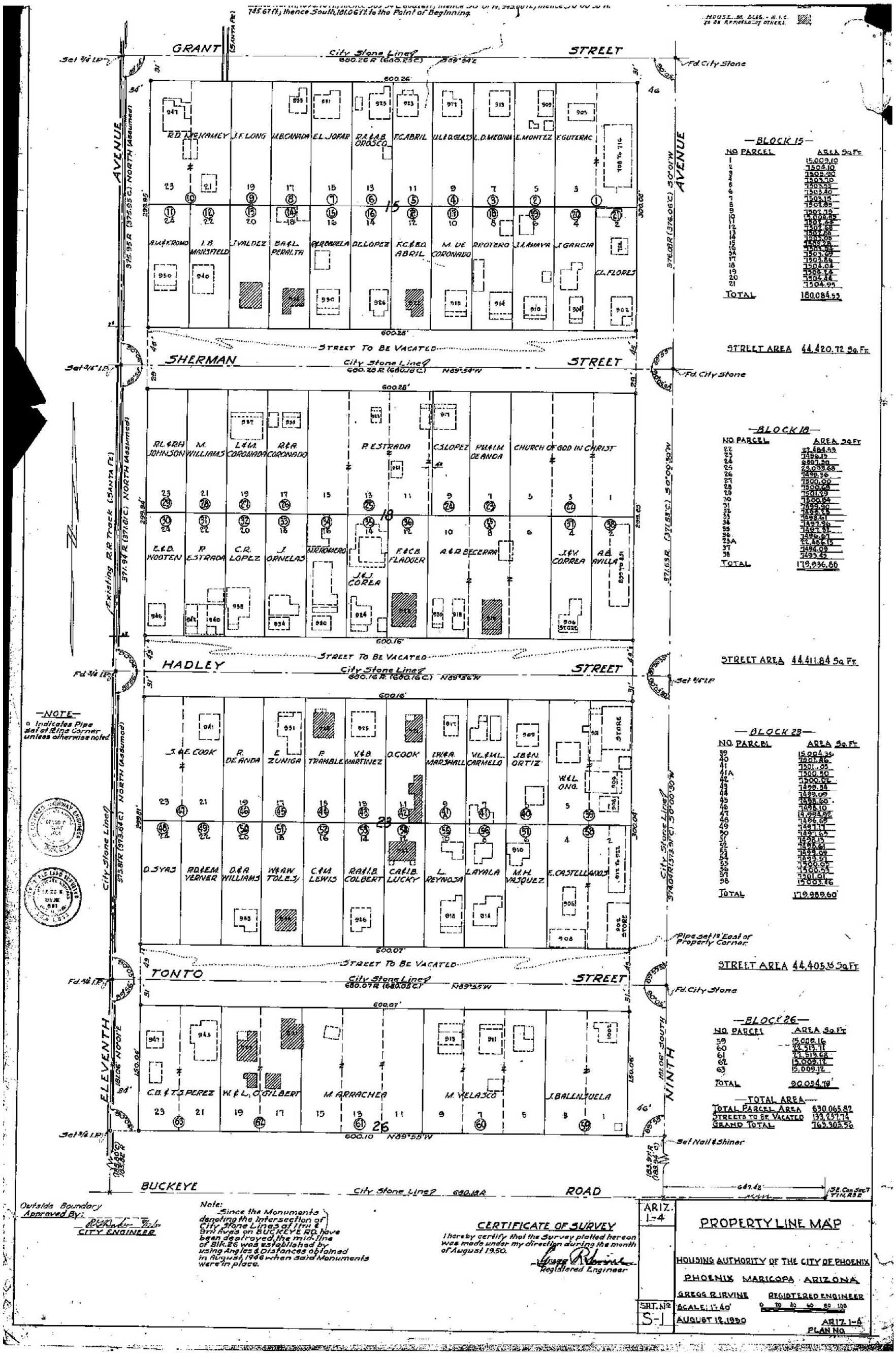

— BLOCK 15 —

NO.	PARCEL	AREA Sq. Ft.
1		15,009.10
2		1508.10
3		1503.90
4		1503.70
5		1503.50
6		1503.40
7		1503.15
8		1504.85
9		1504.70
10		15,004.35
11		1504.55
12		1504.65
13		1504.80
14		1504.95
15		1505.25
15A		1505.45
16		1505.60
17		1505.80
18		1504.05
19		1504.25
20		1504.45
21		1504.95
TOTAL		180,084.55

STREET AREA 44,420.72 Sq. Ft.

— BLOCK 18 —

NO.	PARCEL	AREA Sq. Ft.
22		22,484.53
23		7496.12
24		7497.20
25		23,033.68
26		7498.36
27		7500.00
28		7500.68
29		7501.39
30		7500.54
31		7499.90
32		7499.25
33		7498.61
34		7497.96
35		7497.32
36		7496.67
36A		22,466.15
37		7494.09
38		7493.45
TOTAL		179,936.60

STREET AREA 44,411.84 Sq. Ft.

— BLOCK 23 —

NO.	PARCEL	AREA Sq. Ft.
39		15,004.36
40		7501.86
41		7501.95
41A		7500.30
42		7500.64
43		7499.54
44		7499.09
45		7498.60
46		7498.10
47		14,994.92
48		7496.69
49		7497.14
50		7497.65
51		7498.15
52		7498.61
53		7499.09
54		7499.51
55		7500.05
56		7500.53
57		7201.01
58		15,003.46
TOTAL		179,989.60

STREET AREA 44,405.38 Sq. Ft.

— BLOCK 26 —

NO.	PARCEL	AREA Sq. Ft.
59		15,008.16
60		22,513.71
61		22,513.68
62		15,009.12
63		15,009.12
TOTAL		90,054.79

— TOTAL AREA —

TOTAL PARCEL AREA	630,065.82
STREETS TO BE VACATED	133,239.74
GRAND TOTAL	763,305.56

— NOTE —

○ Indicates Pipe Set at Ring Corner unless otherwise noted.

Outside Boundary Approved By:
R.W. Baker Jr.
CITY ENGINEER

Note: Since the Monuments denoting the Intersection of City Stone Lines of 11th & 9th Ave's on BUCKEYE RD. have been destroyed, the mid-line of BLK. 26 was established by using Angles & Distances obtained in August, 1946 when said Monuments were in place.

CERTIFICATE OF SURVEY

I hereby certify that the Survey platted hereon was made under my direction during the month of August 1950.

Gregg R. Irvine
Registered Engineer

ARIZ. 1-4

PROPERTY LINE MAP

HOUSING AUTHORITY OF THE CITY OF PHOENIX

PHOENIX MARICOPA ARIZONA

GREGG R. IRVINE REGISTERED ENGINEER

SHT. No. S-1

SCALE: 1" = 60'

0 20 40 60 80 100

AUGUST 18, 1950

ARIZ. 1-4 PLAN NO.

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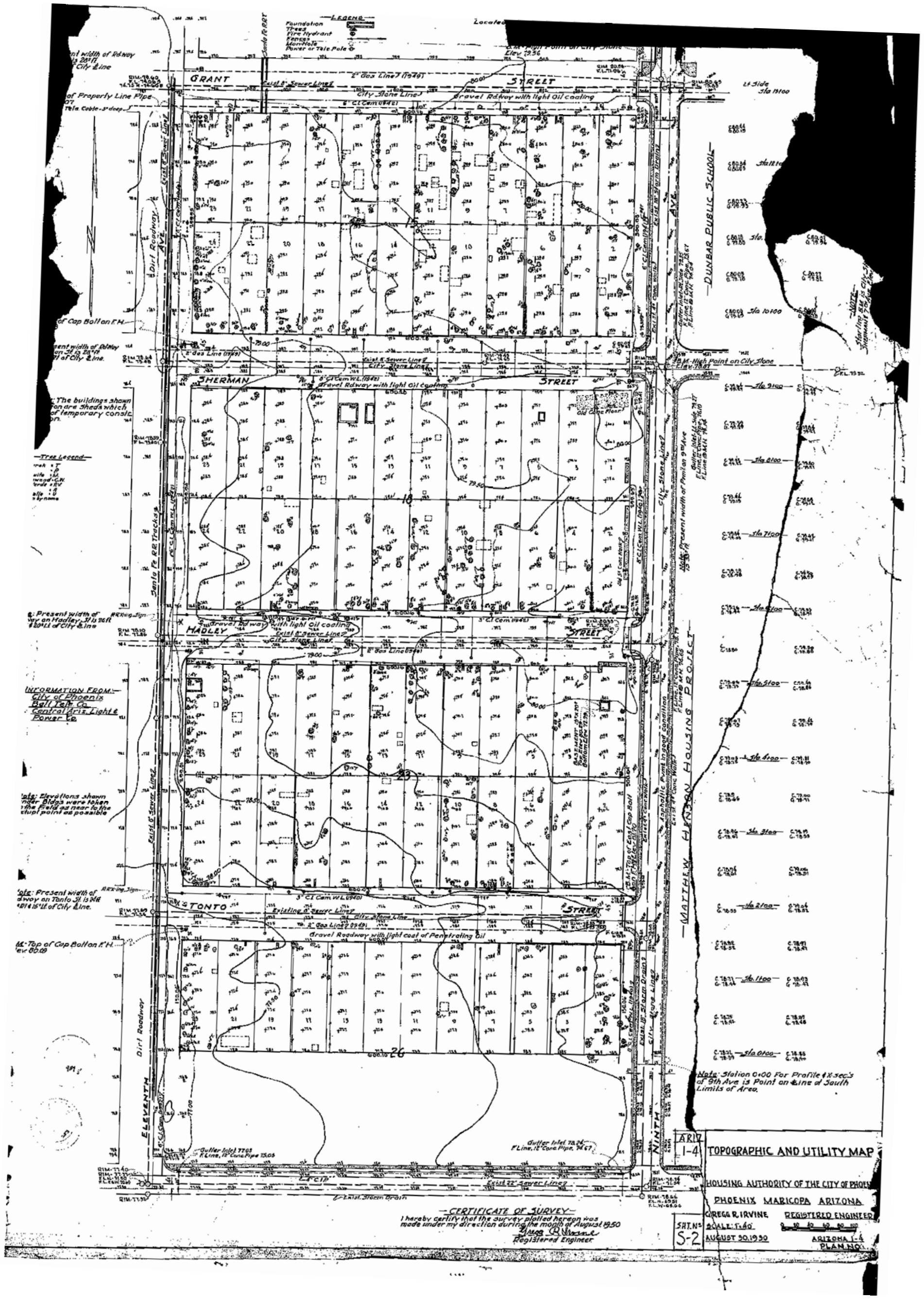
LEGEND
Foundation
Trees
Fire Hydrant
Fences
Manhole
Power or Tele. Pole
GRANT STREET
SHERMAN STREET
MADLEY STREET
TONTO STREET
Dirt Roadway
Gravel Rdway with light Oil coating
Existing 8" Sewer Line
City Stone Line
2" Gas Line (1946)
6" Cl. Cem. W.L. (1946)
3" Cl. Cem. W.L. (1940)
Existing 6" Sewer Line
Existing 22" Sewer Line
Existing Storm Drain
Santa Fe R.R. Tracks
DUNBAR PUBLIC SCHOOL
ELEVENTH AVE.
NINTH AVE.
MATTHEW HENSON HOUSING PROJECT
Tree Legend
INFORMATION FROM:
City of Phoenix
Bell Tele. Co.
Central Ariz. Light & Power Co.
Note: Elevations shown under Bldgs were taken in the field as near to the actual point as possible
Note: Station 0+00 For Profile & X-sec's of 9th Ave is Point on Line of South Limits of Area.
CERTIFICATE OF SURVEY
I hereby certify that the survey platted hereon was made under my direction during the month of August 1950
Gregg R. Irvine
Registered Engineer
ARIZ 1-4
TOPOGRAPHIC AND UTILITY MAP
HOUSING AUTHORITY OF THE CITY OF PHOENIX
PHOENIX MARICOPA ARIZONA
GREGG R. IRVINE REGISTERED ENGINEER
SCALE: 1:40
AUGUST 30, 1950
SHT. NO. S-2
ARIZONA 1-4 PLAN NO.

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APPENDIX F – ARCHITECTURAL PHOTOGRAPHS

Photolog

Site Map with Photo Key

Photographs

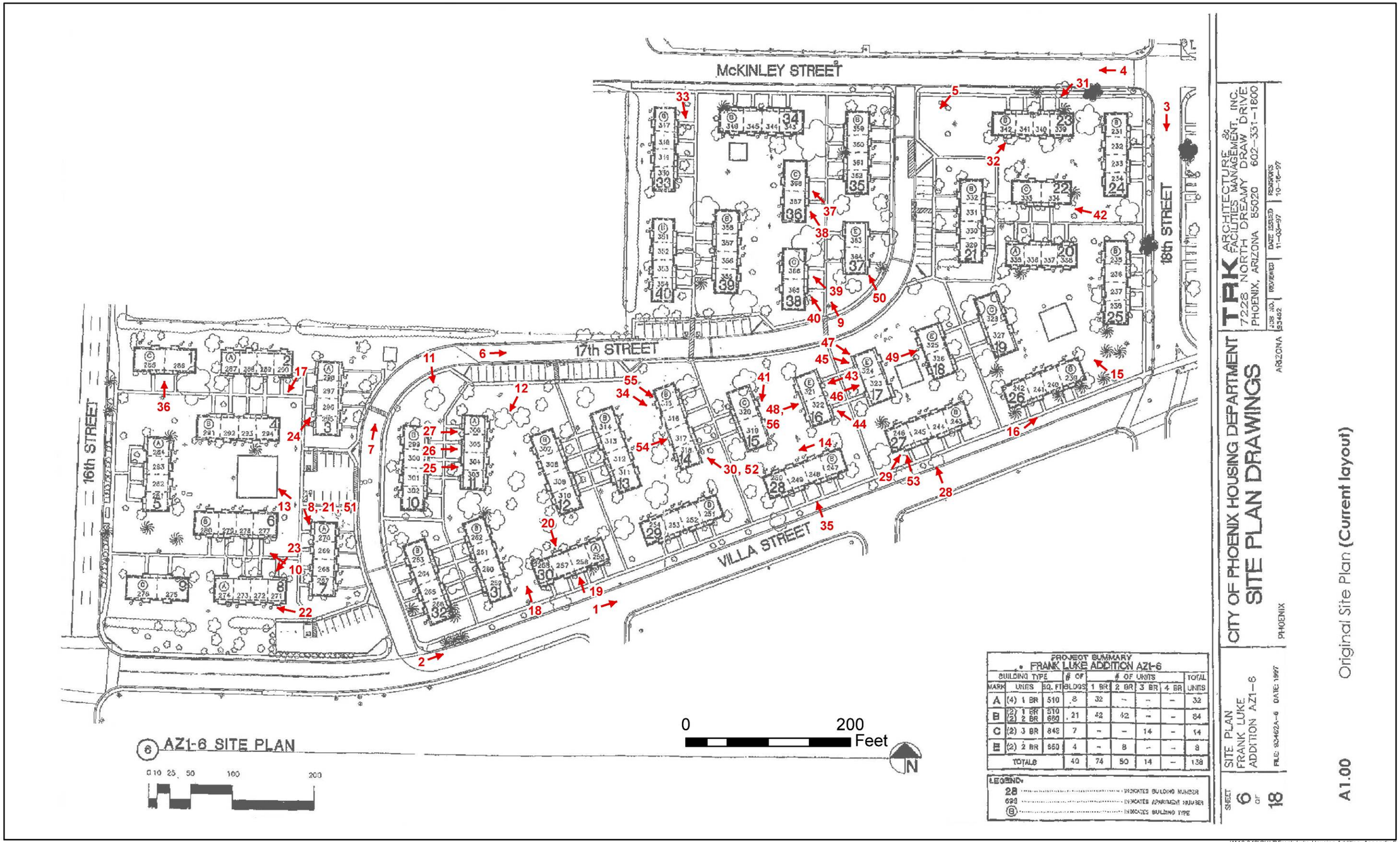
Photo Log – Frank Luke Jr. Housing Addition
Photos taken March 7, 8 2011, April 5, 2011
Photographer: Helana Ruter

Photo Number	Description	View
Streetscapes		
001	Looking east on Villa from south side of street	East
002	Streetscape Villa Street	East
003	Streetscape 18th Street	South
004	Streetscape on McKinley Street	West
005	Streetscape at McKinley and 17th Streets	Southwest
006	Streetscape 17th Street	East
007	Tool House along 17th Street	North
008	Concrete date stamp interior sidewalk	
Site and Common Areas		
009	Mature tree between C models	Northwest
010	Interior courtyard showing building models B and A	Northwest
011	Central concrete sidewalk models A & B facing one another	South
012	A to right and B to left looking at rear of units	Southwest
013	Interior courtyard with community play area model B: note rear overhanging rooflines for small porches do not have support posts	Northwest
014	Interior corridor with play area	West
015	Play area in interior courtyard with rear of units facing play area	Northwest
016	Model B with block porch supports note: mature palms from the 1950s	East
017	Model B, front porch with block column	West
018	Rear service courtyard	North
Model A		
019	Building 30, front façade	Northeast
020	Building 30, rear façade	Southwest
021	Building 7, with pipe columns on either end of the building and decorative block between	South
022	Building 8, Side-angle rear facade	West
023	Building 8, Side façade	Southwest
024	Building 3, pipe column porch detail	Northeast
025	Building 11, units 303 and 304	East
026	Building 11, units 304 and 305	East

027	Building 11, units 305 and 306	East
Model B		
028	Building 27, front façade	Northeast
029	Building 27, front façade block detail near entry door	East
030	Building 14, front facade	Northwest
031	Building 23, front façade decorative block treatment	Southwest
032	Building 23, side and rear façade	Northeast
033	Building 33, front detail of pipe columns	Southwest
034	Building 14, rear façade with clothesline supports	Southeast
035	Building 28, front façade	Northeast
Model C		
036	Building 1, front façade	North
037	Building 36, front façade with pipe column posts	Northwest
038	Building 36, front porch pipe posts	Northwest
039	Building 38, front façade	Northwest
040	Building 38, front façade decorative block appliqué	Northwest
041	Building 15, rear façade	Southwest
042	Building 20, front and side facades	Northwest
Model E		
043	Building 16, front façade	West
044	Building 16, front façade with pipe posts	Northwest
045	Building 17, front façade unit 324	East
046	Building 17, front façade unit 324 and 325	East
047	Building 17, front block porch support	Southeast
048	Building 16, rear façade	East
049	Building 18, rear façade	East
050	Building 37, rear and side-angle	Northwest
Details		
051	Building 7, eaves and pipe column	South
052	Building 14, block column support	Northwest
053	Building 27, block detail	East
054	Building 14, clothesline pole, window, rear door	Northeast
055	Building 14, rear door and vinyl window	Southeast
056	Building 16, clothesline	East
057	Building 16, pipe column porch support	Southwest
058	Building 15, ruler showing brick course	East

Interiors		
059	Model A, (1 bed) bldg. 2, unit 288 kitchen with cabinet surround for refrigerator	
060	Model A, bldg. 2, unit 288 bedroom windows bedroom	
061	Model A, bldg. 2, unit 288 closet nook and bedroom door	
062	Model A, bldg. 2, unit 288 bedroom from door	
063	Model A, bldg. 2, unit 288 living area entry to kitchen	
064	Model B, (2 bed) bldg. 28, unit 248 kitchen	
065	Model B, bldg. 28, unit 248 kitchen cabinets	
066	Model B, bldg. 28, unit 248 closet nook and bedroom door	
067	Model B, bldg. 28, unit 248 closet nook bedroom 2	
068	Model B, bldg. 28, unit 248 bathroom	
069	Model B, bldg. 28, unit 248 built in shelving outside of bathroom	
070	Model B, bldg. 28, unit 248 living area	
071	Model B, (1 bed) bldg. 27, unit 244 closet nook, window in bedroom	
072	Model B, bldg. 27, unit 244 bedroom windows	
073	Model B, bldg. 27, unit 244 built in shelving outside of bathroom	
074	Model B, bldg. 27, unit 244 bathroom	
075	Model B, bldg. 27, unit 244 bathroom	
076	Model B, bldg. 27, unit 244 kitchen and rear entry	
077	Model C, (3 bed) bldg. 19, unit 327 living area hall to bath and bedrooms	
078	Model C, bldg. 19, unit 327 kitchen cabinets and stove area	
079	Model C, bldg. 19, unit 327 utility closet	
080	Model C, bldg. 19, unit 327 bathroom	
081	Model C, bldg. 19, unit 327 bedroom wall corner	
082	Model C, bldg. 19, unit 327 closet nook and window bedroom	
083	Model C, bldg. 19, unit 327 bedroom door	
084	Model C, bldg. 19, unit 327 bedroom window	
085	Model C, bldg. 19, unit 327 hallway to bedrooms and bath	
086	Model E, (2 bed), bldg. 18, unit 326 kitchen with refrigerator and rear entry door	

087	Model E, bldg. 18, unit 326 kitchen cabinets and stove	
088	Model E, bldg. 18, unit 326 living area, front door, hallway and closet nook	
089	Model E, bldg. 18, unit 326 front room windows	
090	Model E, bldg. 18, unit 326 dividing wall between living room and kitchen	
091	Model E, bldg. 18, unit 326 hall to bathroom	
092	Model E, bldg. 18, unit 326 bathroom	
093	Model E, bldg. 18, unit 326 bedroom corner and door	
094	Model E, bldg. 18, unit 326 bedroom windows through door	
095	Model E, bldg. 18, unit 326 bedroom closet nook	



Appendix F - Site Map with Photo Key

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APPENDIX I – PHOTOGRAPHIC DOCUMENTATION OF HISTORIC-AGE (SURVIVING AND DEMOLISHED) PHOENIX PUBLIC HOUSING PROJECTS

Marcos de Niza AZ 1-1 – 1941
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

Frank Luke AZ 1-2 – 1941
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

Matthew Henson AZ 1-3 – 1941
(Demolished in 2003, one courtyard remains – Documented by Logan Simpson Design)
Photograph Log
Site Plan
Photograph Key (Breen 2003)
Photographs (Breen 2003)

Matthew Henson Addition AZ 1-4 – 1952
(Demolished in 2003 – Documented by Logan Simpson Design)
Photograph Log
Photograph Key (Breen 2003)
Site Plan
Photographs (Breen 2003)

Marcos de Niza Addition AZ 1-5 – 1952
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

Frank Luke Addition AZ 1-6 – 1952
(Demolished in 2011 – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

Sidney P. Osborn AZ 1-7A – 1960
(Demolished in 2003 – Documented by Logan Simpson Design)
Photograph Log
Site Plan with Photograph Key
Photographs

Sidney P. Osborn AZ 1-7B – 1960
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

A.L. Krohn AZ 1-8A1 – 1962
(Demolished in 2008 – not documented)
Photograph Log
Site Plan with Photograph Key
Photographs

A.L. Krohn AZ 1-8A2 – 1962
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

A.L. Krohn AZ 1-8B – 1964
(Existing – Documented by EcoPlan)
Photograph Log
Site Plan with Photograph Key
Photographs

MARCOS DE NIZA AZ 1-1

Photograph Log
Photos taken August 2, 2011 and August 22, 2011
Photographers: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	3rd Avenue from Pima	N
002	Alley from Pima	N
003	Papago Street	E
004	Yuma Street	W
005	Pima Street	W
Site and Common Areas		
006	Circulation path and mature landscape	NW
007	Utility courtyard without grass	E
008	Maintenance building	NE
009	Entrance courtyard	NW
010	Utility courtyard	W
011	Courtyard with interior parking	E
Model A – Building Number		
012	Building 79 front façade hip	N
013	Building 60 front façade end gable	NW
014	Building 64 rear façade hip	N
Model B – Building Number		
015	Building 38 front façade hip roof	N
016	Building 36 rear façade end gable	NE
017	Building 78 front façade hip	N
Model C – Building Number		
018	Building 40 front façade hip roof	NW
019	Building 42 rear façade showing storage units	NW
020	Building 24 front façade end gable	NE
Model E – Building Number		
021	Building 23 front façade end gable	NE
022	Building 19 rear façade hip roof	NE
023	Building 15 front façade hip roof	NE
Details		
024	Capital on porch column	N

Photo	Description	View
025	Angled pipe porch support	SW
026	Full length pipe porch post	NW
027	Pipe on block porch support	W
028	Rafter tails	N
029	Double hung window	SW
030	Double hung window	NW
031	Dedication plaque	E
Interiors		
	No A units open	
032	Model B (3 bedroom) unit 492 from front door looking at living	
033	Model B unit 492 kitchen cabinets and rear door	
034	Model B unit 492 kitchen rear window and door	
035	Model B unit 492 kitchen pantry	
036	Model B unit 492 hallway	
037	Model B unit 492 bedroom 1	
038	Model B unit 492 bedroom 2	
039	Model B unit 492 bedroom 3	
040	Model B unit 492 bedroom 3	
041	Model B unit 492 bathroom	
042	Model C (4 bedroom) unit 498 front door to kitchen and hall	
043	Model C unit 498 front windows of living room	
044	Model C unit 498 kitchen looking at rear door	
045	Model C unit 498 utility closet and kitchen area	
046	Model C unit 498 bathroom	
047	Model C unit 498 bedroom 1 closet	
048	Model C unit 498 bedroom 2	
049	Model C unit 498 bedroom 3 with closet	
050	Model C unit 498 bedroom 3	
051	Model C unit 498 bedroom 4	
052	Model E (1 bedroom) unit 481 from back door showing kitchen	
053	Model E unit 481 looking at kitchen and hall	
054	Model E unit 481 front windows of living room	
055	Model E unit 481 bathroom	
056	Model E unit 481 bedroom	
057	Model E unit 481 bedroom looking at windows from door	
058	Model E (2 bedroom) unit 493 from front looking at kitchen and	
059	Model E unit 493 living room front windows	
060	Model E unit 493 kitchen cabinets and rear entry	
061	Model E unit 493 rear entry and window	
062	Model E unit 493 bathroom	

Photo	Description	View
063	Model E unit 493 bedroom 1	
064	Model E unit 493 bedroom 1 closet	
065	Model E unit 493 bedroom 2	
066	Model E unit 493 utility closet and bathroom	

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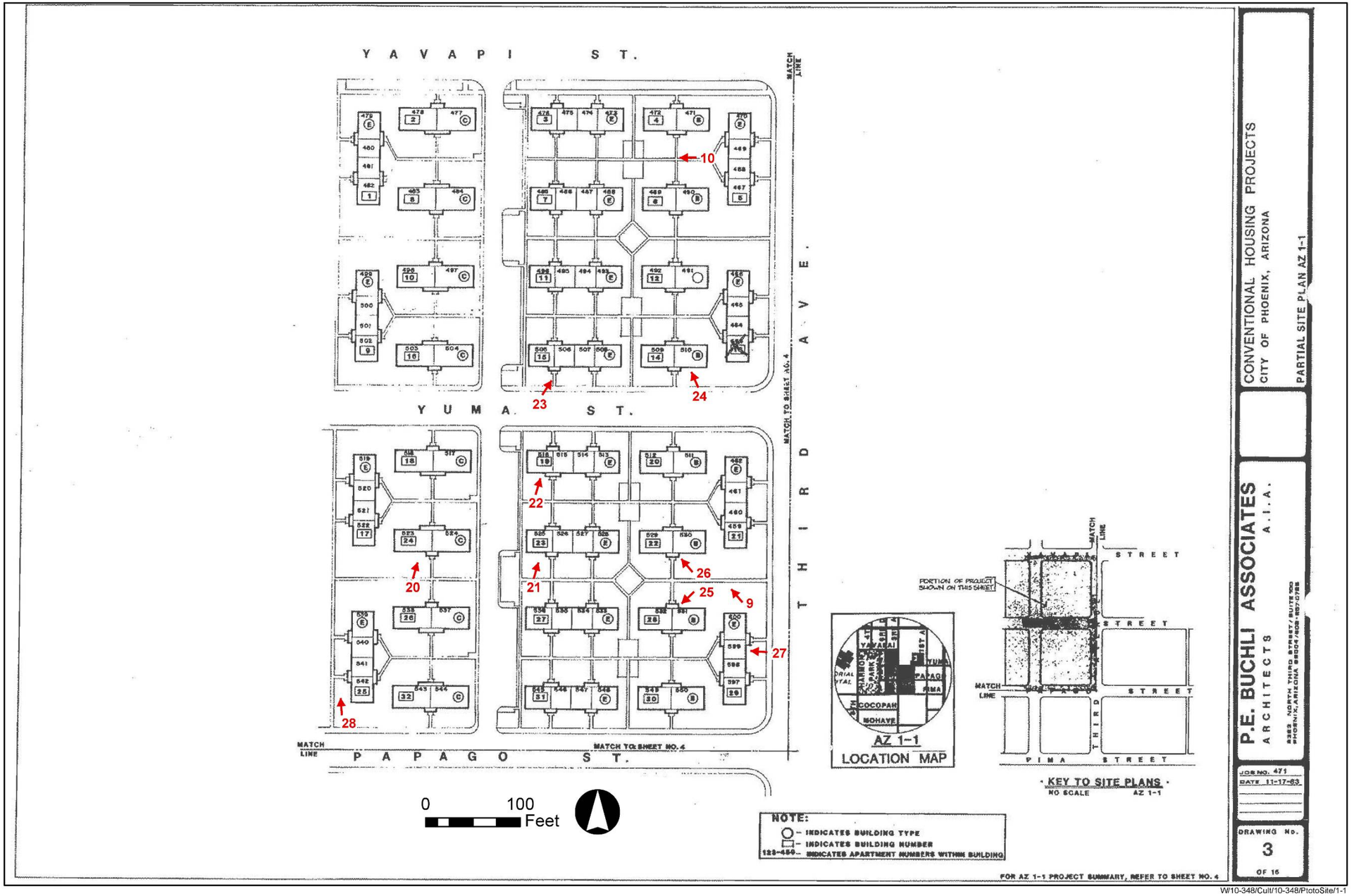
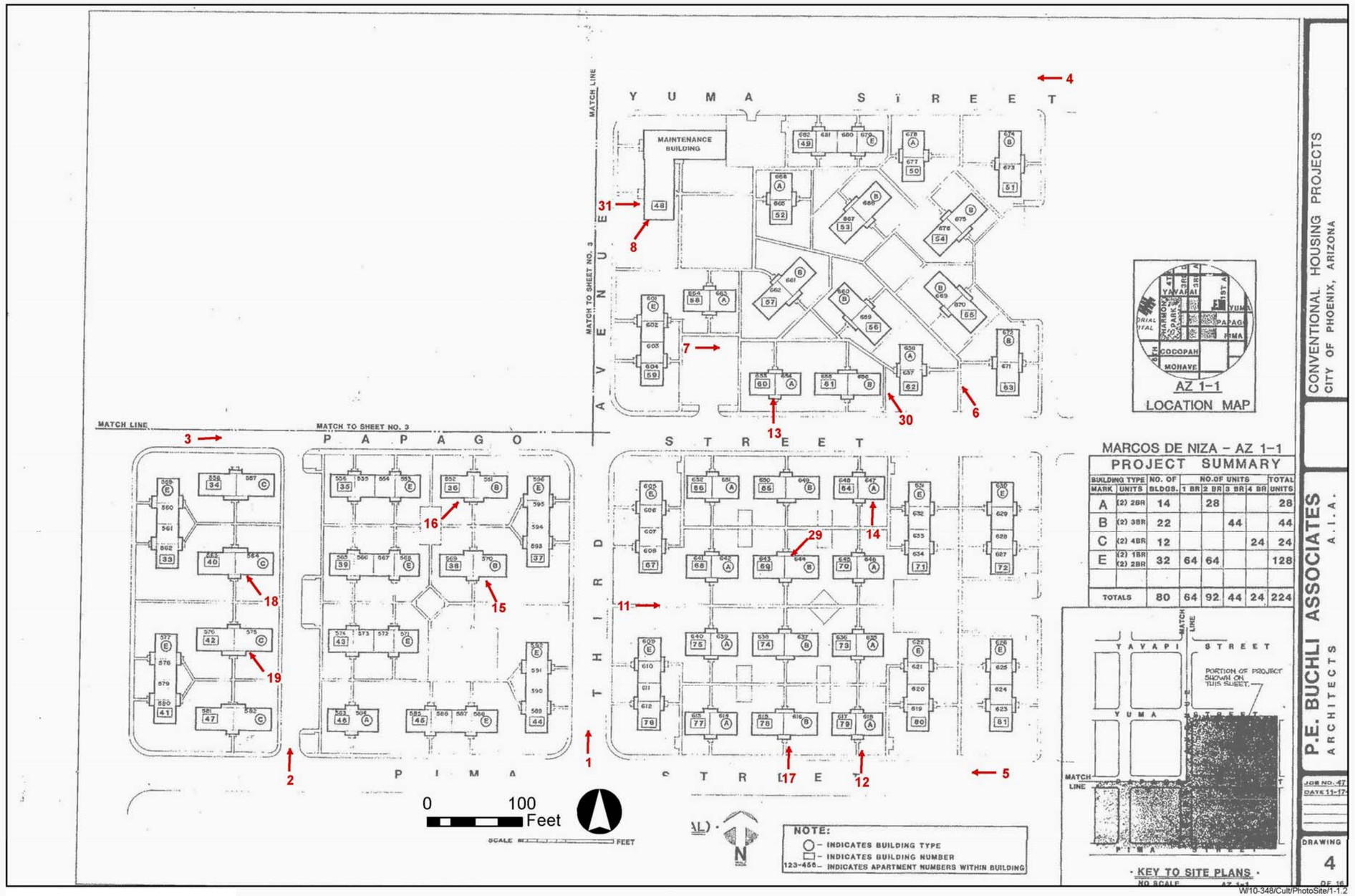


W/10-348/Cull/10-348/PtotoSite/1-1

Marcos de Niza AZ 1-1 partial site plan with photograph key



Marcos de Niza AZ 1-1 partial site plan with photograph key

Photograph 1. 3rd Avenue streetscape from Pima Street facing north

Photograph 2. Alley from Pima Street facing north

Photograph 3. Papago Street streetscape facing east

Photograph 4. Yuma Street streetscape facing west

Photograph 5. Pima Street streetscape facing west

Photograph 6. Circulation path and mature landscape facing northwest

Photograph 7. Utility courtyard without grass facing east

Photograph 8. Maintenance building facing northeast

Photograph 9. Entrance courtyard facing northwest

Photograph 10. Utility courtyard facing west

Photograph 11. Courtyard with interior parking

Photograph 12. Model A, building 70, front façade with hip roof facing north

Photograph 13. Model A, building 60, front façade, end gable roof facing northwest

Photograph 14. Model A, building 64, rear façade, hip roof facing north

Photograph 15. Model B, building 38, front façade, hip roof facing north

Photograph 16. Model B, building 36, rear façade, end gable roof facing northeast

Photograph 17. Model B, building 78, front façade, hip roof facing north

Photograph 18. Model C, building 40, front façade, hip roof facing northwest

Photograph 19. Model C, building 42, rear façade showing storage units facing northwest

Photograph 20. Model C, building 24, front façade, end gable roof facing northeast

Photograph 21. Model E, building 23, front façade, end gable roof facing northeast

Photograph 22. Model E, building 19, rear façade, hip roof facing northeast

Photograph 23. Model E, building 15, front façade, hip roof facing northeast

Photograph 24. Capital on porch column facing north

Photograph 25. Angled pipe porch support facing southwest

Photograph 26. Full length pipe porch support facing northwest

Photograph 27. Pipe on block porch support facing west

Photograph 28. Exposed rafter tails facing north

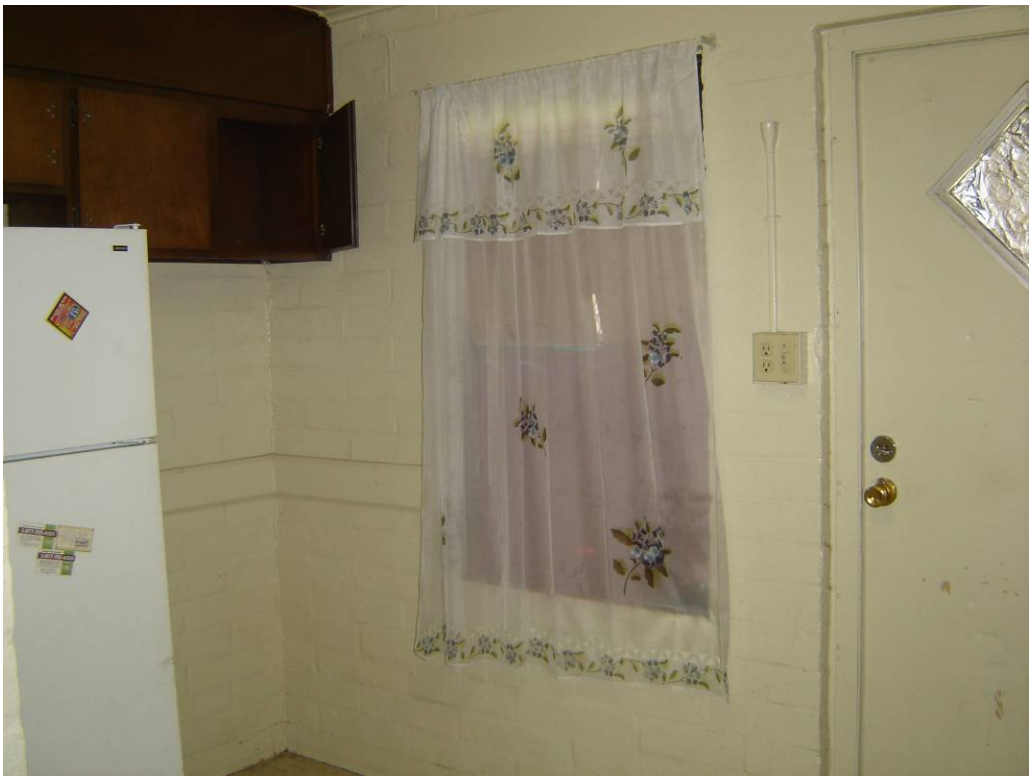
Photograph 29. Double hung windows facing southwest

Photograph 30. Double hung window facing northwest

Photograph 31. Dedication plaque facing east

Photograph 32. Model B, unit 492 living room and kitchen from front door

Photograph 33. Model B, unit 492 kitchen cabinets and rear door



Photograph 34. Model B, unit 492 kitchen rear window and door

Photograph 35. Model B, unit 492 kitchen pantry

Photograph 36. Model B, unit 492 hallway

Photograph 37. Model B, unit 492 bedroom 1

Photograph 38. Model B, unit 492 bedroom 2

Photograph 39. Model B, unit 492 bedroom 3

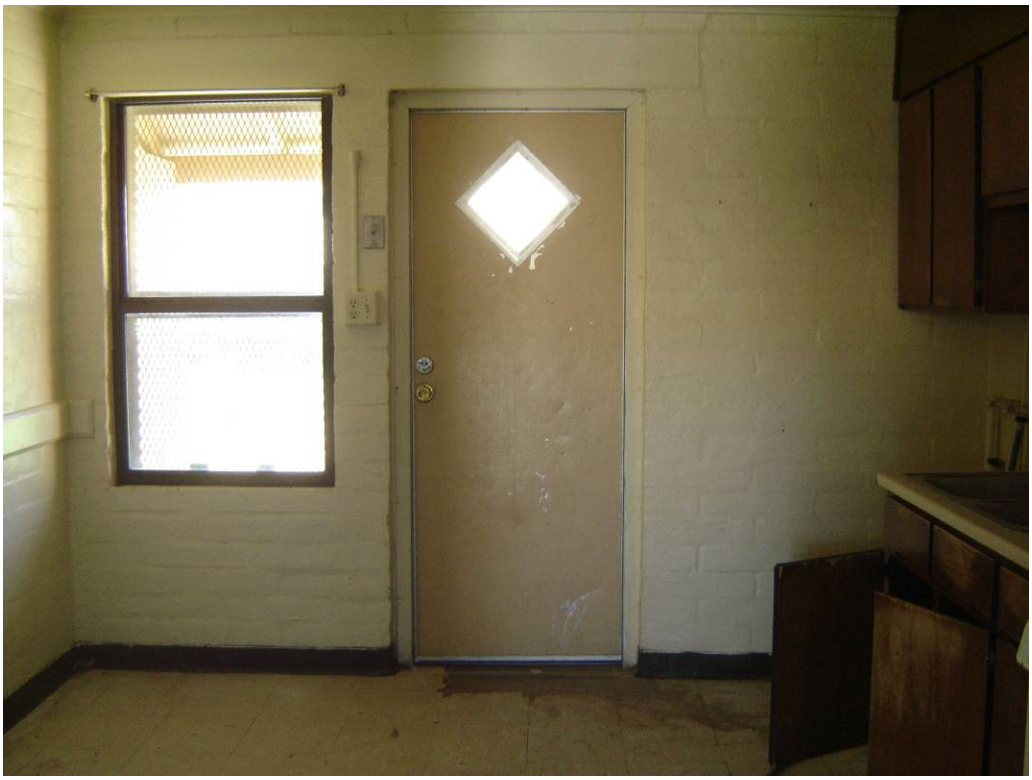
Photograph 39. Model B, unit 492 bedroom 3

Photograph 40. Model B, unit 492 bedroom 3

Photograph 41. Model B, unit 492 bathroom

Photograph 42. Model C, unit 498, front door to kitchen and hall

Photograph 43. Model C, unit 498, front windows of living room



Photograph 44. Model C, unit 498, kitchen looking at rear door

Photograph 45. Model C, unit 498, utility closet and kitchen area

Photograph 46. Model C, unit 498, bathroom

Photograph 47. Model C, unit 498, bedroom #1 closet

Photograph 48. Model C, unit 498, bedroom #2

Photograph 49. Model C, unit 498, bedroom #3 with closet

Photograph 50. Model C, unit 498, bedroom #3

Photograph 51. Model C, unit 498, bedroom #4

Photograph 52. Model E, unit 481, kitchen and front room from back door

Photograph 53. Model E, unit 481, looking at kitchen and hall

Photograph 54. Model E, unit 481, front windows of living room

Photograph 55. Model E, unit 481, bathroom

Photograph 56. Model E, unit 481, bedroom

Photograph 57. Model E, unit 481, bedroom looking at windows from door

Photograph 58. Model E, unit 493, looking at windows from door

Photograph 59. Model E, unit 493, living room front windows

Photograph 60. Model E, unit 493, kitchen cabinets and rear entry

Photograph 61. Model E, unit 493, rear entry and window

Photograph 62. Model E, unit 493, bathroom

Photograph 63. Model E, unit 493, bedroom #1

Photograph 64. Model E, unit 493, bedroom #1 closet

Photograph 65. Model E, unit 493, bedroom #2

Photograph 66. Model E, unit 493, utility closet and bathroom

FRANK LUKE AZ 1-2

Photograph Log
Photos taken August 18, 2011
Photographers: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	19th Street from Polk	N
002	Polk from 19th Street	E
003	Villa Street	E
004	20th Street from Villa Street	S
005	Inner alley	S
Site and Common Areas		
006	Playground	S
007	Buildings along 19th Street	S
008	Interior courtyard mature landscaping	SE
009	Utility courtyard with playground	SE
010	Interior path	S
011	Basketball court	SW
012	Interior courtyard with tenant landscaping	NE
013	Utility courtyard	NE
014	Entrance courtyard open to 19th Street	W
015	Maintenance building	SE
Model B – Building Number		
016	Building 65 façade block column porch pillars	W
017	Building 35 rear	NW
Model C – Building Number		
018	Building 42 front façade block column porch pillars	W
019	Building 42 rear quarter angle with storage pop-out	SE
Model D – Building Number		
020	Building 2 façade angled pipe porch support	W
021	Building 26 rear	SW
Model E – Building Number		
022	Building 5 façade block column porch pillars	SW
023	Building 37 rear	NE
Model G – Building Number		
024	Building 1 façade tall pipe porch supports	NE

Photo	Description	View
025	Building 27 rear	W
Details		
026	Building 29 pipe porch supports	W
027	Building 33 angled pipe supports	N
028	Building 33 double hung windows box air unit	SE
029	Building 35 capital of porch column	E
030	Clotheslines	W

Interiors				
Photo	**Model**	**Building**	**Unit**	**Description**
031	E	57	6	From front door looking at kitchen/hall
032	E	57	6	From kitchen looking at front door
033	E	57	6	Kitchen
034	E	57	6	Bathroom
035	E	57	6	From bedroom closet to front door
036	E	57	6	Bedroom 1
037	E	57	6	Bedroom 1 closet / window
038	E	57	6	Bedroom 2
039	E	57	6	Bedroom 2 closet / window
040	E	57	6	Front door
041	E	57	6	Kitchen to front door
042	E	57	6	Water heater adjacent to closet
043	E	57	6	Bathroom
Building 42, unit 57 below is handicapped accessible unit				
044	C	42	57	Front entry hall
045	C	42	57	Living room / front door
046	C	42	57	Kitchen
047	C	42	57	Hallway
048	C	42	57	Bathroom
049	C	42	57	Bedroom 1 from hall
050	C	42	57	Bedroom 1 across to bedroom 4
051	C	42	57	Bedroom 2 from hall
052	C	42	57	Bedroom 2 closet / window
053	C	42	57	Bedroom 3 from hall
054	C	42	57	Bedroom 3 closet / door
055	C	42	57	Bedroom 3 window
056	C	42	57	Bedroom 4 from hall
057	C	42	57	Bedroom 4 corner
058	C	42	57	Bedroom 4 closet / window
059	C	42	57	Built in shelving / bathroom
060	C	42	57	Front door / living room from hall
061	C	42	57	Kitchen and back door (dark)

Photo	Description				View
62	C	42	57	Interior of outdoor shed	

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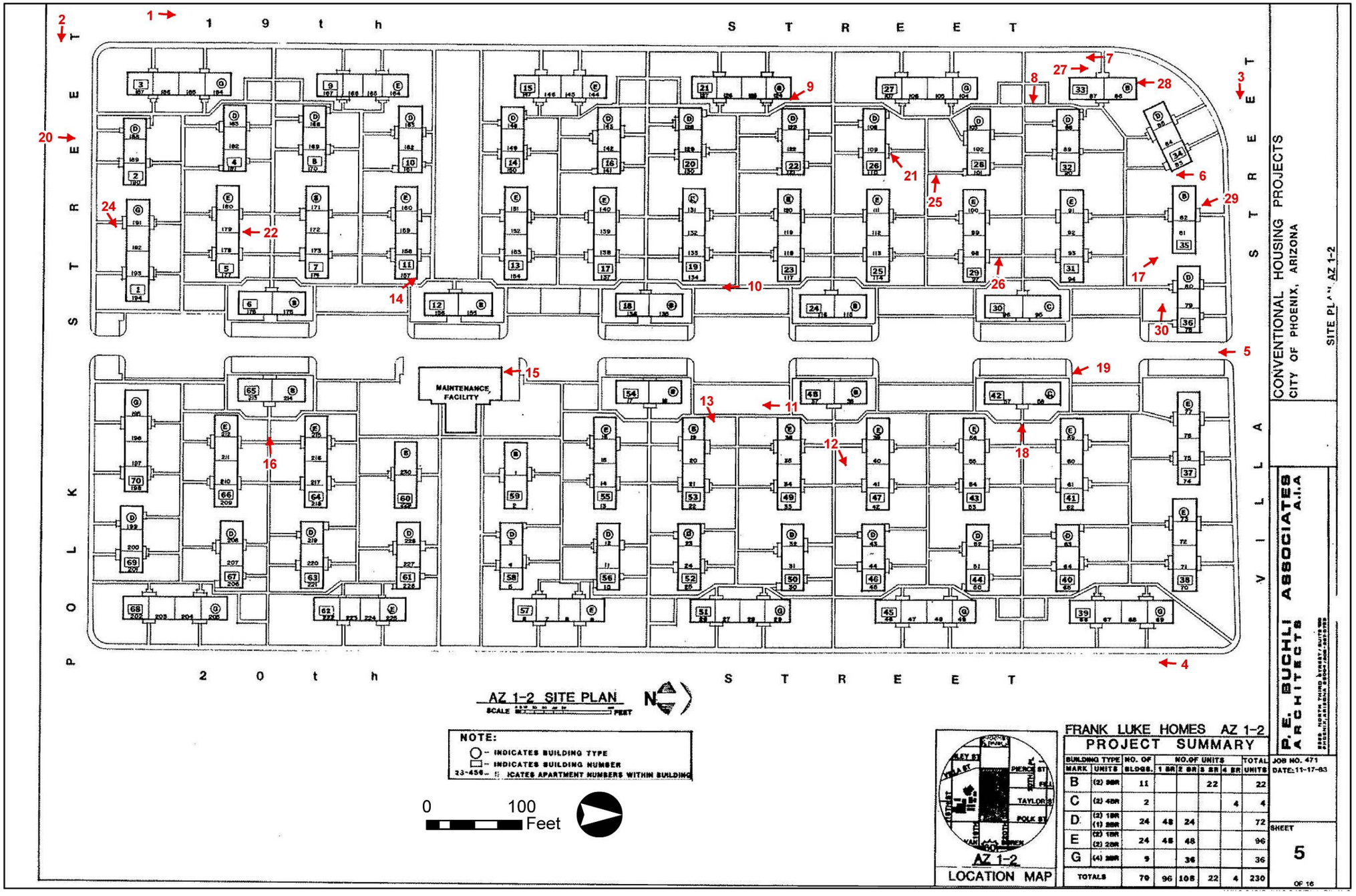

Frank Luke AZ 1-2 site plan with photograph key

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Photograph 1. 19th Street streetscape from Polk Street facing north

Photograph 2. Polk Street streetscape from 19th Street facing east;

Photograph 3. Villa Street streetscape facing east

Photograph 4. 20th Street streetscape from Villa Street facing south

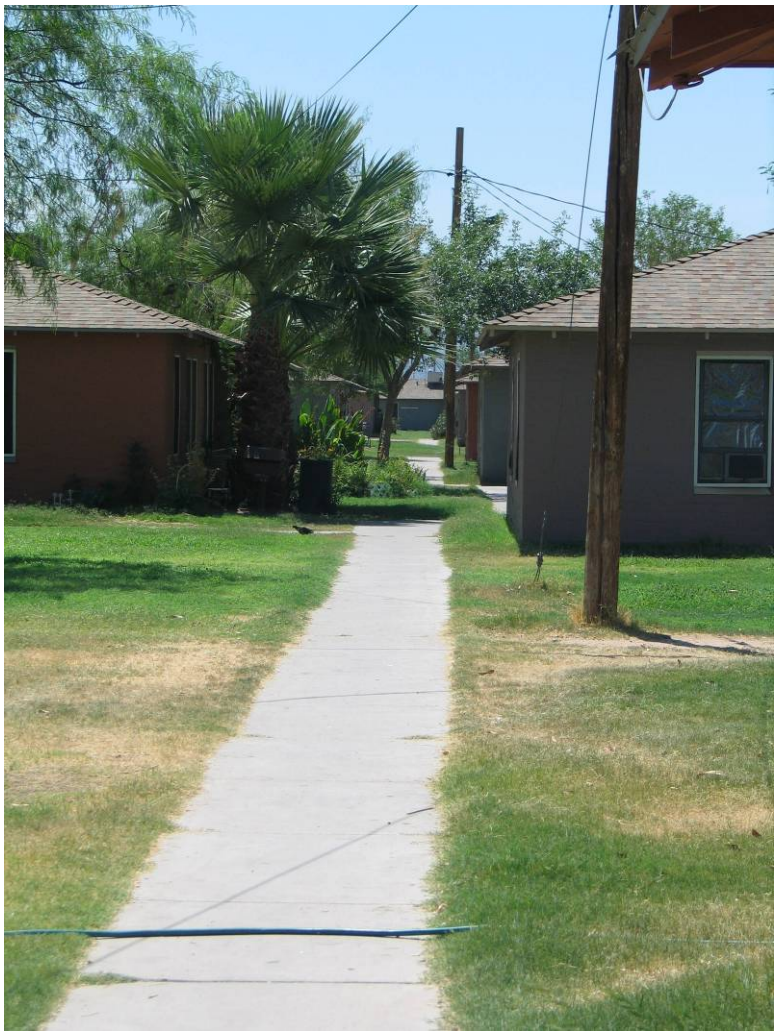
Photograph 5. Inner alley view facing south

Photograph 6. Playground facing south

Photograph 7. Buildings along 19th Street facing south

Photograph 8. Interior courtyard mature landscaping facing southeast

Photograph 9. Utility courtyard with playground facing southeast



Photograph 10. Interior path facing south

Photograph 11. Basketball court facing southwest

Photograph 12. Interior courtyard with tenant landscaping facing northeast

Photograph 13. Utility courtyard facing northeast

Photograph 14. Entrance courtyard open to 19th Street facing west

Photograph 15. Maintenance building facing southeast

Photograph 16. Model B, building 65, façade, block column porch pillars facing west

Photograph 17. Model B, building 35, rear facing northwest

Photograph 18. Model C, building 42, front façade, block column porch pillars facing west

Photograph 19. Model C, building 42, rear, quarter angle with storage pop-out facing southeast

Photograph 20. Model D, building 2, façade, angled pipe porch support

Photograph 21. Model D, building 26, rear facing southwest

Photograph 22. Model E, building 5, façade, block column porch pillars

Photograph 23. Model E, building 37, rear facing northeast

Photograph 24. Model G, building 1, façade, tall pipe porch supports facing northeast

Photograph 25. Model G, building 27, rear facing west

Photograph 26. Building 29, pip porch supports facing west

Photograph 27. Building 33, angled pipe supports facing north

Photograph 28. Building 33, double hung windows and box air unit facing southeast

Photograph 29. Building 35, capital of porch column facing east

Photograph 30. Clotheslines facing west

Photograph 31. Model E, building 57, unit 6, kitchen and hall from front door

Photograph 32. Model E, building 57, unit 6, front door from kitchen

Photograph 33. Model E, building 57, unit 6, kitchen

Photograph 34. Model E, building 57, unit 6, bathroom

Photograph 35. Model E, building 57, unit 6, front door from bedroom closet

Photograph 36. Model E, building 57, unit 6, bedroom #1

Photograph 37. Model E, building 57, unit 6,bedroom #1 closet and window

Photograph 38. Model E, building 57, unit 6,bedroom #2

Photograph 39. Model E, building 57, unit 6,bedroom #2 closet and window

Photograph 40. Model E, building 57, unit 6, front door

Photograph 41. Model E, building 57, unit 6, kitchen to front door

Photograph 42. Model E, building 57, unit 6, water heater adjacent to closet

Photograph 43. Model E, building 57, unit 6, bathroom

Photograph 44. Model C, building 42, unit 57, front entry hall

Photograph 45. Model C, building 42, unit 57, living room and front door

Photograph 46. Model C, building 42, unit 57, kitchen

Photograph 47. Model C, building 42, unit 57, hallway

Photograph 48. Model C, building 42, unit 57, bathroom

Photograph 49. Model C, building 42, unit 57, bedroom #1 from hall

Photograph 50. Model C, building 42, unit 57, bedroom #1 across from bedroom # 4

Photograph 51. Model C, building 42, unit 57, bedroom #2 from hall

Photograph 52. Model C, building 42, unit 57, bedroom #2 closet and window

Photograph 53. Model C, building 42, unit 57, bedroom #3 from hall

Photograph 54. Model C, building 42, unit 57, bedroom #3 closet and door

Photograph 55. Model C, building 42, unit 57, bedroom #3 window

Photograph 56. Model C, building 42, unit 57, bedroom #4 from hall

Photograph 57. Model C, building 42, unit 57, bedroom #4 corner

Photograph 58. Model C, building 42, unit 57, bedroom #4 closet and window

Photograph 59. Model C, building 42, unit 57, built-in shelving and bathroom

Photograph 60. Model C, building 42, unit 57, front door and living room from hall

Photograph 61. Model C, building 42, unit 57, kitchen and back door

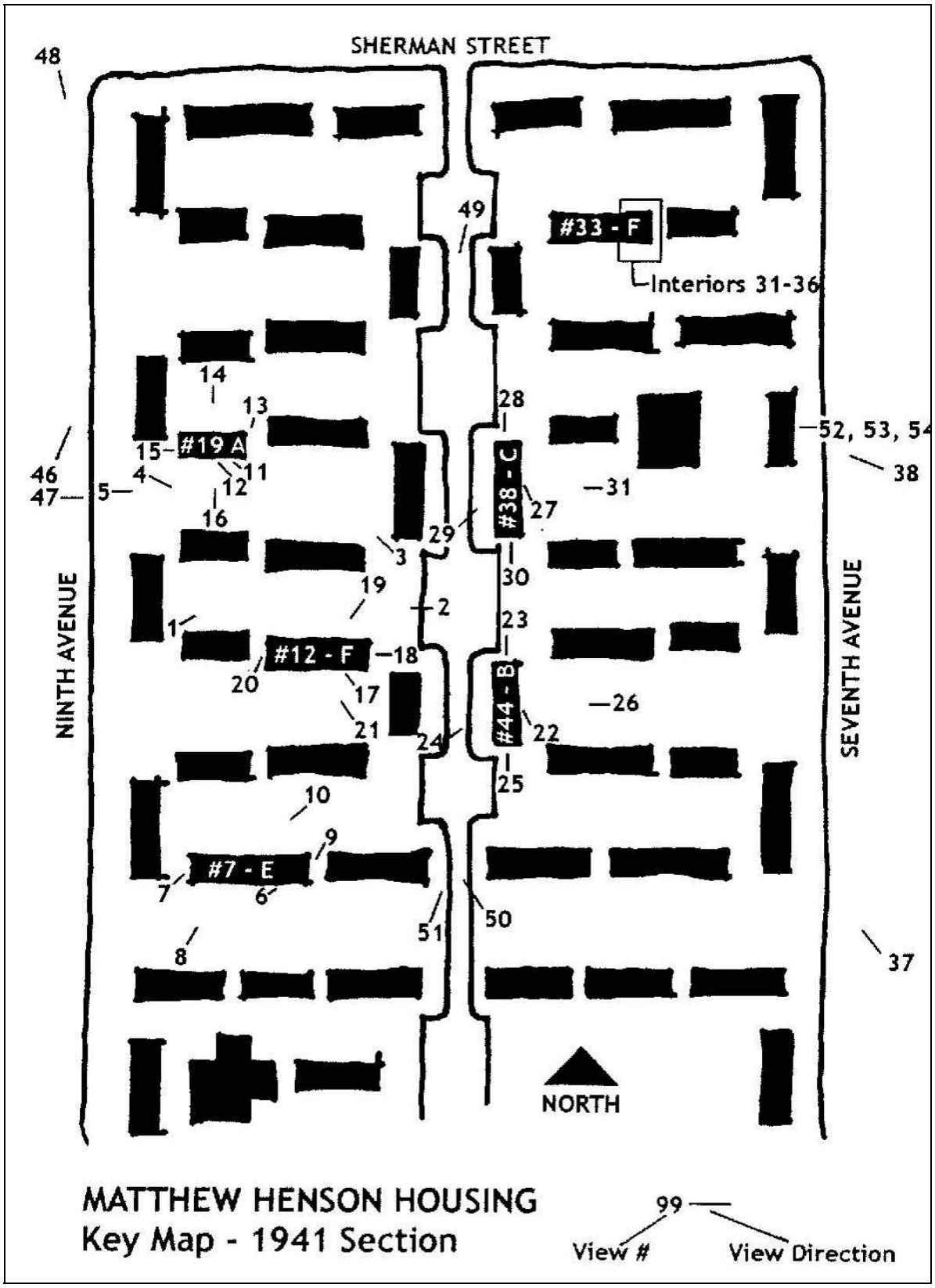
Photograph 62. Model C, building 42, unit 57, interior of outdoor shed

MATTHEW HENSON AZ 1-3

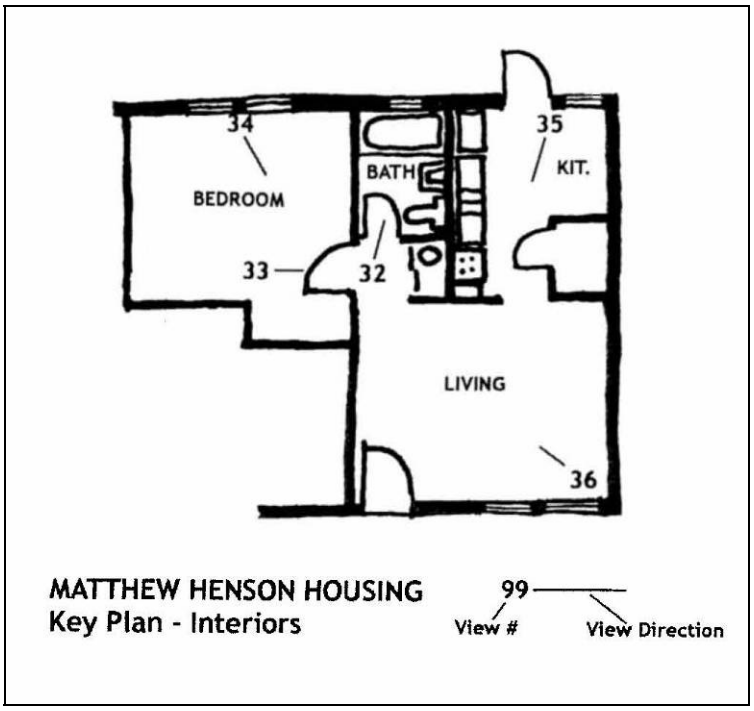
Photograph Log
Photos from Breen and others 2003

Photo	Description	View
001	Overview, typical utility court	NE
002	Overview, typical utility court	W
003	Overview, typical utility court	NW
004	Overview, typical utility court	SE
005	Overview, typical utility court	E
006	Building 7, (Type E), porch detail	NE
007	Building 7, (Type E), left side elevation	NE
008	Building 7, (Type E), front elevation	NE
009	Building 7, (Type E), right side elevation	SW
010	Building 7, (Type E), rear elevation	SW
011	Building 19, (Type A), typical cupola detail	NW
012	Building 19, (Type A), porch detail	NW
013	Building 19, (Type A), right side elevation	SW
014	Building 19, (Type A),rear elevation	S
015	Building 19, (Type A), left side elevation	E
016	Building 19, (Type A), front elevation	N
017	Building 12, (Type F), porch detail	NW
018	Building 12, (Type F), right side elevation	W
019	Building 12, (Type F), rear elevation	SW
020	Building 12, (Type F), left side elevation	NE
021	Building 12, (Type F), front elevation	NW
022	Building 44, (Type B), porch detail	NW
023	Building 44, (Type B), right side elevation	S
024	Building 44, (Type B), rear elevation	E
025	Building 44, (Type B), left side elevation	N
026	Building 44, (Type B), front elevation	W
027	Building 38, (Type C), porch detail	NW
028	Building 38, (Type C), right side elevation	S
029	Building 38, (Type C), rear elevation	E
030	Building 38, (Type C), left side elevation	N
031	Building 38, (Type C), front elevation	W
032	Building 33 / Apartment 14 interior, bathroom	NE
033	Building 33 / Apartment 14 interior, hall closet	E
034	Building 33 / Apartment 14 interior, bedroom	SE
035	Building 33 / Apartment 14 interior, kitchen	SW
036	Building 33 / Apartment 14 interior, living room	NW
037	7th Avenue streetscape	NW
038	7th Avenue streetscape, administration building	NW

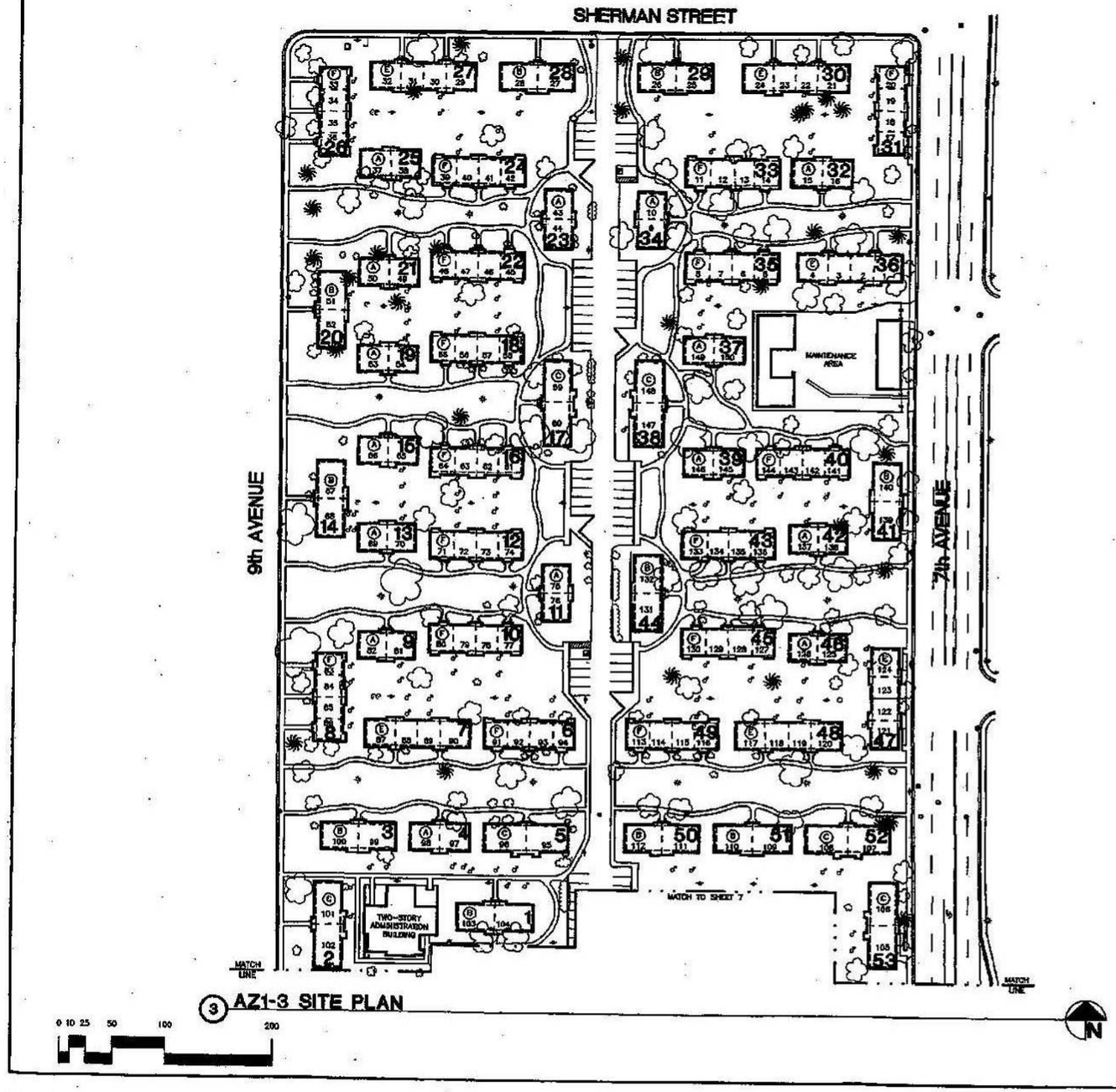
Photo	Description	View
039-045	Refer to Matthew Henson AZ 1-4	
046	9th Avenue streetscape	NE
047	Typical entry courtyard overview across 9th Avenue	E
048	9th Avenue streetscape	SE
049	Interior streetscape	SW
050	Interior streetscape	NW
051	Interior streetscape	N
052	Plaque at Administration, 1941 project	W
053	Plaque at Administration, 1941 project	SW
054	Plaque at Administration, 1952 project	W
055	Plaque at Administration, 1952 project	NW



Matthew Henson AZ 1-3 schematic site plan with photograph key (from Breen and others 2003)



Matthew Henson AZ 1-3 schematic floor plan with photograph key (from Breen and others 2003)



PROJECT SUMMARY
MATHEW HENSON HOMES AZ1-3

MARK	BUILDING TYPE UNITS	SQ. FT	# OF BLDGS	# OF UNITS 1 BR	2 BR	3 BR	4 BR	TOTAL UNITS
A	(2) 2 BR	582	15	–	30	–	–	30
B	(2) 3 BR	762	10	–	–	20	–	20
C	(2) 4 BR	865	6	–	–	–	12	12
E	(2) 2 BR (2) 1 BR	582 450	6	12	12	–	–	24
F	(4) 1 BR	450	16	64	–	–	–	64
TOTALS			53	76	42	20	12	150

LEGEND:
28 ..... INDICATES BUILDING NUMBER
699 ..... INDICATES APARTMENT NUMBER
(B) ..... INDICATES BUILDING TYPE

TRK ARCHITECTURE & FACILITIES MANAGEMENT, INC.
7228 NORTH DREAMY DRAW DRIVE
PHOENIX, ARIZONA 85020 602-331-1800

JOB NO. 93462 | REVIEWED | DATE ISSUED 11-03-97 | REVISIONS 10-15-97

ARIZONA

CITY OF PHOENIX HOUSING DEPARTMENT
SITE PLAN DRAWINGS
PHOENIX

SITE PLAN
MATTHEW HENSON HOMES AZ1-3
FILE: 93462A-3 DATE: 1997

SHEET 3 OF 18

Matthey Henson AZ 1-3 site plan

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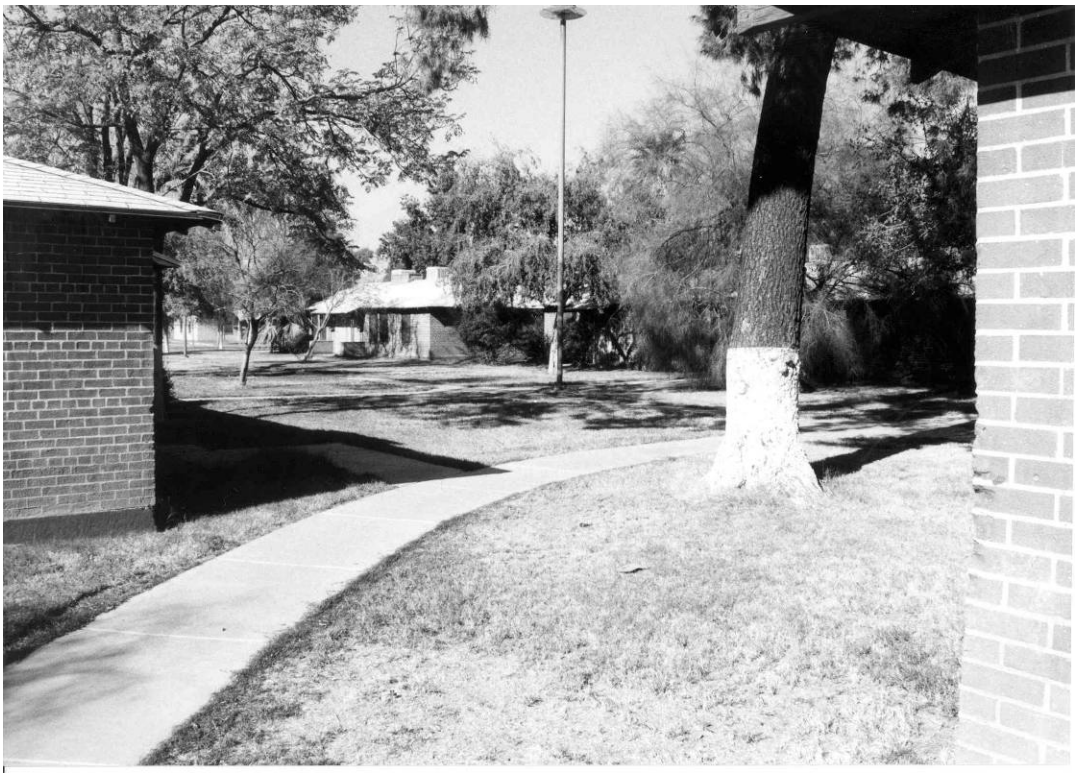
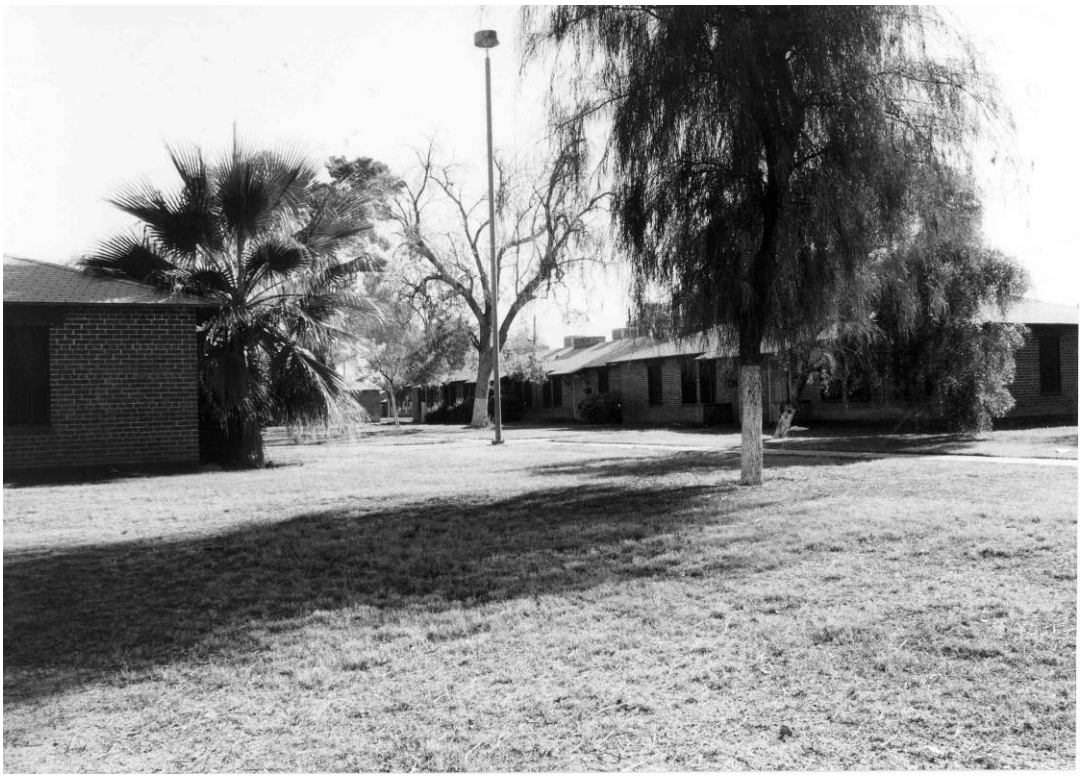
Photograph 1. Overview, typical utility court, facing northeast

Photograph 2. Overview, typical utility court, facing west



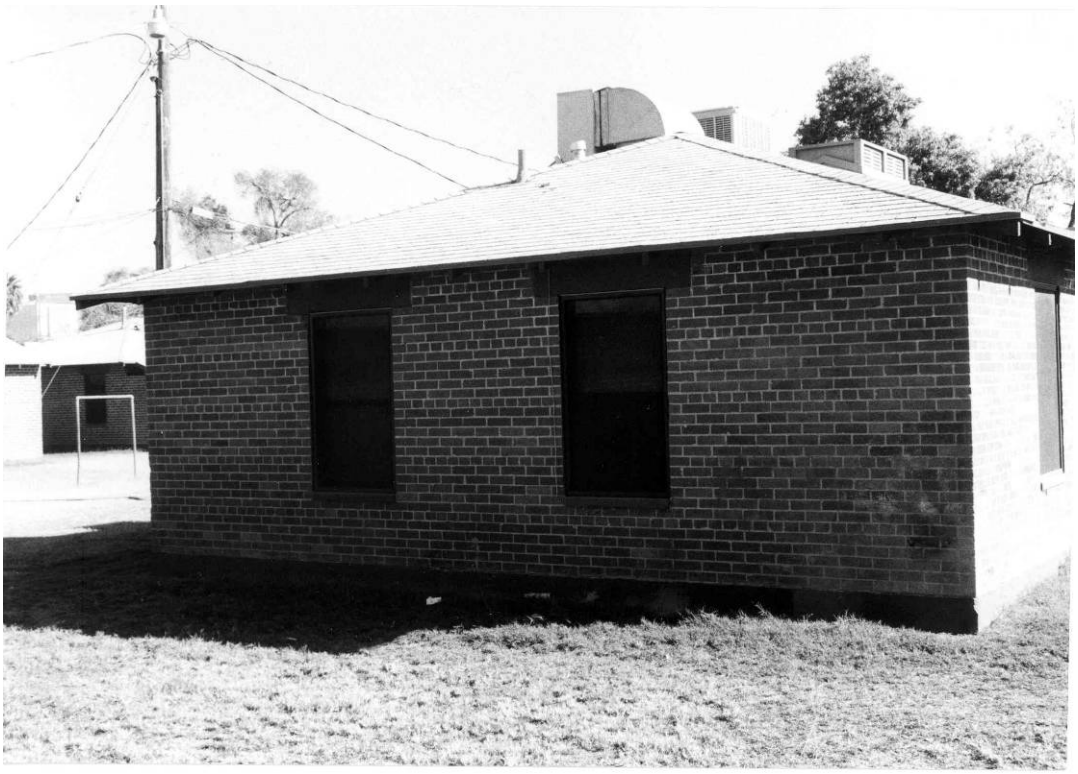
Photograph 3. Overview, typical utility court, facing northwest



Photograph 4. Overview, typical utility court, facing southeast

Photograph 5. Overview, typical utility court, facing east

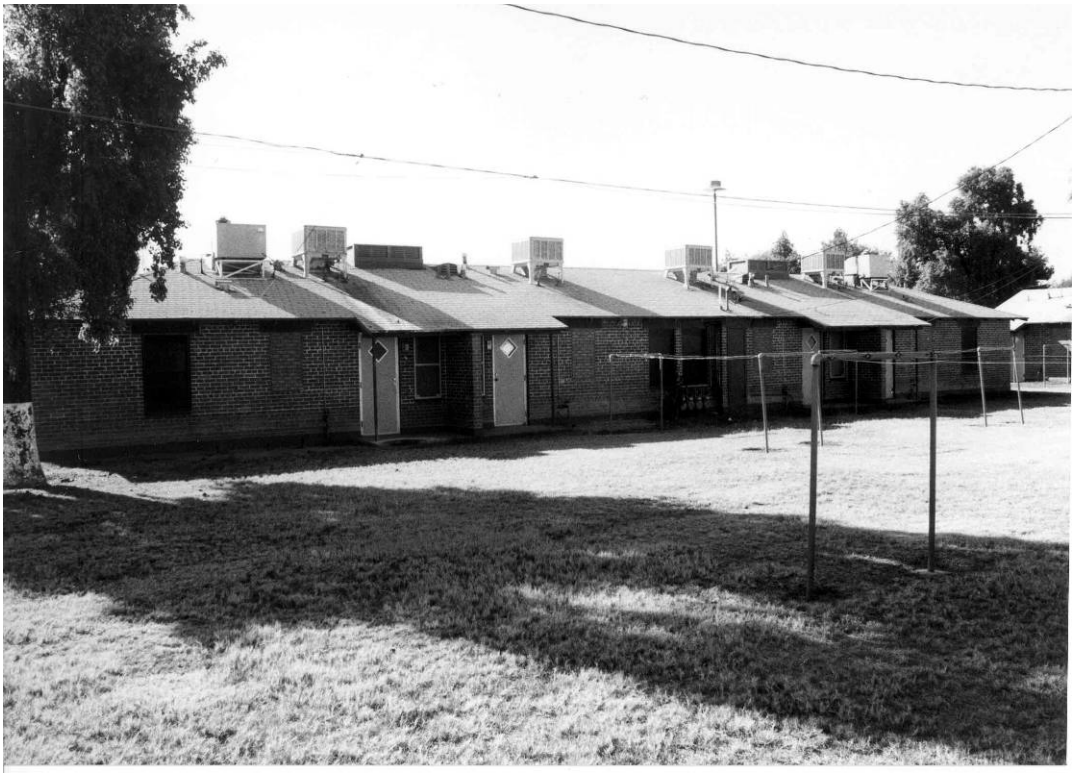
Photograph 6. Building 7, (Type E), porch detail, facing northeast



Photograph 7. Building 7, (Type E), left side elevation, facing northeast

Photograph 8. Building 7, (Type E), front elevation, facing northeast

Photograph 9 Building 7, (Type E), right side elevation, facing southwest



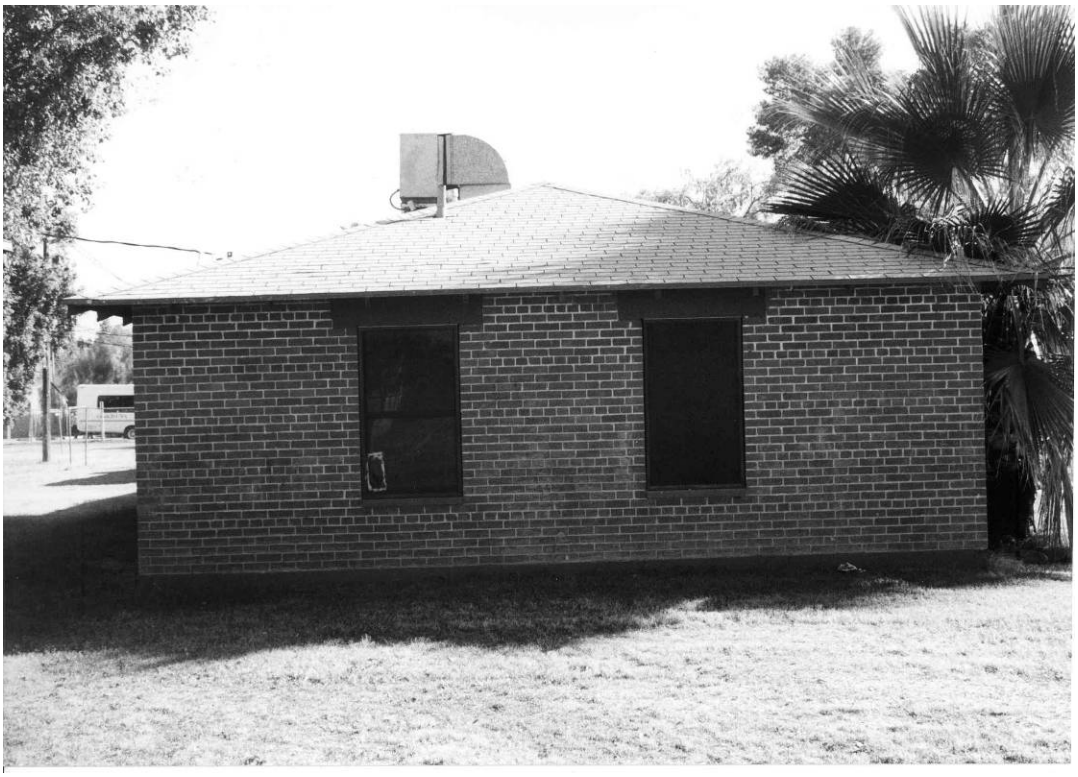
Photograph 10. Building 7, (Type E), rear elevation, facing southwest

Photograph 11. Building 19, (Type A), typical cupola detail, facing northwest

Photograph 12. Building 19, (Type A), porch detail, facing northwest

Photograph 13. Building 19, (Type A), right side elevation facing southwest

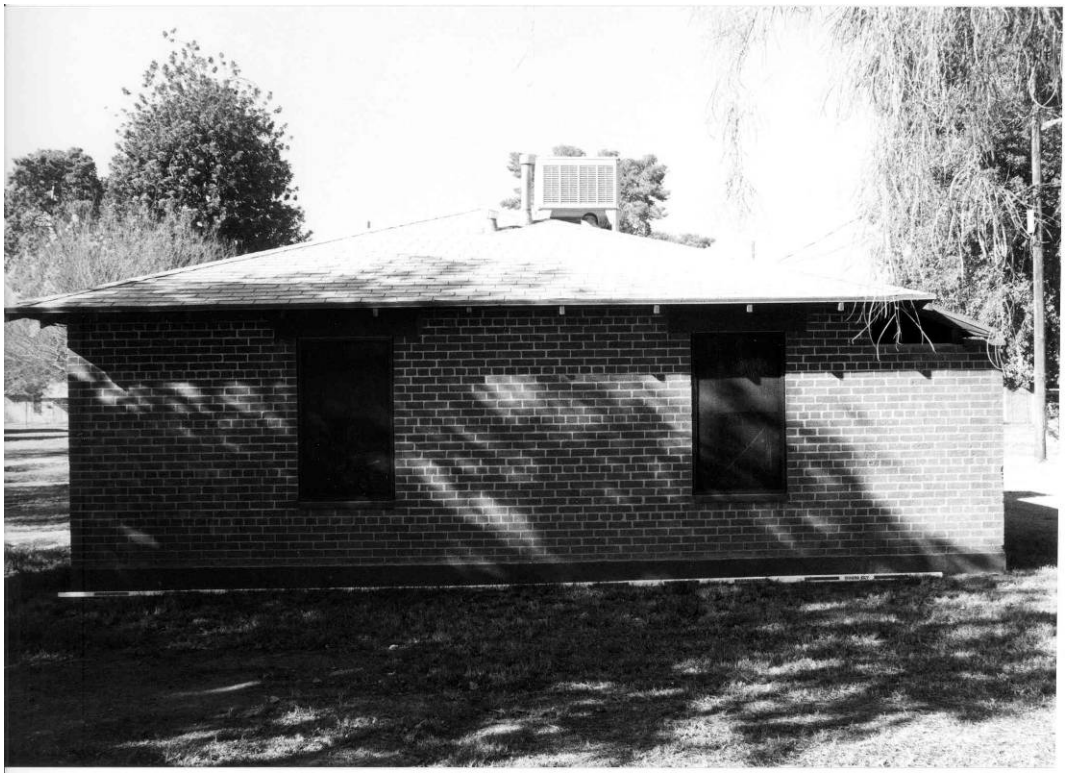
Photograph 14. Building 19, (Type A), rear elevation, facing south



Photograph 15. Building 19, (Type A), left side elevation, facing east

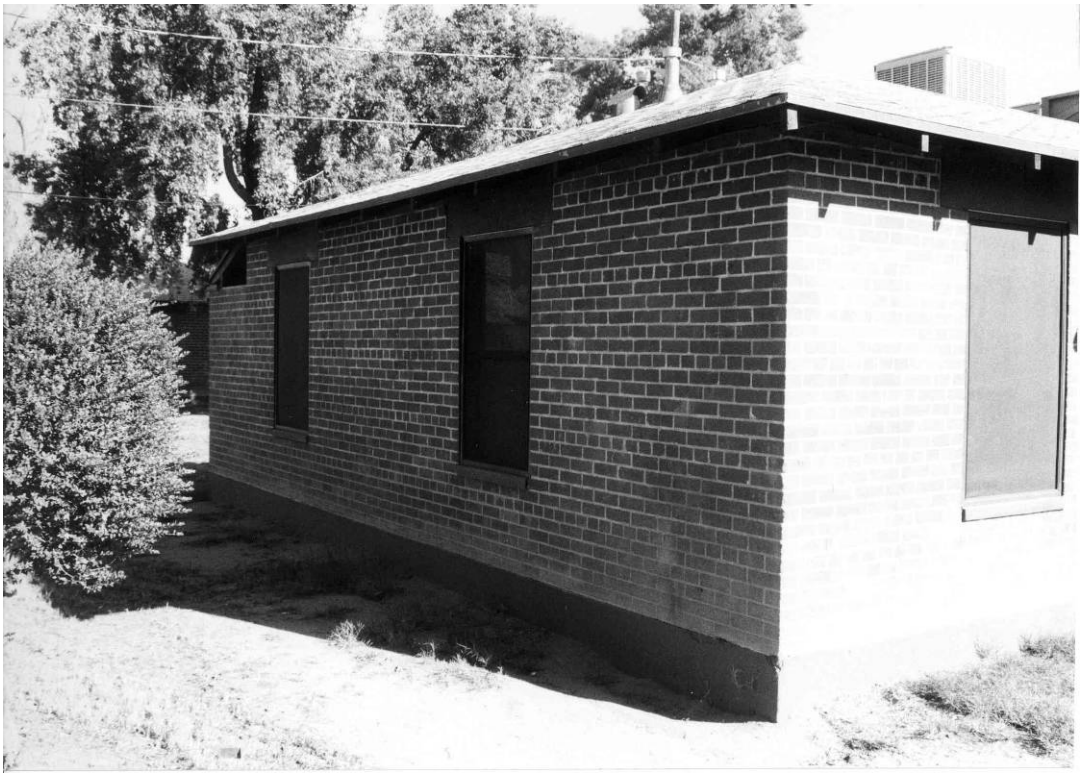
Photograph 16. Building 19, (Type A), front elevation, facing north

Photograph 17. Building 12, (Type F), porch detail, facing northwest

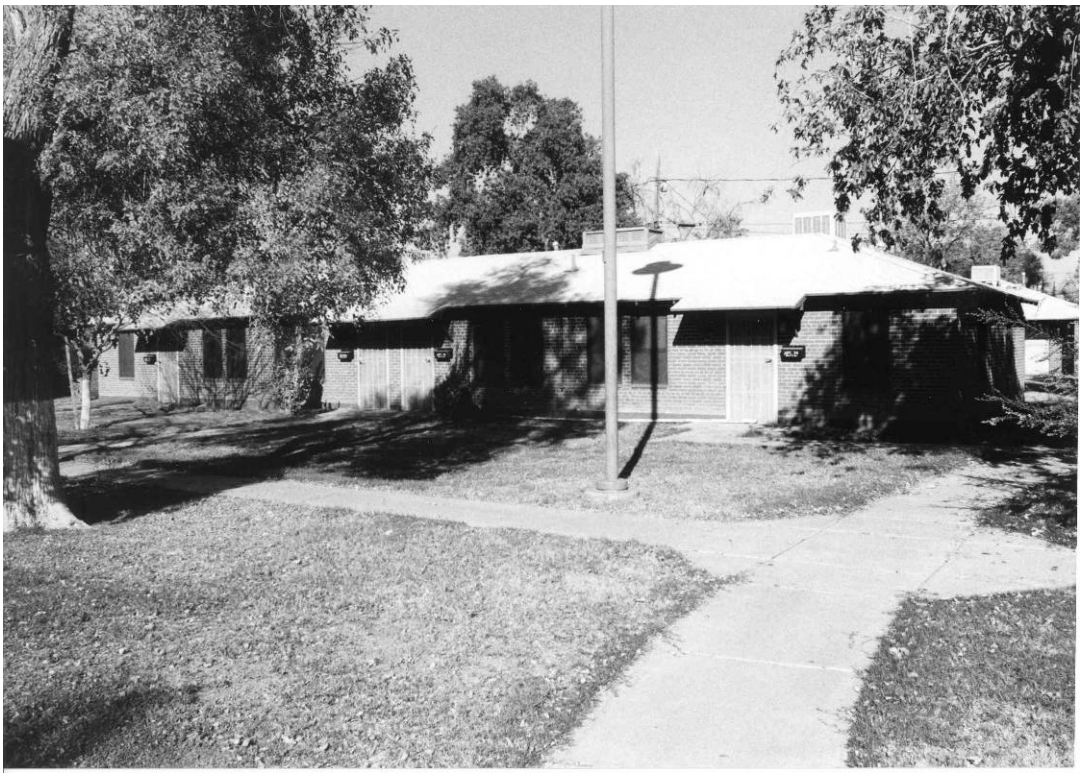


Photograph 18. Building 19, (Type E), right side elevation, facing west

Photograph 19. Building 19, (Type E), rear elevation, facing southwest



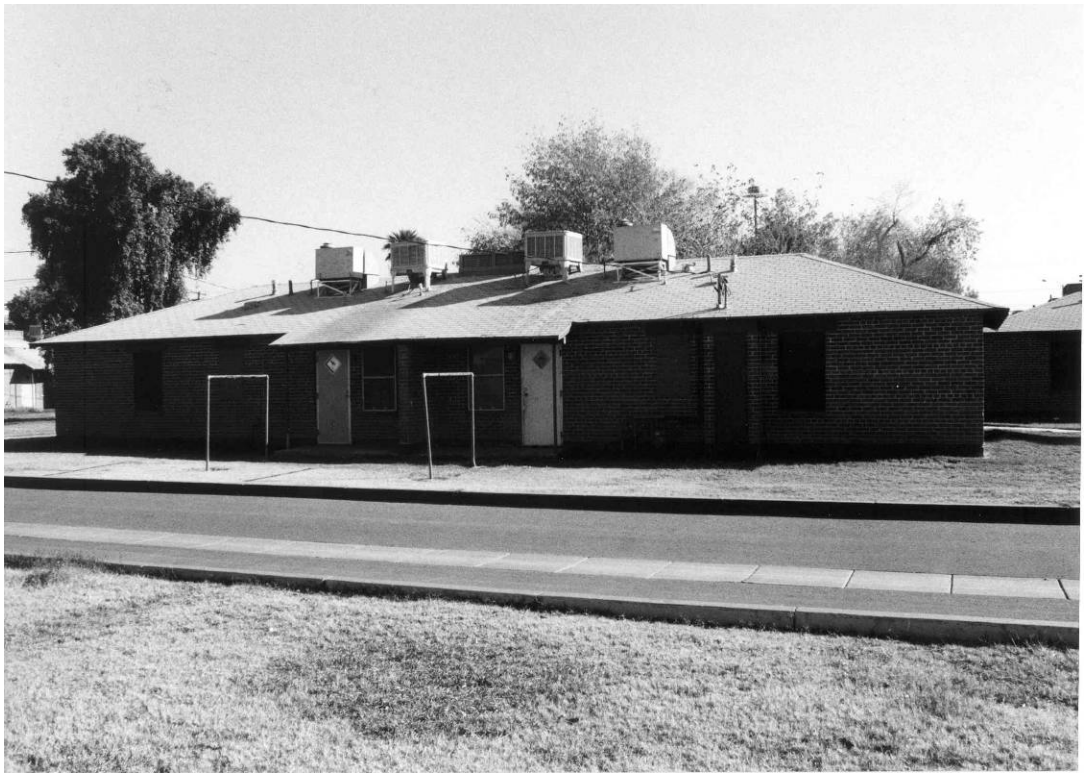
Photograph 20. Building 19, (Type E), left side elevation, facing northeast



Photograph 21. Building 19, (Type E), front elevation, facing northwest

Photograph 22. Building 44, (Type B), porch detail, facing northwest

Photograph 23. Building 44, (Type B), right side elevation, facing south



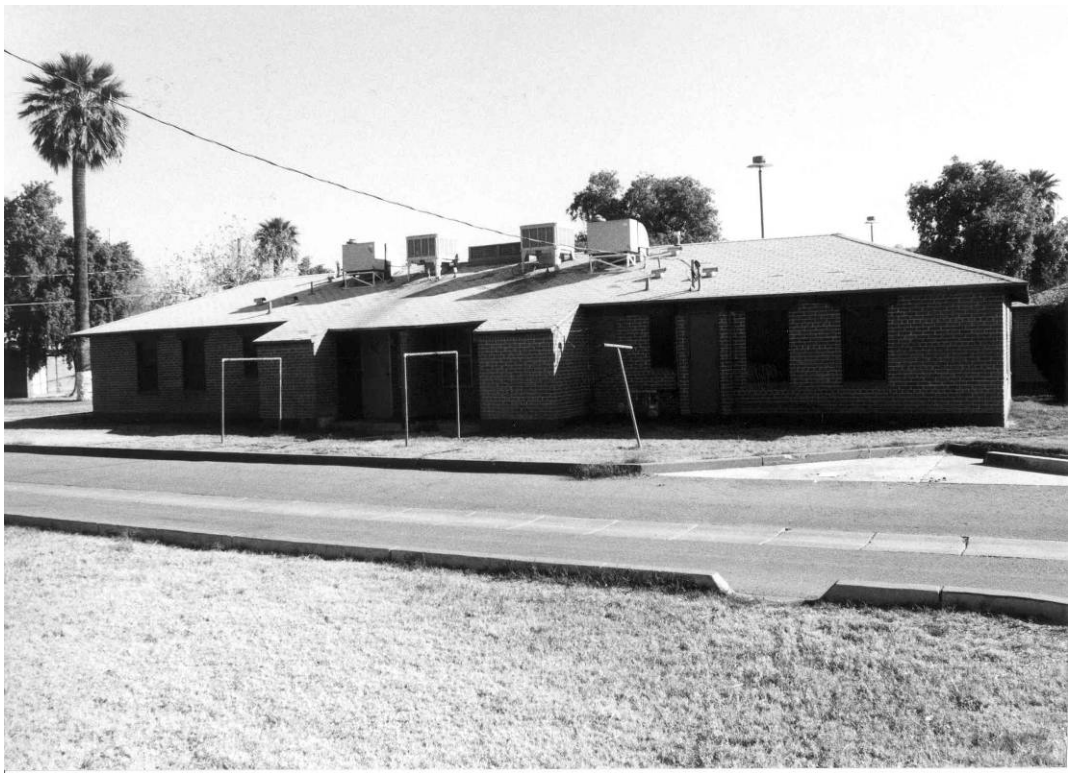
Photograph 24. Building 44, (Type B), rear elevation, facing east

Photograph 25. Building 44, (Type B), left side elevation, facing north

Photograph 26. Building 44, (Type B), front elevation, facing west

Photograph 27. Building 38, (Type C), porch detail, facing northwest

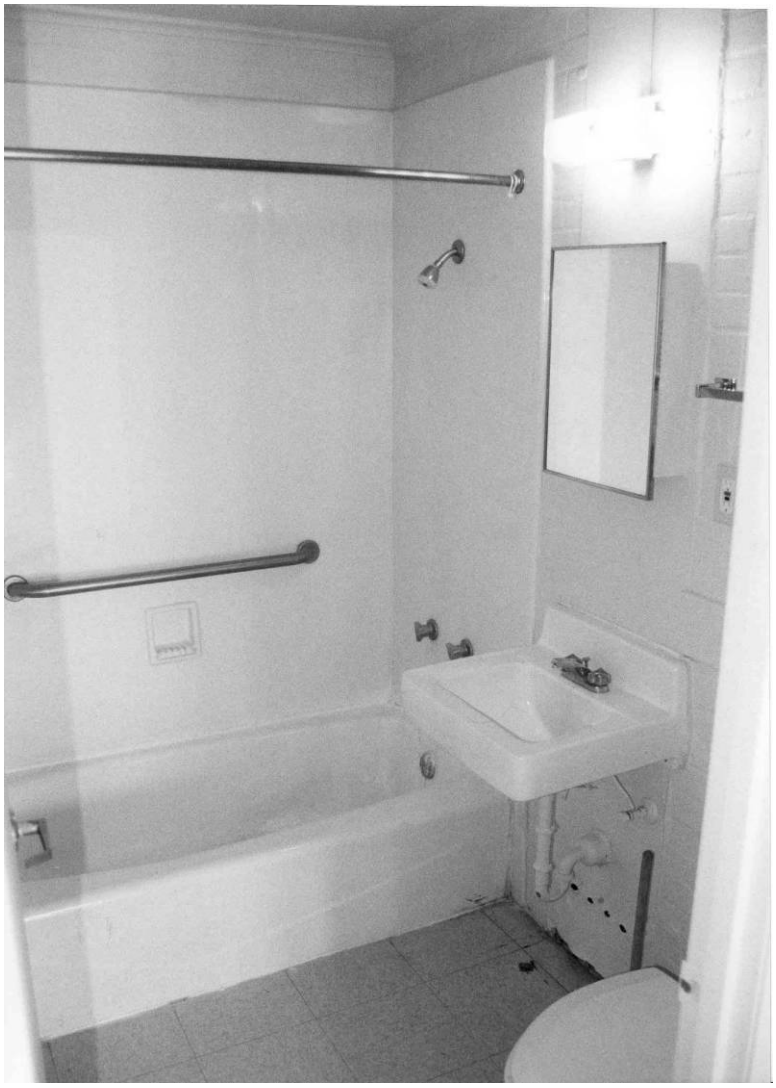
Photograph 28. Building 38, (Type C), right side elevation, facing south



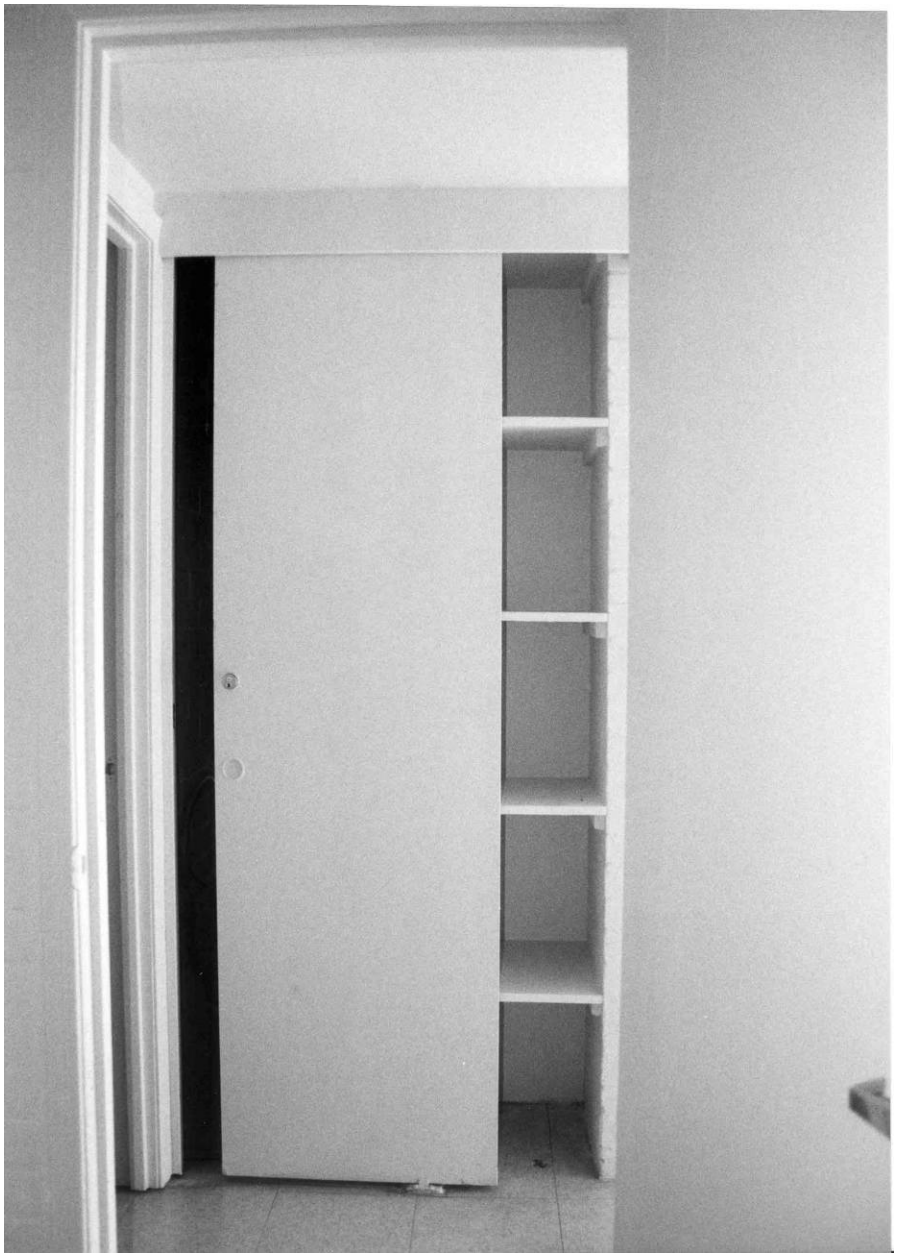
Photograph 29. Building 38, (Type C), rear elevation, facing east

Photograph 30. Building 38, (Type C), left side elevation, facing north

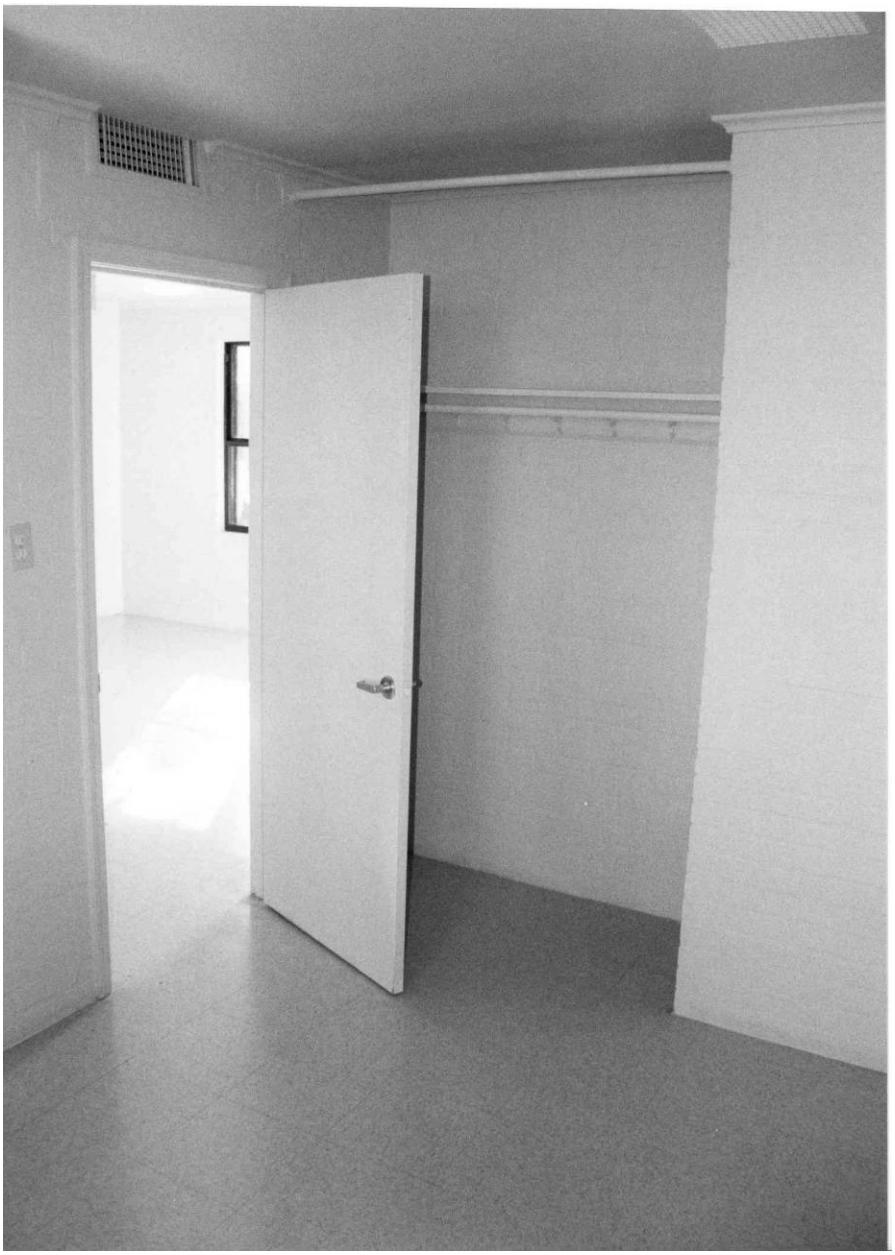
Photograph 31. Building 38, (Type C), front elevation, facing west



Photograph 32. Building 33 / Apartment 14 interior, bathroom facing northeast

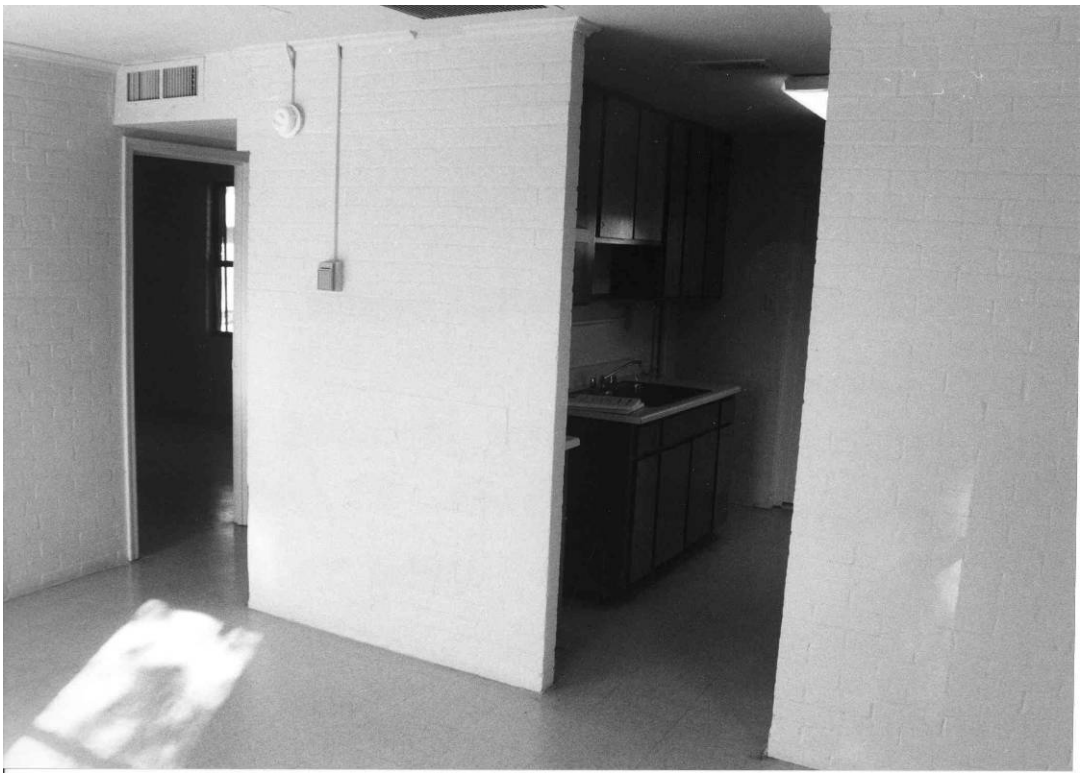


Photograph 33. Building 33 / Apartment 14 interior, hall closet facing east



Photograph 34. Building 33 / Apartment 14 interior, bedroom facing southeast

Photograph 35. Building 33 / Apartment 14 interior, kitchen facing southwest



Photograph 36. Building 33 / Apartment 14 interior, living room facing northwest

Photograph 37. 7th Avenue streetscape, facing northwest

Photograph 38. 7th Avenue streetscape, administration building facing northwest

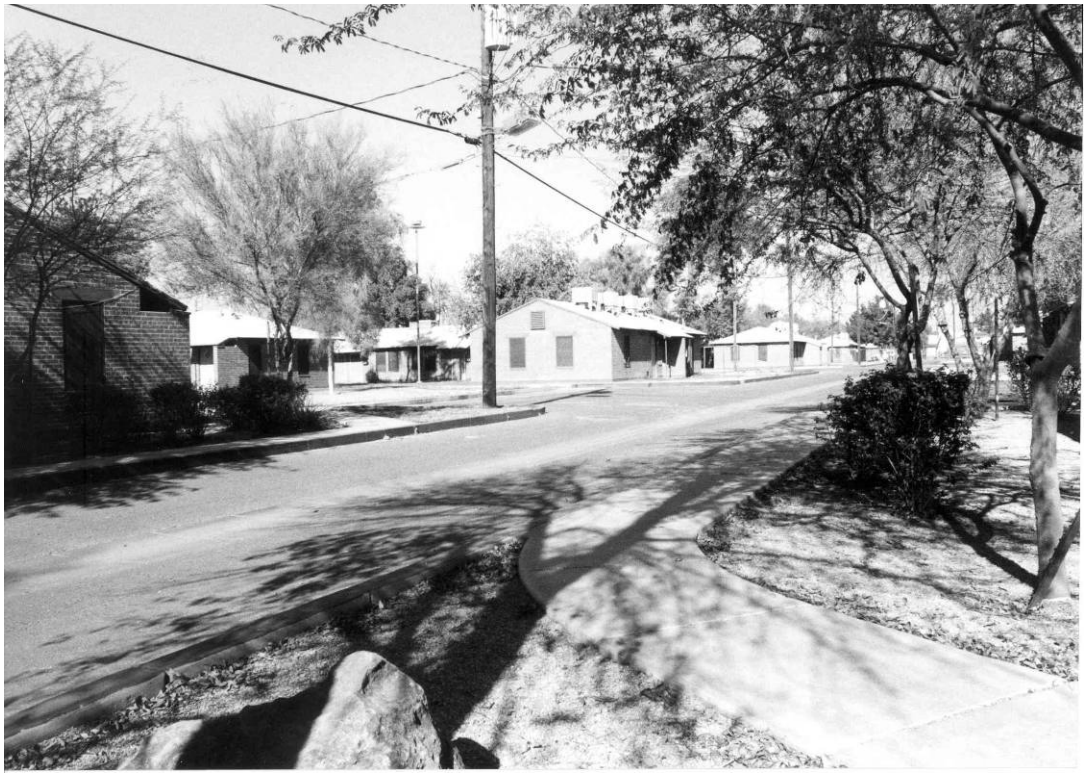
Photographs 39-45 depict Matthew Henson Addition, built in 1952 – refer to AZ 1-4

Photograph 46. 9th Avenue streetscape, facing northeast

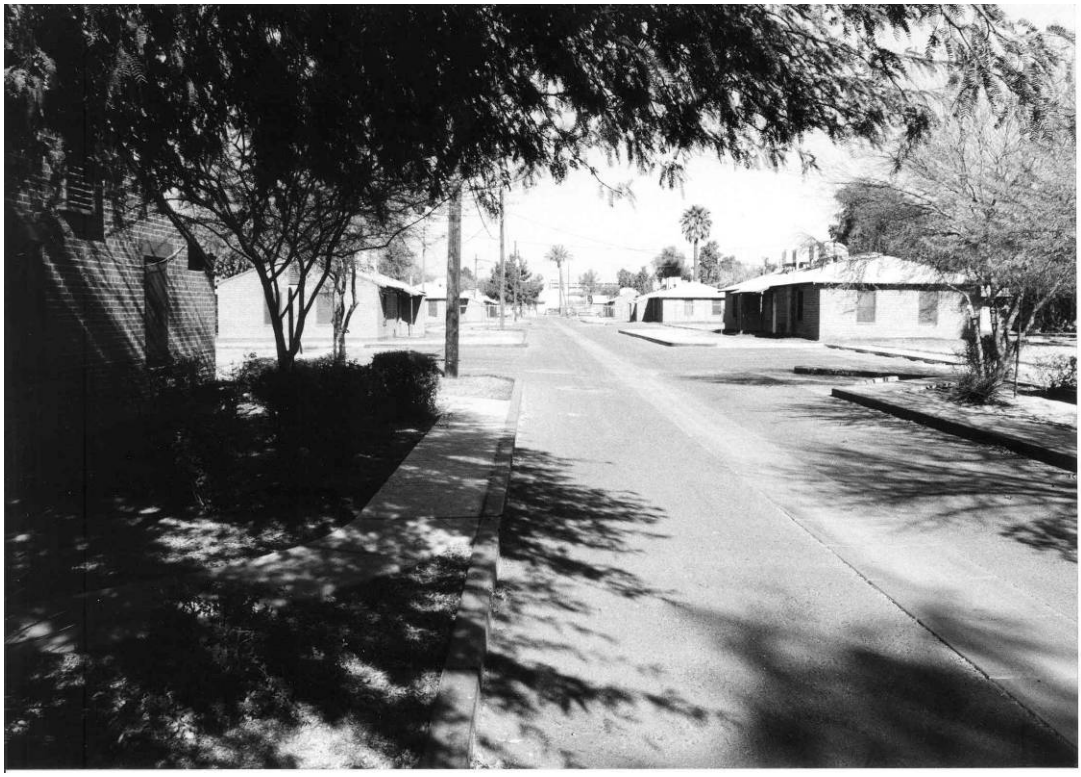
Photograph 47. Typical entry courtyard overview across 9th Avenue, facing northeast

Photograph 48. 9th Avenue streetscape, facing southeast

Photograph 49. Interior streetscape, facing southwest



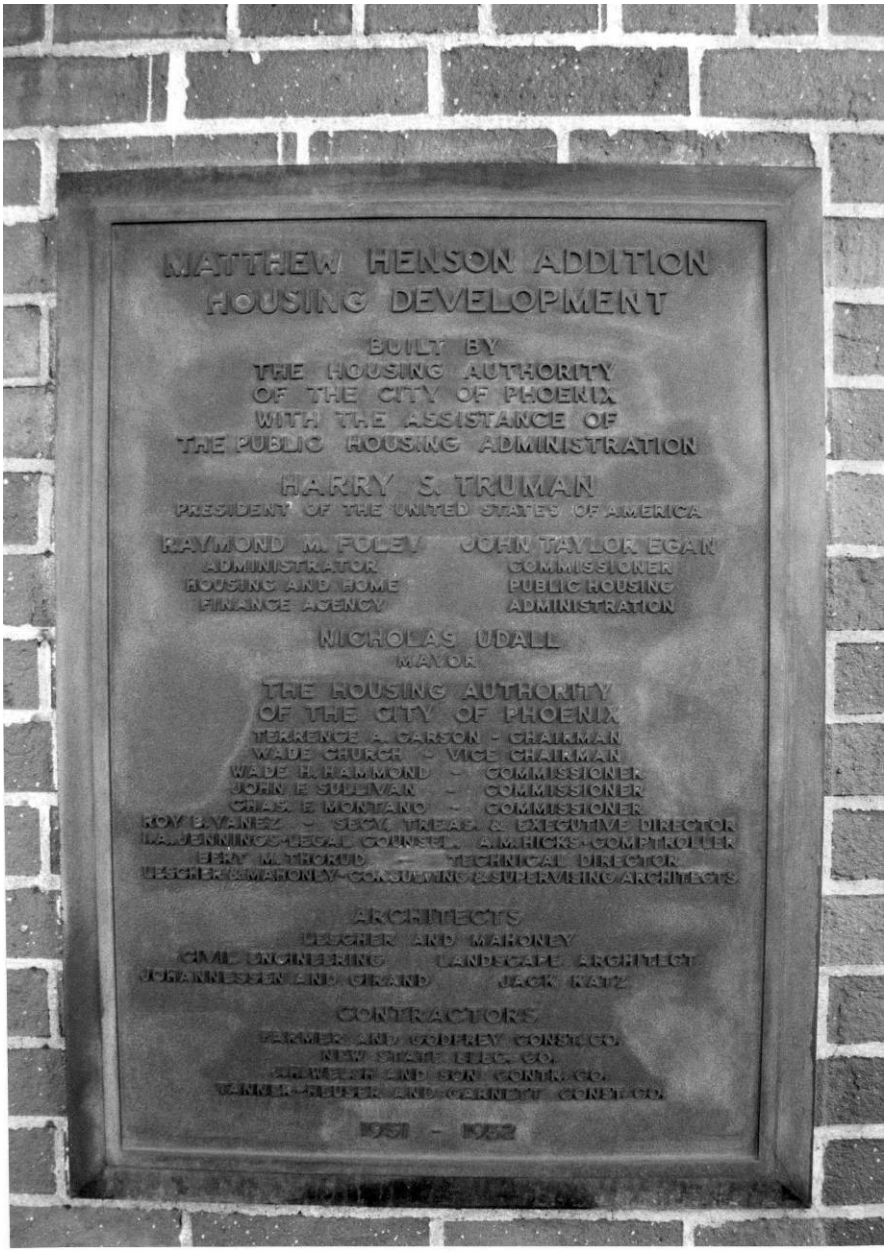
Photograph 50. Interior streetscape, facing northwest



Photograph 51. Interior streetscape, facing north

Photograph 52. Plaque at Administration, 1941 project, facing west

Photograph 53. Plaque at Administration, 1941 project, facing southwest



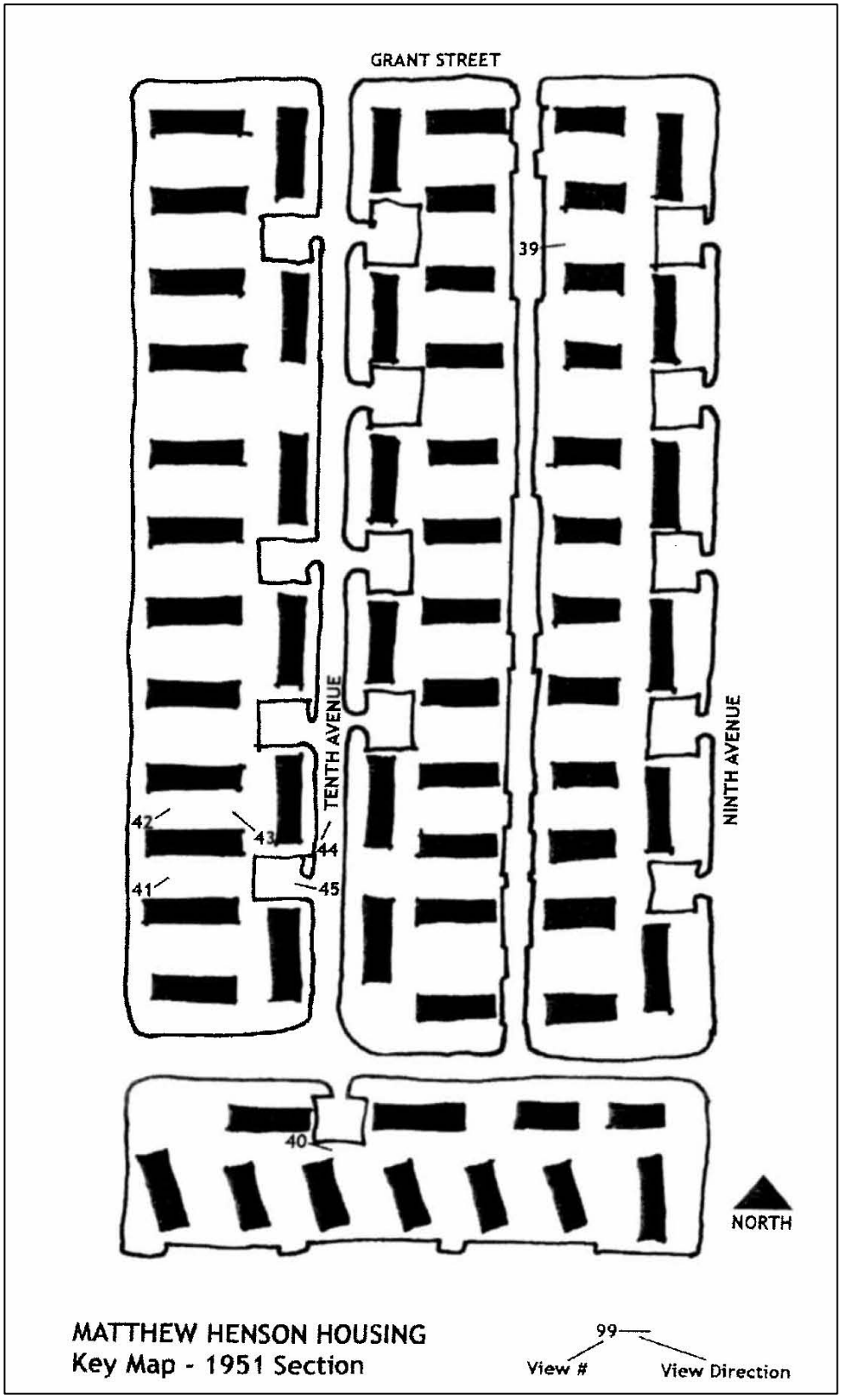
Photograph 54. Plaque at Administration, 1952 project, facing west

Photograph 55. Plaque at Administration, 1952 project, facing northwest

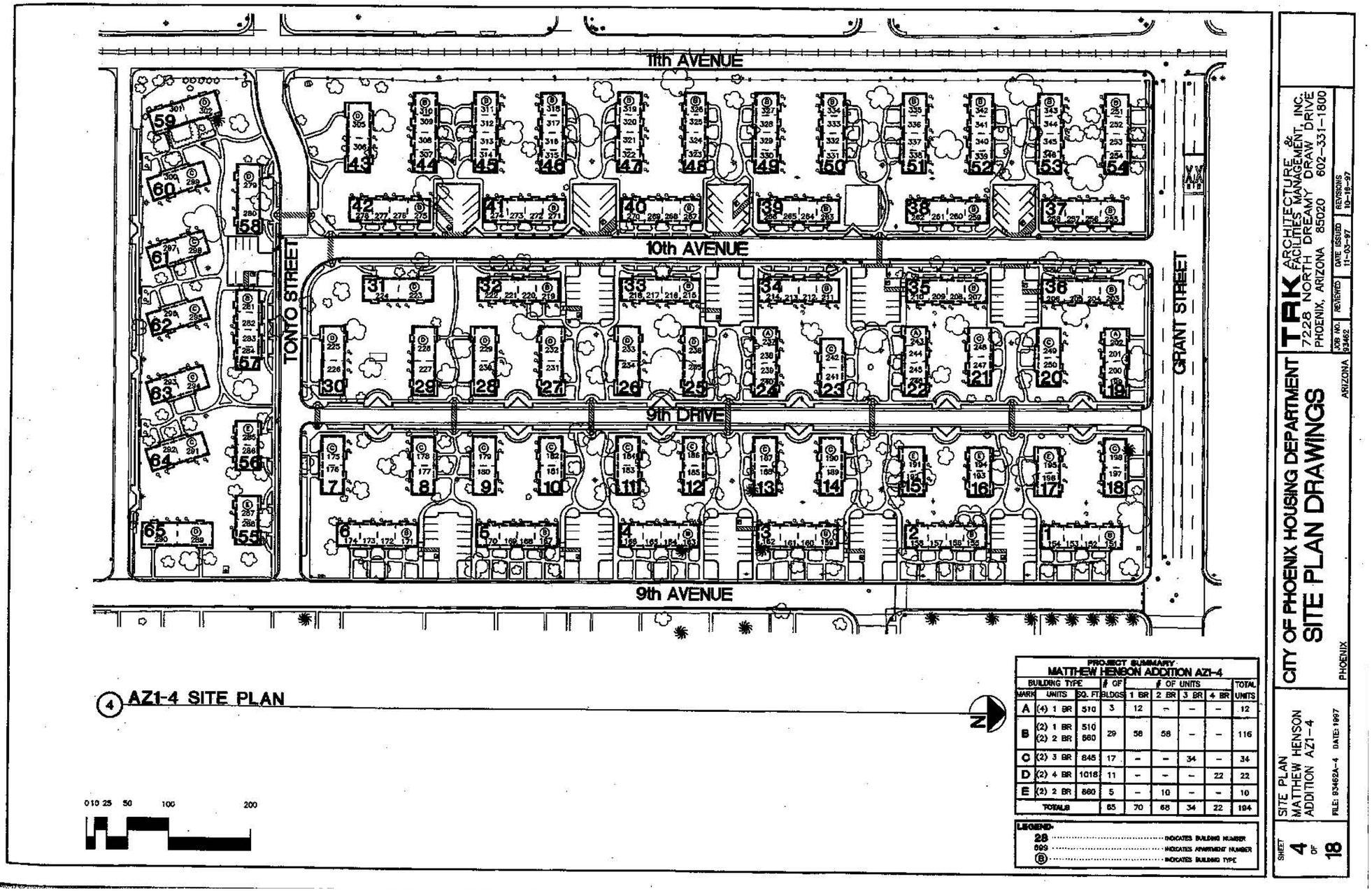
MATTHEW HENSON ADDITION AZ 1-4

Photograph Log
Photos from Breen and others 2003
Photographs 001 to 038 correspond to Matthew Henson AZ 1-3

Photo	Description	View
039	View of school	E
040	South end	SE
041	Typical entry courtyard overview	NE
042	Typical service courtyard overview	NE
043	Typical service courtyard overview	NW
044	Interior streetscape	NE
045	Typical entry courtyard overview	W



Matthew Henson AZ 1-4 schematic site plan with photograph key (from Breen and others 2003)



Matthew Henson **AZ 1-4 site plan**

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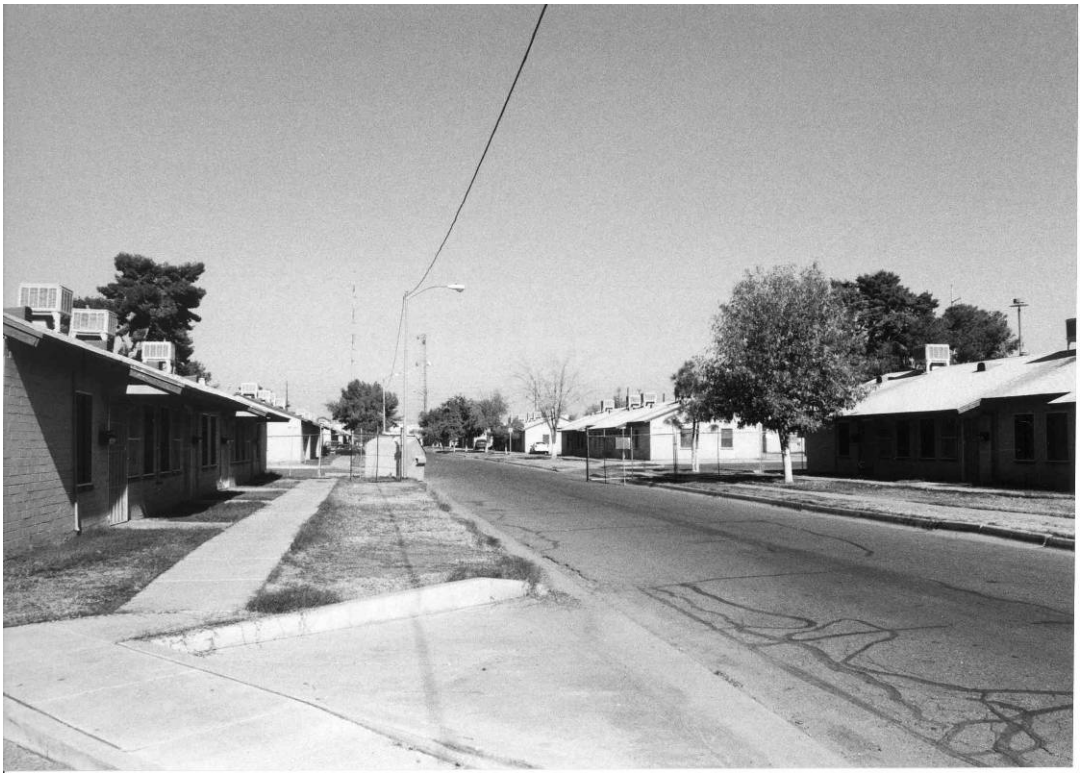
Photograph 39. View from school, facing east

Photograph 40. South end, facing southeast

Photograph 41. Typical entry courtyard overview, facing northeast

Photograph 42. Typical service courtyard overview, facing northeast

Photograph 43. Typical entry courtyard overview, facing northwest



Photograph 44. Interior streetscape, facing northeast

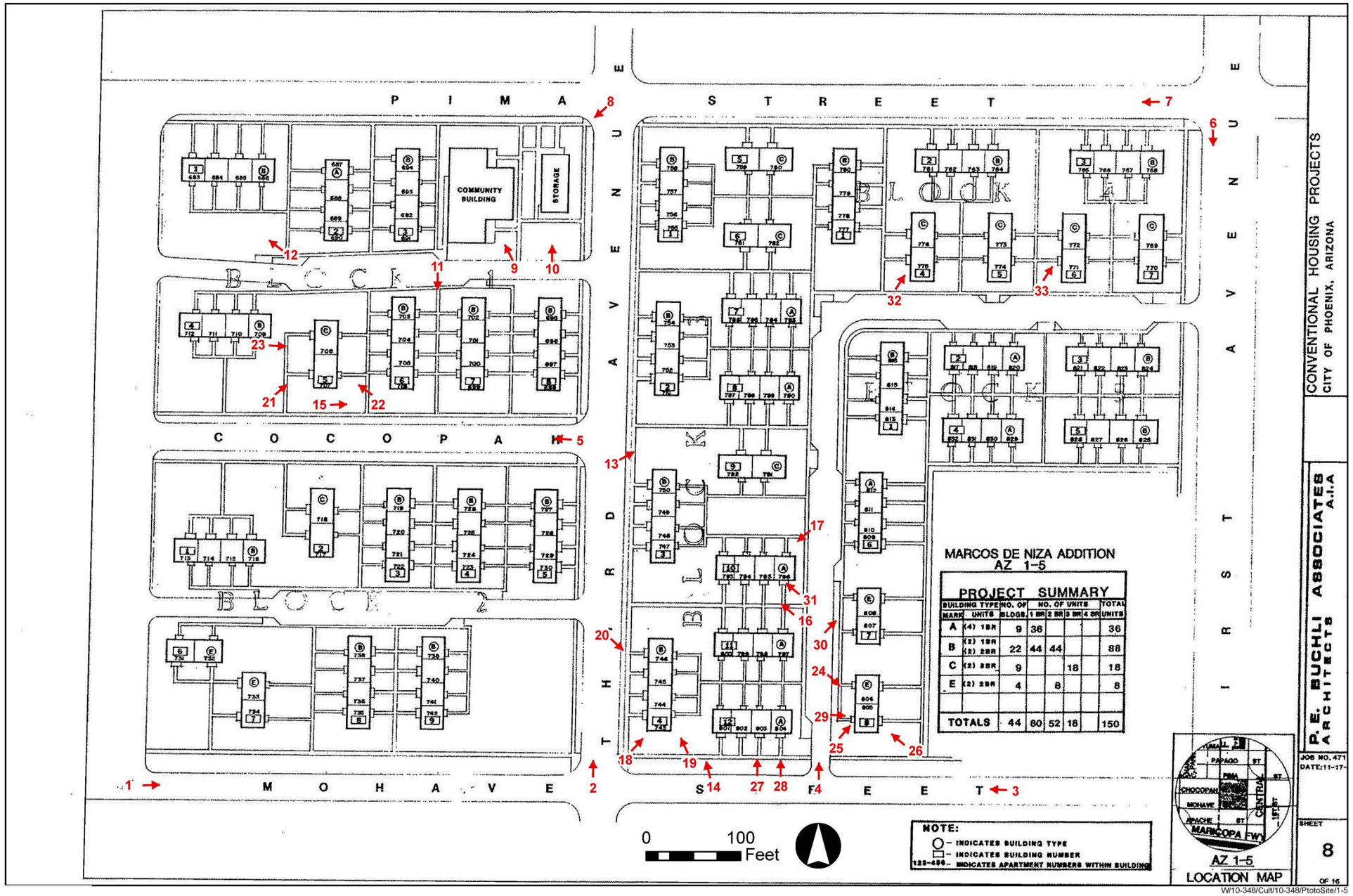
Photograph 45. Typical entry courtyard overview, facing west

MARCOS DE NIZA AZ 1-5

Photograph Log
Photos taken August 2, 2011
Photographer: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	Mohave Street	E
002	3rd Avenue	N
003	Mohave Street	W
004	Alley (from Mohave)	N
005	Cocopah (from 3rd Avenue)	W
006	First Avenue (from Pima)	S
007	Pima Street (from 1st Avenue)	W
Site and Common Areas		
008	Community building at Pima and 3rd Avenue	SW
009	Senior Center on Pima	NW
010	Play area behind community building	N
011	Front entry courtyards	S
012	Utility courtyard	NW
013	Buildings with common areas	E
014	General view of multiple units	N
015	Sequence of buildings	E
Model A – Building Number		
016	Building 10 front and side angle	NW
017	Building 10 rear and side angle	SW
Model B – Building Number		
018	Building 4 front and side angle	NE
019	Building 4 rear	NW
020	Building 4 front façade	SE
Model C – Building Number		
021	Building 5 front façade	NE
022	Building 5 rear view	NW
023	Building 5 front façade showing porch posts	E
Model E – Building Number		
024	Building 8 rear façade	SE
025	Building 8 rear façade	NE
026	Building 8 front and side angle (too dark)	NW
Details		
027	Building 12 front window	NW
028	Building 12 metal porch post	NW

Photo	Description	View
029	Building 8 rear door	E
030	Building 7 clothesline	NE
031	Building 31 garden	NW
032	Building 4 façade porch pillars	NE
033	Building 6 façade decorative block adjacent to door	NE
Interiors		
	Only B models open for viewing	
034	Model B (2 bedroom) unit 746 from front door to living and kitchen area (appliances located in living room presently)	
035	Model B unit 746 kitchen	
036	Model B unit 746 from living room view of hall to bedroom	
037	Model B unit 746 bathroom	
038	Model B unit 746 bathroom	
039	Model B unit 746 bedroom 1	
040	Model B unit 746 bedroom 2	
041	Model B unit 746 bedroom 2	
042	Model B (1 bedroom) unit 752 from front door looking at living room closet and kitchen	
043	Model B unit 752 front windows of living room	
044	Model B unit 752 bathroom	
045	Model B unit 752 bedroom	



Marcos de Niza AZ 1-5 site plan with photograph key

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Photograph 1. Mohave Street streetscape facing east

Photograph 2. 3rd Avenue streetscape facing north

Photograph 3. Mohave Street streetscape facing west

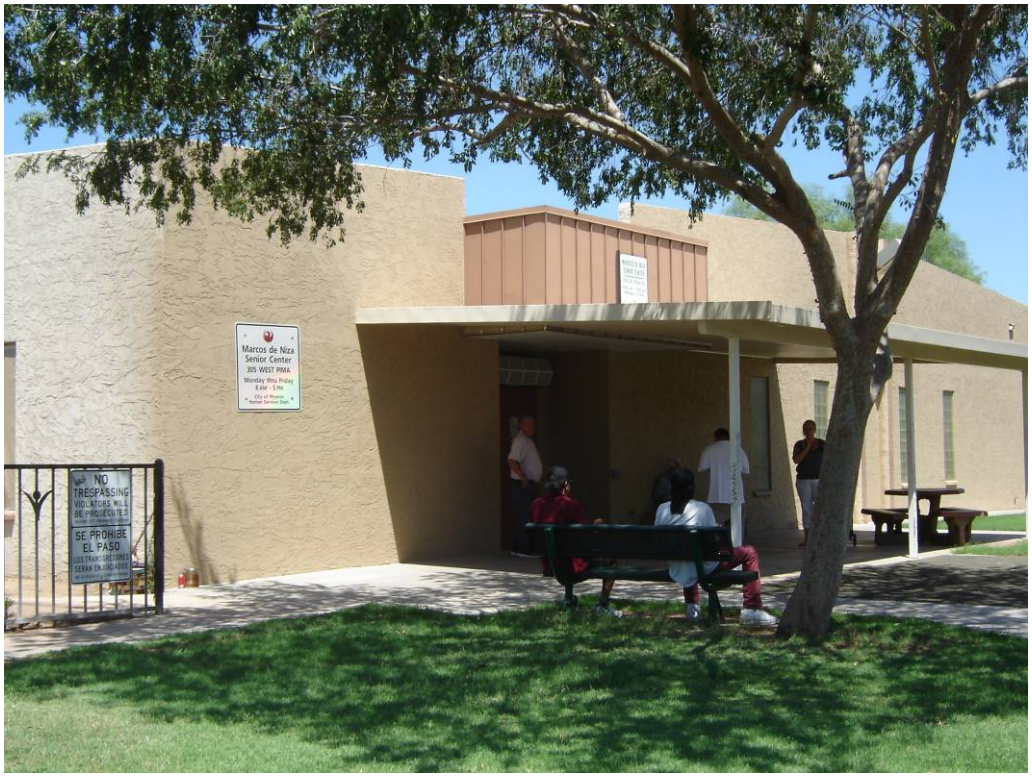
Photograph 4. Alley (from Mohave Street) facing north

Photograph 5. Cocopah Street streetscape (from 3rd Avenue) facing west

Photograph 6. First Avenue streetscape (from Pima Street) facing south

Photograph 7. Pima Street streetscape (from 1st Avenue) facing west

Photograph 8. Community building at Pima Street and 3rd Avenue facing southwest



Photograph 9. Senior center on Pima Street facing northwest

Photograph 10. Play area behind community building facing north

Photograph 11. Front entry courtyards facing south

Photograph 12. Utility courtyard facing northwest

Photograph 13. Buildings with common areas facing east

Photograph 14. General view of multiple units facing north

Photograph 15. Sequence of buildings facing east

Photograph 16. Model A, building 10, front and side angle facing northwest

Photograph 17. Model A, building 10, rear and side angle facing southwest

Photograph 18. Model B, building 4, front and side angle facing northeast

Photograph 19. Model B, building 4, rear facing northwest

Photograph 20. Model B, building 4, front façade facing southeast

Photograph 21. Model C, building 5, front facade facing northeast

Photograph 22. Model C, building 5, rear view facing northwest

Photograph 23. Model C, building 5, front façade showing porch post facing east

Photograph 24. Model E, building 8, rear facade facing southeast

Photograph 25. Model E, building 8, rear facade facing northeast

Photograph 26. Model E, building 8, front and side angle facing northwest

Photograph 27. Building 12 front window facing northwest

Photograph 28. Building 12, metal porch post facing northwest

Photograph 29. Building 8, rear door facing east

Photograph 30. Building 7, clothesline facing northeast

Photograph 31. Building 31, garden facing northwest

Photograph 32. Building 4, façade porch pillars facing northeast

Photograph 33. Building 6, façade, decorative block adjacent to door facing northeast

Photograph 34. Model B, unit 746, from front door to living room and kitchen area (appliances located in living room at this time)

Photograph 35. Model B, unit 746, kitchen

Photograph 36. Model B, unit 746, hall and bedroom from living room

Photograph 37. Model B, unit 746, bathroom

Photograph 38. Model B, unit 746, bathroom

Photograph 39. Model B, unit 746, bedroom #1

Photograph 40. Model B, unit 746, bedroom #2

Photograph 41. Model B, unit 746, bedroom #2

Photograph 42. Model B, unit 752, living room closet and kitchen from front door

Photograph 43. Model B, unit 752, front windows of living room

Photograph 44. Model B, unit 752, bathroom

Photograph 45. Model B, unit 752, bedroom

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Frank Luke AZ 1-6

Photograph Log
Photos taken March 7, 8 2011, April 5, 2011
Photographer: Helana Ruter

Photo	Description	View
Streetscapes		
001	Villa Street streetscape from south side	E
002	Streetscape Villa Street	E
003	Streetscape 18th Street	W
004	Streetscape on McKinley Street	W
005	Streetscape at McKinley and 17th Streets	SW
006	Streetscape 17th Street	E
007	Tool House along 17th Street	N
008	Concrete date stamp interior sidewalk	
Site and Common Areas		
009	Mature tree between C models	NW
010	Interior courtyard showing building models B and A	NW
011	Central concrete sidewalk models A & B facing one another	S
012	A to right and B to left looking at rear of units	SW
013	Interior courtyard with community play area model B: note rear overhanging rooflines for small porches do not have support posts	NW
014	Interior corridor with play area	W
015	Play area in interior courtyard with rear of units facing play area	NW
016	Model B with block porch supports note: mature palms from the 1950s	E
017	Model B, front porch with block column	W
018	Rear service courtyard	N
Model A		
019	Building 30, front façade	NE
020	Building 30, rear façade	SW
021	Building 7, with pipe columns on either end of the building and decorative block between	S
022	Building 8, Side-angle rear facade	W
023	Building 8, Side façade	SW
024	Building 3, pipe column porch detail	NE
025	Building 11, units 303 and 304	E
026	Building 11, units 304 and 305	E
027	Building 11, units 305 and 306	E
Model B		
028	Building 27, front façade	NE
029	Building 27, front façade block detail near entry door	E
030	Building 14, front facade	NW
031	Building 23, front façade decorative block treatment	SW

Photo	Description	View
032	Building 23, side and rear façade	NNE
033	Building 33, front detail of pipe columns	SW
034	Building 14, rear façade with clothesline supports	SW
035	Building 28, front façade	NE
Model C		
036	Building 1, front façade	N
037	Building 36, front façade with pipe column posts	NW
038	Building 36, front porch pipe posts	NW
039	Building 38, front façade	NW
040	Building 38, front façade decorative block appliqué	NW
041	Building 15, rear façade	SW
042	Building 22, front and side facades	NW
Model E		
043	Building 16, front façade	W
044	Building 16, front façade with pipe posts	NW
045	Building 17, front façade unit 324	E
046	Building 17, front façade unit 324 and 325	E
047	Building 17, front block porch support	SE
048	Building 16, rear façade	E
049	Building 18, rear façade	E
050	Building 37, rear and side-angle	NW
Details		
051	Building 7, eaves and pipe column	S
052	Building 14, block column support	NW
053	Building 27, block detail	E
054	Building 14, window, rear door	NE
055	Building 14, rear door and vinyl window	SE
056	Building 16, clothesline	E
057	Building 16, pipe column porch support	SW
058	Building 15, ruler showing block course	E
Interiors		
059	Model A, (1 bed) bldg. 2, unit 288 kitchen with cabinet surround for refrigerator	
060	Model A, bldg. 2, unit 288 bedroom windows bedroom	
061	Model A, bldg. 2, unit 288 closet nook and bedroom door	
062	Model A, bldg. 2, unit 288 bedroom from door	
063	Model A, bldg. 2, unit 288 living area entry to kitchen	
064	Model B, (2 bed) bldg. 28, unit 248 kitchen	
065	Model B, bldg. 28, unit 248 kitchen cabinets	
066	Model B, bldg. 28, unit 248 closet nook and bedroom door	
067	Model B, bldg. 28, unit 248 closet nook bedroom 2	
068	Model B, bldg. 28, unit 248 bathroom	
069	Model B, bldg. 28, unit 248 built in shelving outside of bathroom	

Photo	Description	View
070	Model B, bldg. 28, unit 248 living area	
071	Model B, (1 bed) bldg. 27, unit 244 closet nook, window in bedroom	
072	Model B, bldg. 27, unit 244 bedroom windows	
073	Model B, bldg. 27, unit 244 built in shelving outside of bathroom	
074	Model B, bldg. 27, unit 244 bathroom	
075	Model B, bldg. 27, unit 244 bathroom	
076	Model B, bldg. 27, unit 244 kitchen and rear entry	
077	Model C, (3 bed) bldg. 19, unit 327 living area hall to bath and bedrooms	
078	Model C, bldg. 19, unit 327 kitchen cabinets and stove area	
079	Model C, bldg. 19, unit 327 utility closet	
080	Model C, bldg. 19, unit 327 bathroom	
081	Model C, bldg. 19, unit 327 bedroom wall corner	
082	Model C, bldg. 19, unit 327 closet nook and window bedroom	
083	Model C, bldg. 19, unit 327 bedroom door	
084	Model C, bldg. 19, unit 327 bedroom window	
085	Model C, bldg. 19, unit 327 hallway to bedrooms and bath	
086	Model E, (2 bed), bldg. 18, unit 326 kitchen with refrigerator and rear entry door	
087	Model E, bldg. 18, unit 326 kitchen cabinets and stove	
088	Model E, bldg. 18, unit 326 living area, front door, hallway and closet nook	
089	Model E, bldg. 18, unit 326 front room windows	
090	Model E, bldg. 18, unit 326 dividing wall between living room and kitchen	
091	Model E, bldg. 18, unit 326 hall to bathroom	
092	Model E, bldg. 18, unit 326 bathroom	
093	Model E, bldg. 18, unit 326 bedroom corner and door	
094	Model E, bldg. 18, unit 326 bedroom windows through door	
095	Model E, bldg. 18, unit 326 bedroom closet nook	

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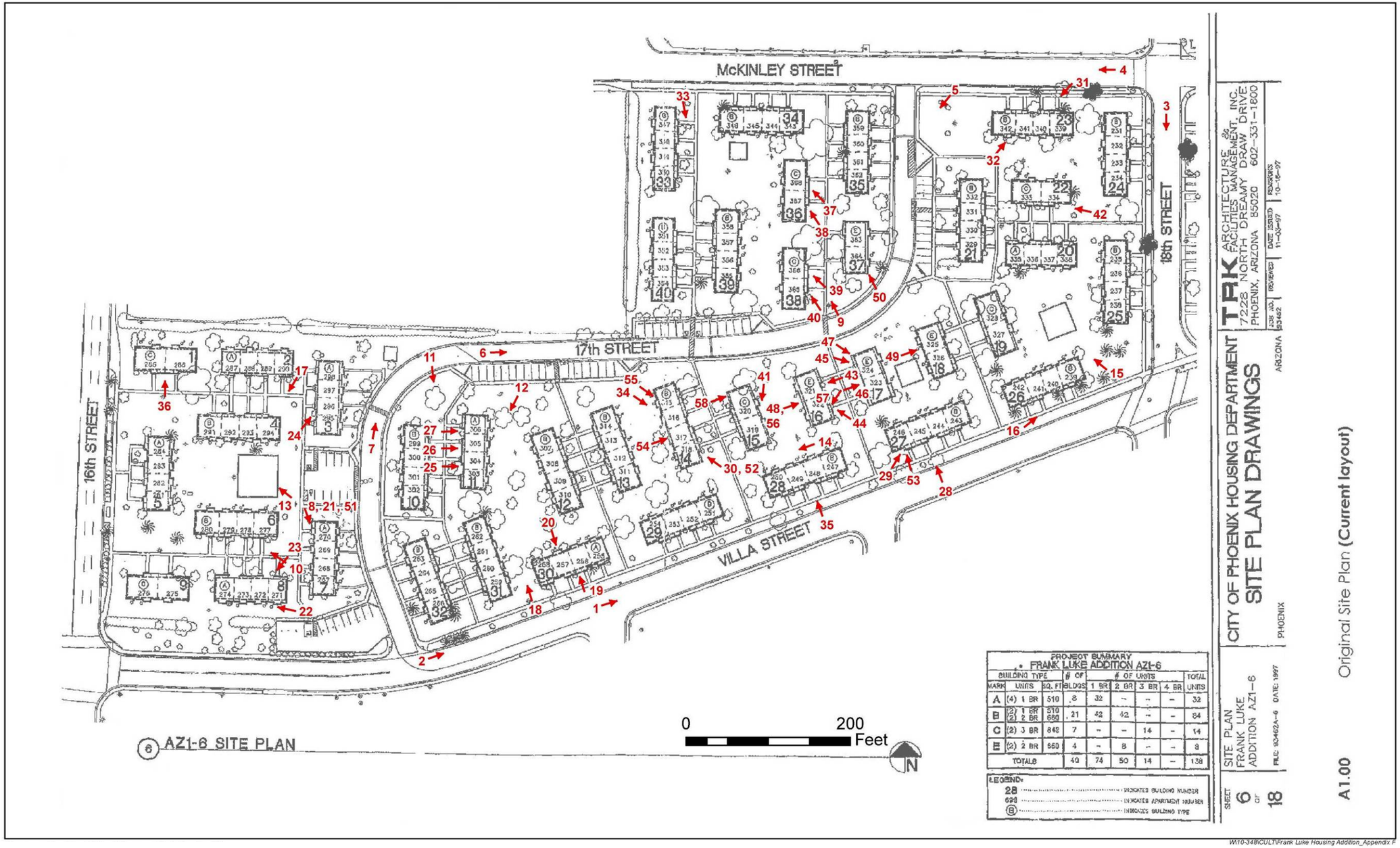

Frank Luke AZ 1-6 site plan with photograph key

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Figure 1. Villa Street streetscape from south side

Figure 2. Streetscape Villa Street

Figure 3. Streetscape 18th Street

Figure 4. Streetscape on McKinley Street

Figure 5. Streetscape at McKinley and 17th Streets

Figure 6. Streetscape 17th Street

Figure 7. Tool House along 17th Street

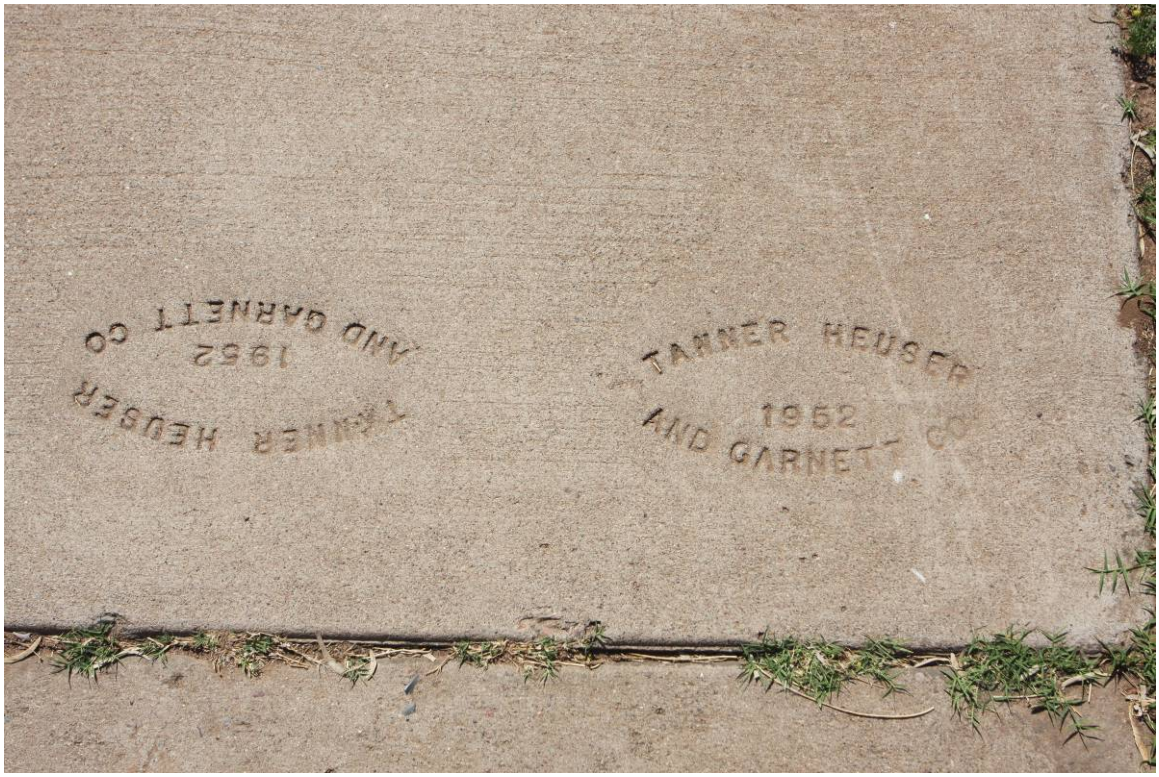

Figure 8. Concrete date stamp interior sidewalk

Figure 9. Mature trees between C models

Figure 10. Interior Courtyard showing building models B and A

Figure 11. Central concrete sidewalk models A & B facing one another

Figure 12. A to right and B to left looking at rear of units

Figure 13. Interior courtyard with community play area model B

Figure 14. Interior corridor with play area

Figure 15. Play area in interior courtyard with rear of units facing play area

Figure 16. Model B with block porch supports

Figure 17. Model B, front porch with block columns

Figure 18. Rear service courtyard

Figure 19. Model A, building 30, front façade

Figure 20. Model A, building 30, rear façade

Figure 21. Model A, building 7, with pipe columns on either end of the building and decorative block in between

Figure 22. Model A, building 8, side angle rear façade

Figure 23. Model A, building 8, side façade

Figure 24. Building 3, pipe column porch detail

Figure 25. Model A, Building 11, units 303 and 304

Figure 26. Model A, Building 11, units 304 and 305

Figure 27. Model A, Building 11, units 305 and 306

Figure 28. Model B, Building 27, front façade

Figure 29. Model B, Building 27, front façade block detail near entry door

Figure 30. Model B, Building 14, front façade

Figure 31. Model B, Building 23, front façade decorative block treatment

Figure 32. Model B, Building 23, side and rear façade

Figure 33. Model B, Building 33, front detail of pipe columns

Figure 34. Model B, Building 14, rear façade with clothesline supports

Figure 35. Model B, Building 28, front façade

Figure 36. Model C, Building 1, front façade

Figure 37. Model C, Building 36, front façade with pipe column posts

Figure 38. Model C, Building 36, front porch pipe posts

Figure 39. Model C, Building 38, front façade

Figure 40. Model C, Building 38, front façade decorative block appliqué

Figure 41. Model C, Building 15, rear façade

Figure 42. Model C, Building 22, front and side façades

Figure 43. Model E, Building 16, front façade

Figure 44. Model E, Building 16, front façade with pipe posts

Figure 45. Model E, Building 17, front façade, unit 324

Figure 46. Model E, Building 17, front façade, units 324 and 325

Figure 47. Model E, Building 17, front block porch support

Figure 48. Model E, Building 16, rear façade

Figure 49. Model E, Building 18, rear façade

Figure 50. Model E, Building 37, rear and side-angle

Figure 51. Building 7, eaves and pipe column

Figure 52. Building 14, block column support

Figure 53. Building 27, block detail

Figure 54. Building 14, window, rear door

Figure 55. Building 14, rear door and vinyl window

Figure 56. Building 16, clothesline

Figure 57. Building 16, pipe column porch support

Figure 58. Building 15, ruler showing block course

Figure 59. Model A, (1 bed) bldg. 2, unit 288 kitchen with cabinet surround for refrigerator

Figure 60. Model A, bldg. 2, unit 288 bedroom windows bedroom

Figure 61. Model A, bldg. 2, unit 288 closet nook and bedroom door

Figure 62. Model A, bldg. 2, unit 288 bedroom from door

Figure 63. Model A, bldg. 2, unit 288 living area entry to kitchen

Figure 64. Model B, (2 bed) bldg. 28, unit 248 kitchen

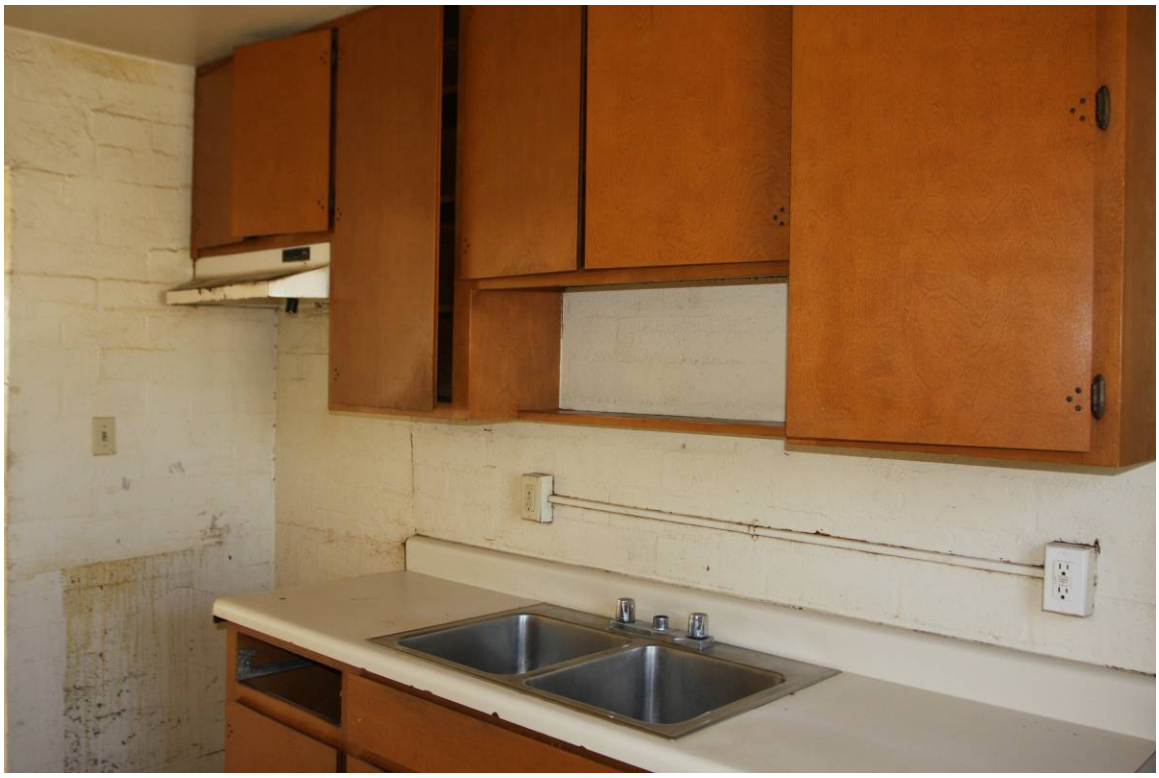

Figure 65. Model B, bldg. 28, unit 248 kitchen cabinets

Figure 66. Model B, bldg. 28, unit 248 closet nook and bedroom door

Figure 67. Model B, bldg. 28, unit 248 closet nook bedroom 2

Figure 68. Model B, bldg. 28, unit 248 bathroom

Figure 69. Model B, bldg. 28, unit 248 built in shelving outside of bathroom

Figure 70. Model B, bldg. 28, unit 248 living area

Figure 71. Model B, (1 bed) bldg. 27, unit 244 closet nook, window in bedroom

Figure 72. Model B, bldg. 27, unit 244 bedroom windows

Figure 73. Model B, bldg. 27, unit 244 built in shelving outside of bathroom

Figure 74. Model B, bldg. 27, unit 244 bathroom

Figure 75. Model B, bldg. 27, unit 244 bathroom

Figure 76. Model B, bldg. 27, unit 244 kitchen and rear entry

Figure 77. Model C, (3 bed) bldg. 19, unit 327 living area hall to bath and bedrooms

Figure 78. Model C, bldg. 19, unit 327 kitchen cabinets and stove area

Figure 79. Model C, bldg. 19, unit 327 utility closet

Figure 80. Model C, bldg. 19, unit 327 bathroom

Figure 81. Model C, bldg. 19, unit 327 bedroom wall corner

Figure 82. Model C, bldg. 19, unit 327 closet nook and window bedroom

Figure 83. Model C, bldg. 19, unit 327 bedroom door

Figure 84. Model C, bldg. 19, unit 327 bedroom window

Figure 85. Model C, bldg. 19, unit 327 hallway to bedrooms and bath

Figure 86. Model E, (2 bed), bldg. 18, unit 326 kitchen with refrigerator and rear entry door

Figure 87. Model E, bldg. 18, unit 326 kitchen cabinets and stove

Figure 88. Model E, bldg. 18, unit 326 living area, front door, hallway and closet nook

Figure 89. Model E, bldg. 18, unit 326 front room windows

Figure 90. Model E, bldg. 18, unit 326 dividing wall between living room and kitchen

Figure 91. Model E, bldg. 18, unit 326 hall to bathroom

Figure 92. Model E, bldg. 18, unit 326 bathroom

Figure 93. Model E, bldg. 18, unit 326 bedroom corner and door

Figure 94. Model E, bldg. 18, unit 326 bedroom windows through door

Figure 95. Model E, bldg. 18, unit 326 bedroom closet nook

SIDNEY P. OSBORN AZ 1-7A

Photograph Log
Photos provided by the City of Phoenix without a photograph key

Photo	Description
001	Units entrance and view of Matthew Henson AZ 1-3 at the back
002	Units entrance, closer view
003	Access yard and view of Matthew Henson AZ 1-3 to the left
004	Access yard

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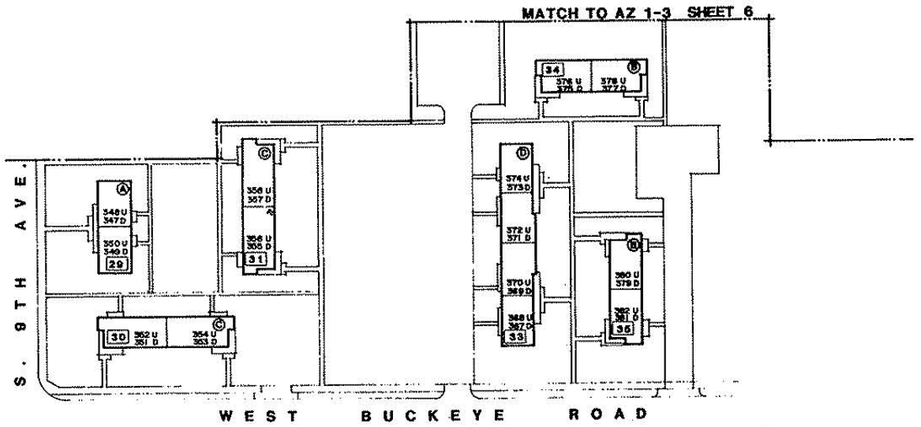
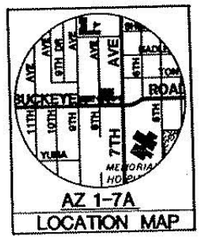


AZ 1-7A SITE PLAN

SCALE FEET

NOTE:
- ○: INDICATES BUILDING TYPE
- □: INDICATES BUILDING NUMBER
- 789: INDICATES APARTMENT NUMBERS WITHIN BUILDING



AZ 1-7A LOCATION MAP

SIDNEY P. OSBORN HOMES

AZ 1-7A

PROJECT SUMMARY

BUILDING TYPE MARK	UNITS	NO. OF BLDGS.	NO. OF UNITS 2 BR	3 BR	4 BR	5 BR	TOTAL UNITS
A	(4) 2BR	1	4				4
B	(2) 2BR (2) 4BR	2	4		4		8
C	(2) 3BR (2) 5BR	2		4		4	8
D	(4) 2BR (4) 3BR	1	4	4			8
TOTALS		6	12	8	4	4	28

CONVENTIONAL HOUSING PROJECTS
CITY OF PHOENIX, ARIZONA

SITE N AZ 1-7A

P.E. BUCHLI ASSOCIATES
ARCHITECTS
A.I.A.
5353 NORTH THIRD STREET
PHOENIX, ARIZONA 85004/602

JOB NO. 471
DATE 11-17-83

DRAWING No. 10 OF 16

Sidney P. Osborn AZ 1-7A site plan

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Photograph 1. Units entrance and view of Matthew Henson AZ 1-3 at the back

Photograph 2. Units entrance, closer view

Photograph 3. Access yard and view of Matthew Henson AZ 1-3 to the left

Photograph 4. Access yard

SYDNEY P. OSBORN AZ 1-7B

Photograph Log
Photos taken August 18, 2011 and August 23, 2011
Photographer: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	18th Street	N
002	17th Street	S
003	Alley	E
Site and Common Areas		
004	Basketball courts / playground	NE
005	Utility courtyard / play areas	S
006	Entry courtyard / basketball court	NW
007	Maintenance facility	SE
008	Interior on site parking	NE
009	Interior walks / play area	SW
Model E – Building Number		
010	Building 20 front façade	NW
011	Building 21 rear façade	NW
Model F – Building Number		
012	Building 8 rear façade	NW
013	Building 9 front façade	NW
Model F' – Building Number		
014	Building 6 front façade	NW
Model G – Building Number		
015	Building 17 front façade	SW
016	Building 15 front façade	W
017	Building 19 rear façade	SW
Model H – Building Number		
018	Building 10 rear façade quarter angle	NW
019	Building 10 front façade	NE
Model J – Building Number		
020	Building 12 front façade	SW
021	Building 13 rear façade	SW

Photo	Description	View
022	Building 14 front façade	W
Model K – Building Number		
023	Building 22 rear quarter angle	SW
024	Building 23 front façade	SW
Model L – Building Number		
025	Building 24 rear façade	SW
026	Building 26 front façade	NW
Model M – Building Number		
027	Building 25 rear façade (1 of 2)	N
028	Building 25 rear façade (2 of 2)	N
Model M' – Building Number		
029	Building 4 front façade (1 of 2)	NE
030	Building 4 front façade (2 of 2)	NW
Model N – Building Number		
031	Building 16 rear façade	NW
032	Building 16 front façade	NE
Details		
033	**Block wall perforation**	N
034	**Block wall perforation**	S
035	Block screen / stairs	NW
036	Roof line	NE
037	Dedication plaque	N
038	Double hung window	W
Interiors		

Photo	Model	Building	Unit	Description
039	K	22	491	Front window / door / built-ins
040	K	22	491	Kitchen
041	K	22	491	From kitchen to living room
042	K	22	491	Hallway
043	K	22	491	Bedroom #1 window / closet
044	K	22	491	Bedroom #1 door / closet
045	K	22	491	Bedroom #2 window
046	K	22	491	Bedroom #2 window
047	K	22	491	Bedroom #3 from hall
048	K	22	491	Bedroom #3 closet / window

Photo	Description			View
049	K	22	491	Bedroom #3 door
050	K	22	491	Bathroom
051	K	22	491	Utility area for washer / dryer
052	K	22	491	Utility closet
053	K	22	491	Bathroom door / built in shelving
054	K	22	491	Hall to bedrooms 2 and 3
055	K	22	491	Living room / front door

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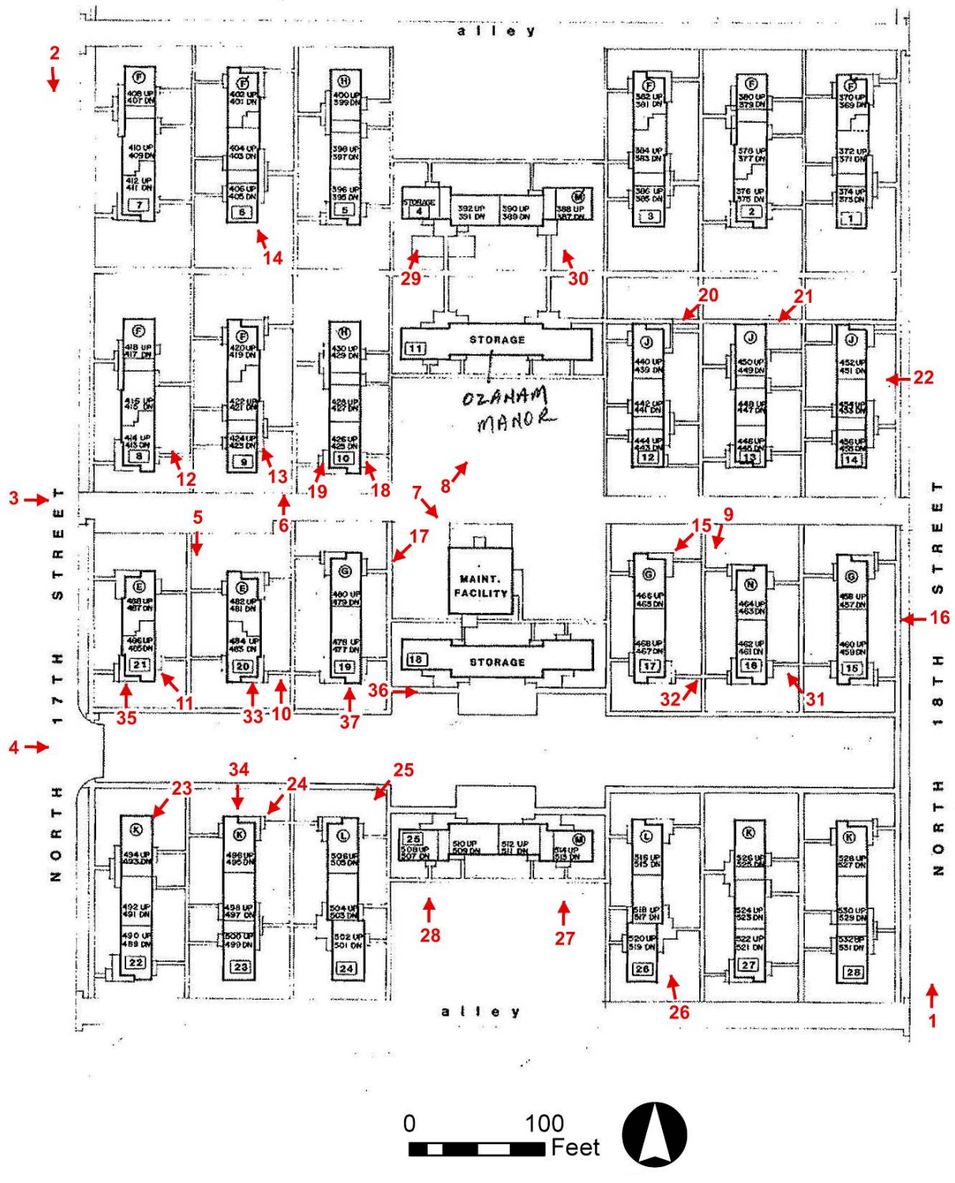

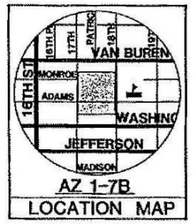

AZ 1-7B
SIDNEY P. OSBORN HOMES
PROJECT SUMMARY

BUILDING TYPE MARK	UNITS	NO. OF BLDGS.	NO. OF UNITS 2 BR	3 BR	4 BR	5 BR	TOTAL UNITS
E	(4) 3BR	2		8			8
F	(2) 2BR (4) 3BR	5	10	20			30
F'	(3) 2BR (2) 3BR (1) 4BR	2	6	4	2		12
G	(2) 3BR (2) 5BR	3		6		6	12
H	(4) 2BR (2) 4BR	2	8		4		12
J	(4) 2BR (2) 3BR	3	12	6			18
K	(6) 3BR	4		24			24
L	(6) 3BR	2		12			12
M	(4) 2BR (4) 3BR	1	4	4			8
M'	(2) 2BR (4) 3BR	1	2	4			6
N	(2) 3BR (2) 4BR	1		2	2		4
TOTALS		26	42	90	8	6	146

NOTE:
○– INDICATES BUILDING TYPE
□– INDICATES BUILDING NUMBER
123-456– INDICATES APARTMENT NUMBERS WITHIN BUILDING

CONVENTIONAL HOUSING PROJECTS
CITY OF PHOENIX, ARIZONA
SITE PLAN AZ 1-7B

P.E. BUCHLI ASSOCIATES
ARCHITECTS A.I.A.
5353 NORTH THIRD STREET / SUITE 7
PHOENIX, ARIZONA 85012 / (602) 277-2277

JOB NO. 471
DATE 11-17-83

DRAWING No. 11 OF 16

W/10-348/Cult/10-348/PtotoSite/1-7B

Sidney P. Osborn AZ 1-7B site plan with photograph key

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Photograph 1. 18th Street streetscape facing north

Photograph 2. 17th Street streetscape facing south

Photograph 3. Alley facing east

Photograph 4. Basketball courts and playground facing northeast

Photograph 5. Utility courtyard and play areas facing south

Photograph 6. Entry courtyard and basketball court facing northwest

Photograph 7. Maintenance facility facing southeast

Photograph 8. Interior on-site parking facing northeast

Photograph 9. Interior walks and play area facing southwest

Photograph 10. Model E, building 20, front façade facing northwest

Photograph 11. Model E, building 21, rear façade facing northwest

Photograph 12. Model F, building 8, rear façade facing northwest

Photograph 13. Model F, building 9, front façade facing northwest

Photograph 14. Model F, building 6, front façade facing northwest

Photograph 15. Model G, building 17, front façade facing southwest

Photograph 16. Model G, building 15, front façade facing west

Photograph 17. Model G, building 19, rear façade facing southwest

Photograph 18. Model H, building 10, rear façade, quarter angle facing northwest

Photograph 19. Model H, building 10, front façade facing northeast

Photograph 20. Model J, building 12, front façade facing southwest

Photograph 21. Model J, building 13, rear façade facing southwest

Photograph 22. Model J, building 14, front façade facing west

Photograph 23. Model K, building 22, rear quarter angle facing southwest

Photograph 24. Model K, building 23, front façade facing southwest

Photograph 25. Model L, building 24, rear façade facing southwest

Photograph 26. Model L, building 26, front façade facing northwest

Photograph 27. Model M, building 25, rear façade (1 of 2) facing north

Photograph 28. Model M, building 25, rear façade (2 of 2) facing north

Photograph 29. Model M', building 4, front façade (1 of 2) facing northeast

Photograph 30. Model M', building 4, front façade (2 of 2) facing northwest

Photograph 31. Model N, building 16, rear façade facing northwest

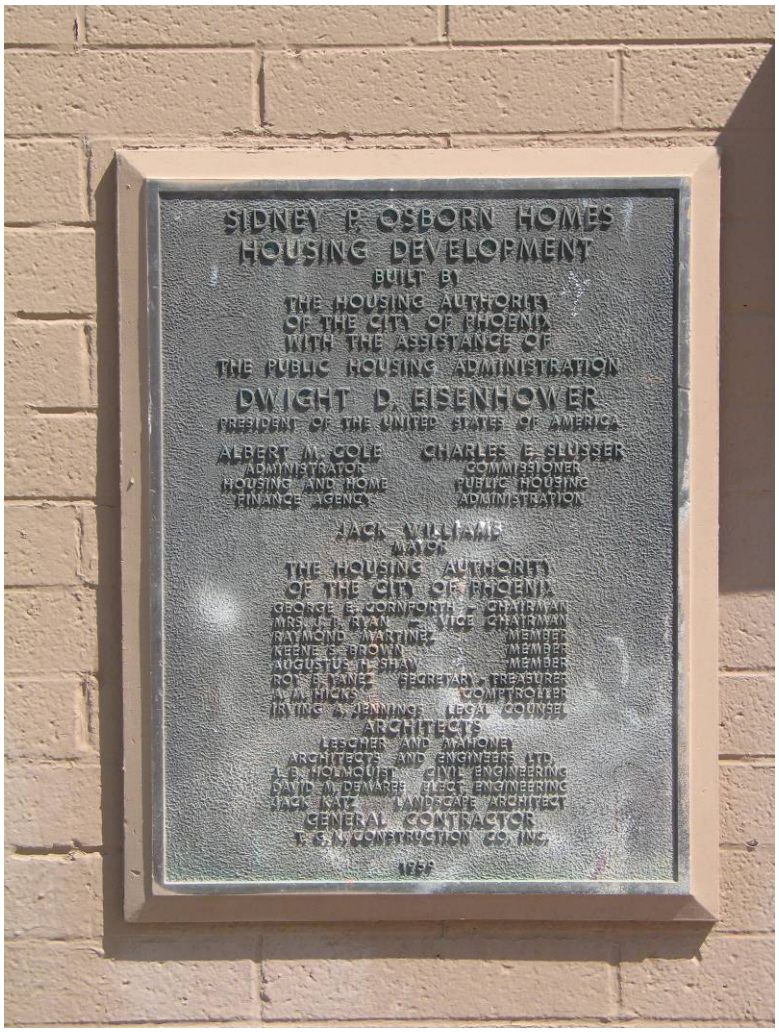
Photograph 32. Model N, building 16, front façade facing northeast

Photograph 33. Block wall perforation facing north

Photograph 34. Block wall perforation facing south

Photograph 35. Block screen and stairs facing northwest

Photograph 36. Roof line facing northeast



Photograph 37. Dedication plaque facing north

Photograph 38. Double hung window facing west

Photograph 39. Model K, building 22, unit 491, front window, door, and built-ins

Photograph 40. Model K, building 22, unit 491, kitchen

Photograph 41. Model K, building 22, unit 491, living room from kitchen

Photograph 42. Model K, building 22, unit 491, hallway

Photograph 43. Model K, building 22, unit 491, bedroom #1, window and closet

Photograph 44. Model K, building 22, unit 491, bedroom #1, door and closet

Photograph 45. Model K, building 22, unit 491, bedroom #2 window

Photograph 46. Model K, building 22, unit 491, bedroom #2 window

Photograph 47. Model K, building 22, unit 491, bedroom #3 from hall

Photograph 48. Model K, building 22, unit 491, bedroom #3 closet and window

Photograph 49. Model K, building 22, unit 491, bedroom #3 door

Photograph 50. Model K, building 22, unit 491, bathroom

Photograph 51. Model K, building 22, unit 491, utility area for washer and dryer

Photograph 52. Model K, building 22, unit 491, utility closet

Photograph 53. Model K, building 22, unit 491, bathroom door and built-in shelving

Photograph 54. Model K, building 22, unit 491, bedrooms #2 and #3 from hall

Photograph 55. Model K, building 22, unit 491, living room and front door

AL KROHN AZ 1-8A1

Photograph log
Photographs provided by the City of Phoenix

Photo	Description	View
001	View of the complex from 16th Avenue and Maricopa Street	SW
002	16th Avenue streetscape from Maricopa Street	N
003	Building 8 front yard	NE
004	Buildings 4 and 5 and central parking space from Tonto Street	SE
005	Exterior of unit from Tonto Street	N
006	Interior, kitchen	Unknown
007	Exterior of first floor unit	W
008	Interior, kitchen	Unknown
009	Exterior of first floor unit from Tonto Street	N
010	Interior, living room	Unknown
011	Exterior of first floor unit from Maricopa Street	N
012	Interior, family room	Unknown
013	Interior, kitchen	Unknown

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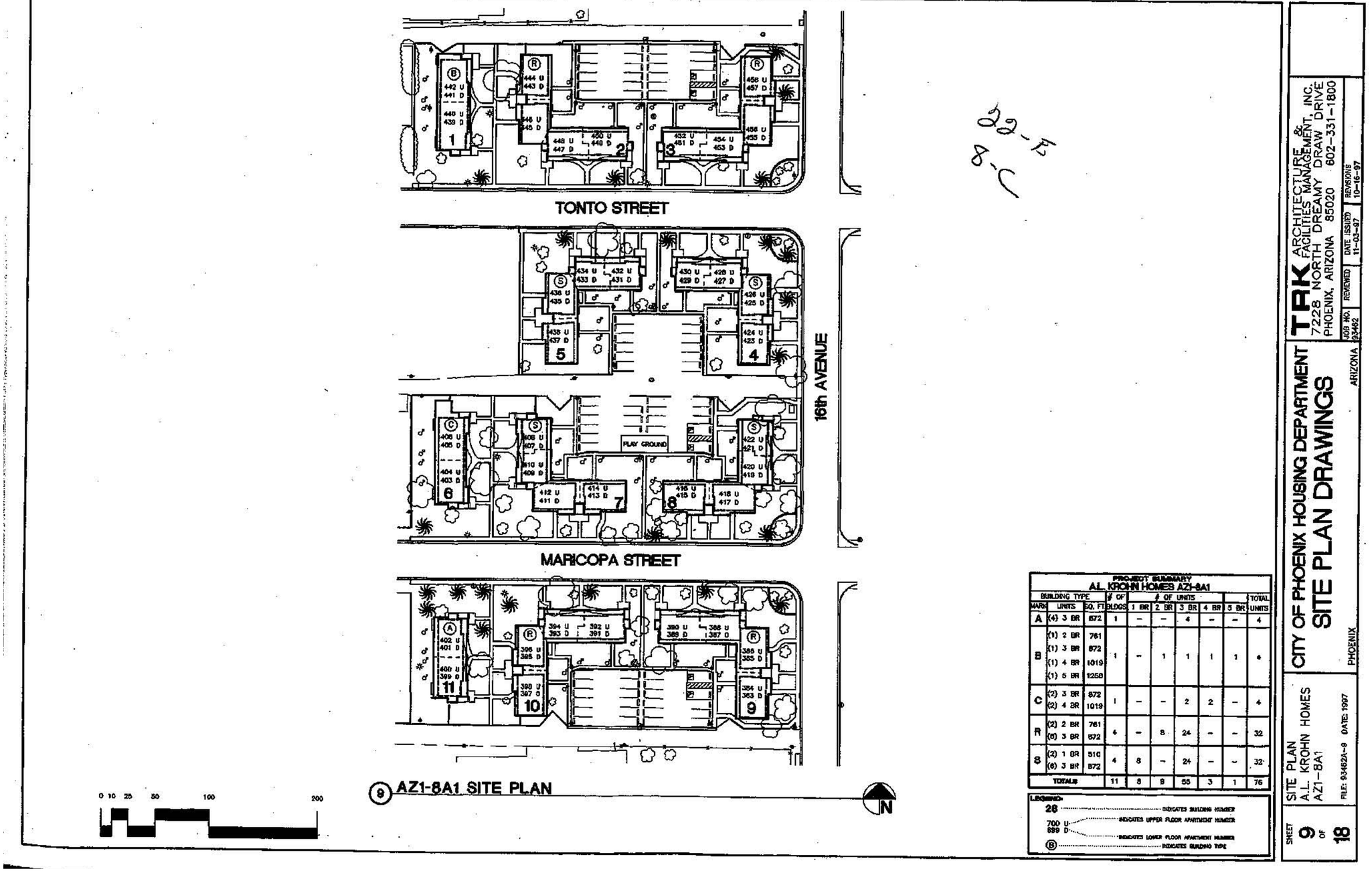

A.L. Krohn AZ 1-8A1 site plan

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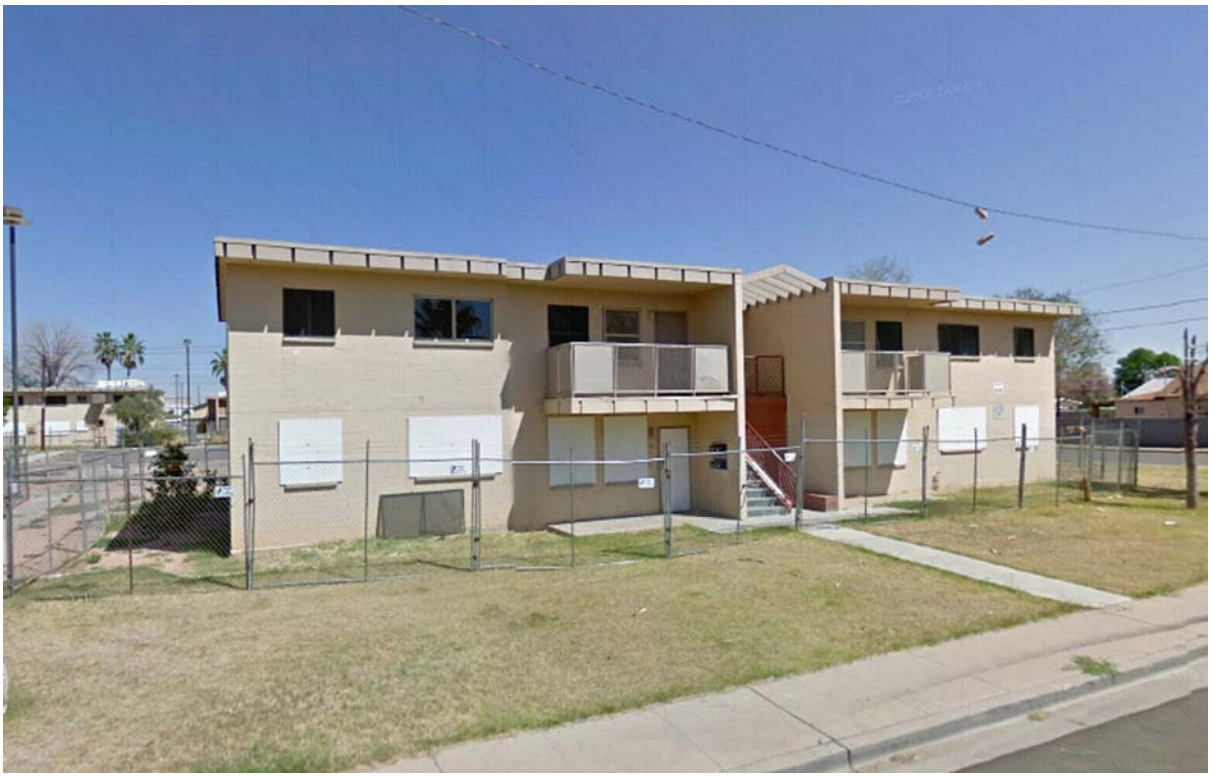
Photograph 1. View of the complex from 16th Avenue and Maricopa Street, looking southwest

Photograph 2. 16th Avenue streetscape from Maricopa Street, looking north



Photograph 3. Building 8 front yard, looking northeast

Photograph 4. Buildings 4 and 5 and central parking space from Tonto Street, looking southeast

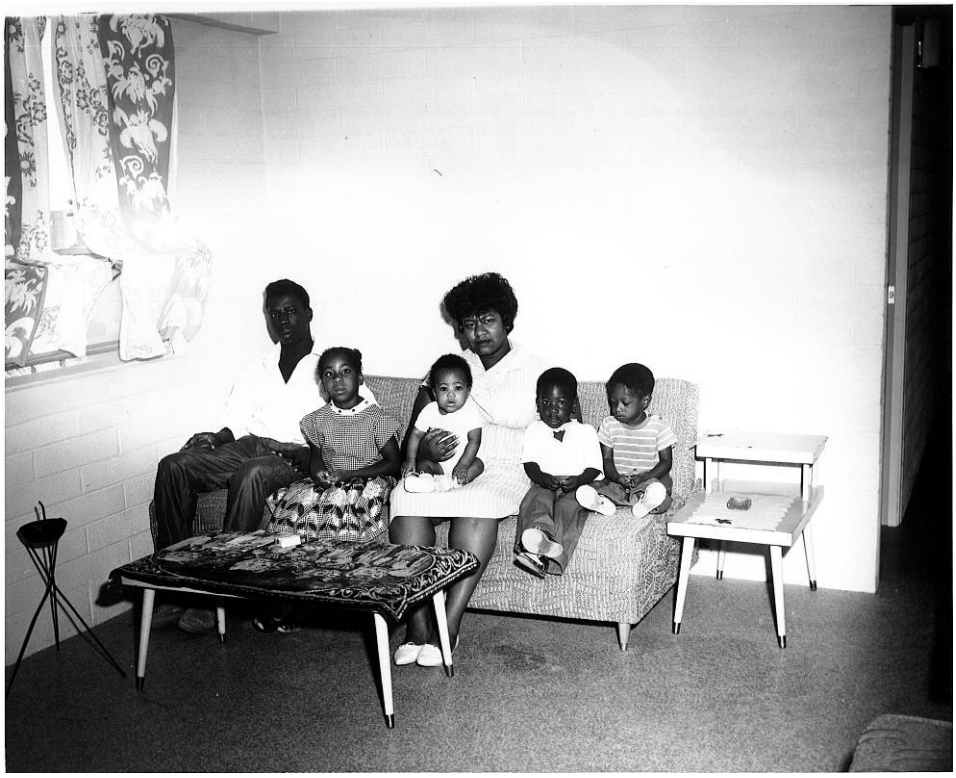
Photograph 5. Exterior of unit from Tonto Street, facing north

Photograph 6. Interior, kitchen

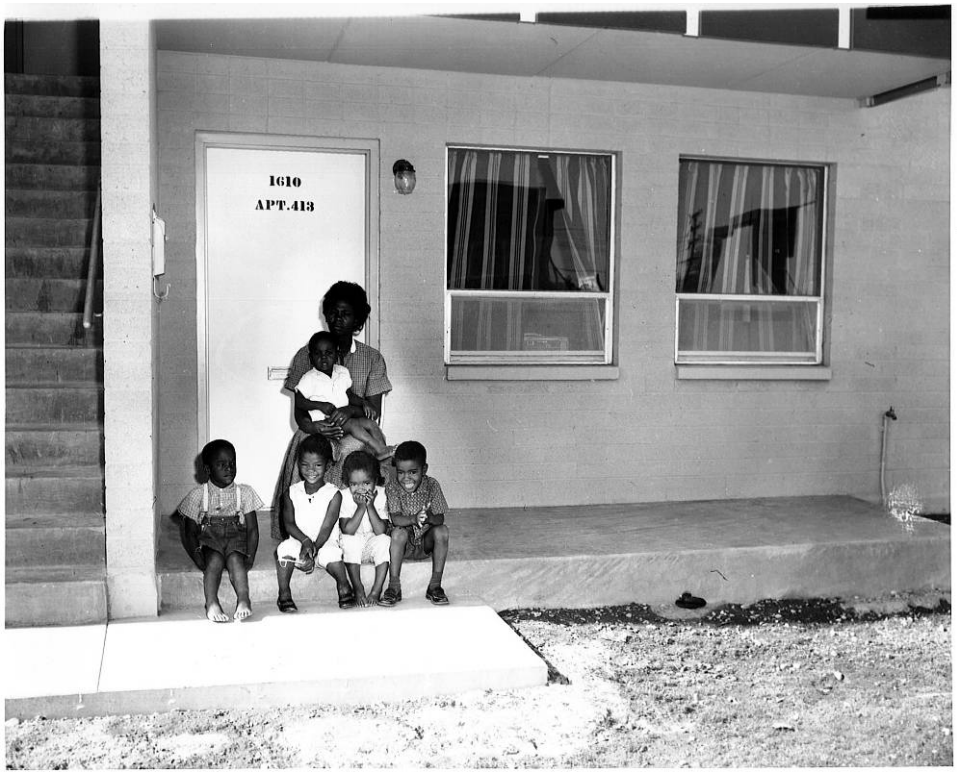
Photograph 7. Exterior of first floor unit, facing west

Photograph 8. Interior, kitchen

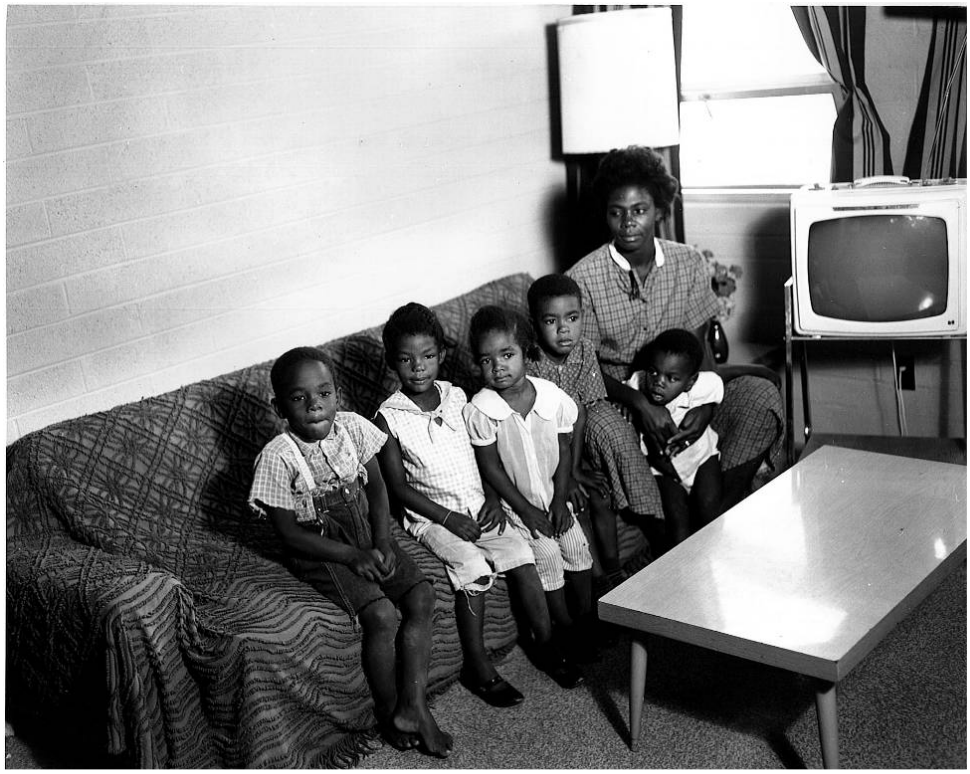
Photograph 9. Exterior of first floor unit from Tonto Street, facing north



Photograph 10. Interior, living room



Photograph 11. Exterior of first floor unit from Maricopa Street, facing north



Photograph 12. Interior, family room

Photograph 13. Interior, kitchen

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A.L. KROHN AZ 1-8A2

Photograph Log
Photos taken August 18, 2011 and August 23, 2011
Photographer: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	14th Street	S
002	Monroe Street	E
003	15th Street	N
004	Alley	W
Site and Common Areas		
005	Playground / Central parking	NE
006	Entrance Courtyard	NW
007	Utility Courtyard	NW
Model B – Building Number		
008	Building 14 rear façade	NW
009	Building 14 front façade	SE
Model C – Building Number		
010	Building 16 rear façade	NE
011	Building 16 front façade	NW
Model F – Building Number		
012	Building 15 rear façade section 1	N
013	Building 15 rear façade section 2	N
Model M – Building Number		
014	Building 12 rear of ‘L’ shape	N
015	Building 12 front of ‘L’	S
016	Building 18 front side of ‘L’	W
017	Building 18 corner of ‘L’	SW
Model P – Building Number		
018	Building 13 front façade	NW
019	Building 17 rear façade	NW
Details		
020	Building 18 slump block detail / stair	SW
021	Building 18 stone veneer	SW

022	Building 15 roof line	SW
023	Building 15 arch over entry	SW
024	A.L. Krohn moniker	SW
025	Building 14 balcony detail	SE

Interior photos

Photo	Model	Building	Unit	Description
026	P	13	542	From kitchen front windows / balcony
027	P	13	542	Kitchen
028	P	13	542	Water heater
029	P	13	542	Kitchen pantry
030	P	13	542	Kitchen refrigerator from pantry
031	P	13	542	Front hall with built-ins
032	P	13	542	Closet
033	P	13	542	Bathroom
034	P	13	542	Bedroom #1
035	P	13	542	Bedroom #1
036	P	13	542	Bedroom #1 closet
037	P	13	542	Bedroom #2
038	P	13	542	Bedroom #2
039	P	13	542	Balcony
040	M	12	540	Living room with built-in shelving
041	M	12	540	Back door and kitchen entry
042	M	12	540	Living room front windows
043	M	12	540	Bedroom #1
044	M	12	540	Bedroom #1 closet / window
045	M	12	540	Bedroom #1 closet / door
046	M	12	540	Bedroom #2 door / wall
047	M	12	540	Bedroom #2 window / closet
048	M	12	540	Bathroom
049	M	12	540	Bathroom
050	M	12	540	Kitchen cabinets
051	M	12	540	Water heater
052	M	12	540	Pantry
053	C	16	558	Kitchen
054	C	16	558	Kitchen and entry
055	C	16	558	Long hall to bedrooms / bath
056	C	16	558	Bedroom #1
057	C	16	558	Bedroom #1
058	C	16	558	Bedroom #2
059	C	16	558	Bedroom #2 closet / door
060	C	16	558	Bedroom #3 closet / window
061	C	16	558	Bedroom #3
062	C	16	558	Bedroom #4 window / closet

063	C	16	558	Hallway
064	C	16	558	Bathroom
065	C	16	558	Front windows and door

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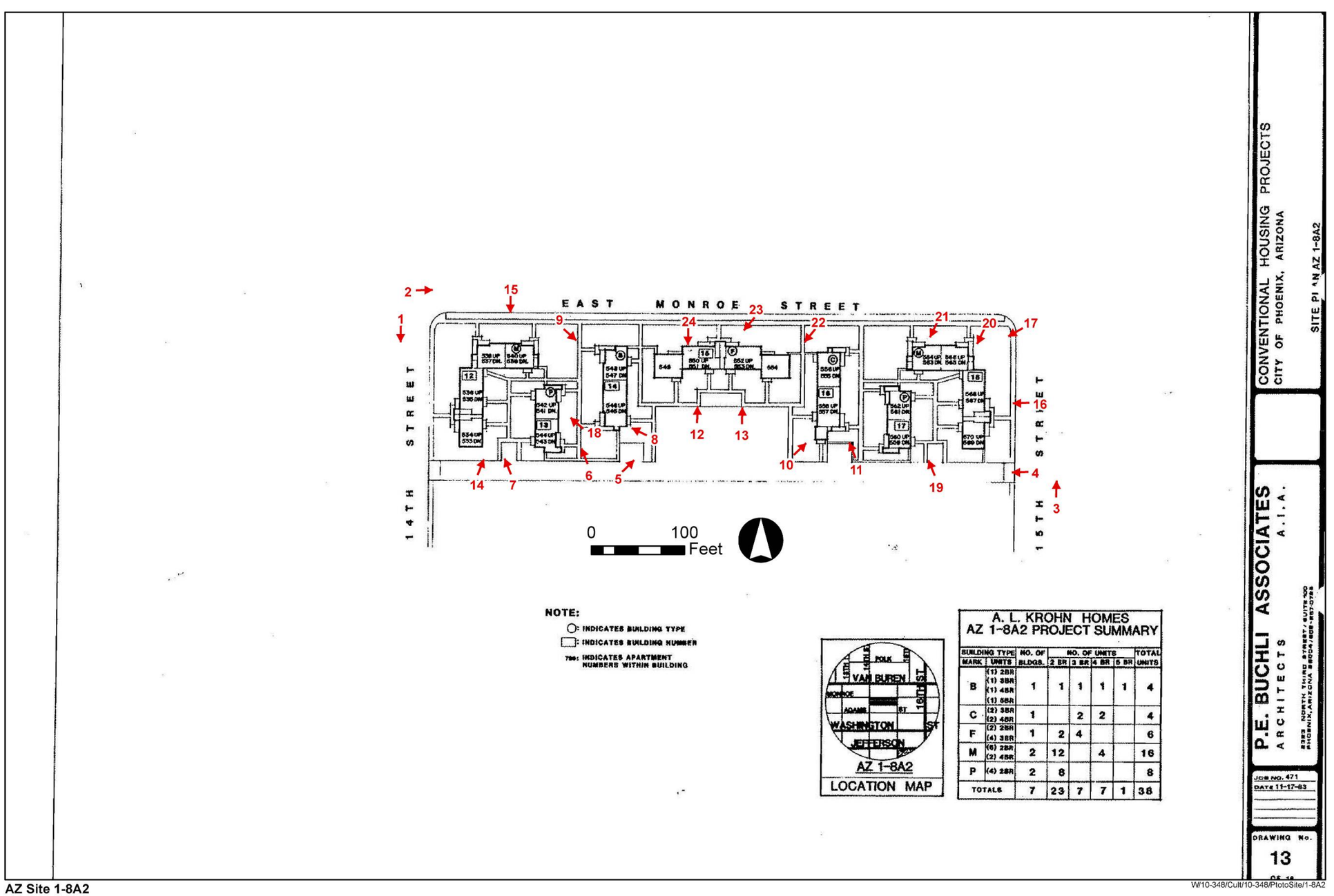

BUILDING TYPE MARK	UNITS	NO. OF BLDGS.	NO. OF UNITS 2 BR	3 BR	4 BR	5 BR	TOTAL UNITS
B	(1) 2BR (1) 3BR (1) 4BR (1) 5BR	1	1	1	1	1	4
C	(2) 3BR (2) 4BR	1		2	2		4
F	(2) 2BR (4) 3BR	1	2	4			6
M	(6) 2BR (2) 4BR	2	12		4		16
P	(4) 2BR	2	8				8
TOTALS		7	23	7	7	1	38

AZ Site 1-8A2

W/10-348/Cult/10-348/PtotoSite/1-8A2

A.L. Krohn AZ 1-8A2 site plan with photograph key

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Photograph 1. 14th Street streetscape facing south

Photograph 2. Monroe Street streetscape facing east

Photograph 3. 15th Street streetscape facing north

Photograph 4. Alley facing west

Photograph 5. Playground / central parking facing northeast

Photograph 6. Entrance courtyard facing northwest

Photograph 7. Utility courtyard facing northwest

Photograph 8. Model B, building 14, rear façade facing northwest

Photograph 9. Model B, building 14, front façade facing southeast

Photograph 10. Model C, building 16, rear façade facing northeast

Photograph 11. Model C, building 16, front façade facing northwest

Photograph 12. Model F, building 15, rear façade section 1 facing north

Photograph 13. Model F, building 15, rear façade section 2 facing north

Photograph 14. Model M, building 12, rear of 'L' shape facing north

Photograph 15. Model M, building 12, front of 'L' shape facing south

Photograph 16. Model M, building 18, front side of 'L' facing west

Photograph 17. Model M, building 18, corner of 'L' facing southwest

Photograph 18. Model P, building 13, front façade facing northwest

Photograph 19. Model P, building 17, rear façade facing northwest

Photograph 20. Building 18, slump block detail and stairway facing southwest

Photograph 21. Building 18, stone veneer facing southwest

Photograph 22. Building 15, roof line facing southwest

Photograph 23. Building 15, arch over entry facing southwest

Photograph 24. A.L. Krohn moniker facing southwest

Photograph 25. Building 14, balcony detail facing southeast

Photograph 26. Model P,. building 13, Unit 542, interior from kitchen front windows / balcony

Photograph 27. Model P,. building 13, Unit 542, interior of kitchen

Photograph 28. Model P,. building 13, Unit 542, water heater

Photograph 29. Model P,. building 13, Unit 542, kitchen pantry

Photograph 30. Model P,. building 13, Unit 542, kitchen refrigerator from pantry

Photograph 31. Model P,. building 13, Unit 542, front hall with built-ins

Photograph 32. Model P,. building 13, Unit 542, closet

Photograph 33. Model P,. building 13, Unit 542, bathroom

Photograph 34. Model P,. building 13, Unit 542, bedroom #1

Photograph 35. Model P,. building 13, Unit 542, bedroom #1

Photograph 36. Model P,. building 13, Unit 542, bedroom #1 closet

Photograph 37. Model P,. building 13, Unit 542, bedroom #2

Photograph 38. Model P,. building 13, Unit 542, bedroom #2

Photograph 39. Model P,. building 13, Unit 542, balcony

Photograph 40. Model M,. building 12, Unit 540, living room with built-in shelving

Photograph 41. Model M,. building 12, Unit 540, back door and kitchen entry

Photograph 42. Model M,. building 12, Unit 540, living room front windows

Photograph 43. Model M,. building 12, Unit 540, bedroom #1

Photograph 44. Model M,. building 12, Unit 540, bedroom #1 closet and window

Photograph 45. Model M,. building 12, Unit 540, bedroom #1 closet and door

Photograph 46. Model M,. building 12, Unit 540, bedroom #2 door and wall

Photograph 47. Model M,. building 12, Unit 540, bedroom #2 window and closet

Photograph 48. Model M,. building 12, Unit 540, bathroom

Photograph 49. Model M,. building 12, Unit 540, bathroom

Photograph 50. Model M,. building 12, Unit 540, kitchen cabinets

Photograph 51. Model M,. building 12, Unit 540, water heater

Photograph 52. Model M,. building 12, Unit 540, pantry

Photograph 53. Model C,. building 16, Unit 558, kitchen

Photograph 54. Model C,. building 16, Unit 558, kitchen and entry

Photograph 55. Model C,. building 16, Unit 558, long hall to bedrooms and bath

Photograph 56. Model C,. building 16, Unit 558, bedroom #1

Photograph 57. Model C,. building 16, Unit 558, bedroom #1

Photograph 58. Model C,. building 16, Unit 558, bedroom #2

Photograph 59. Model C,. building 16, Unit 558, bedroom #2 closet and door

Photograph 60. Model C,. building 16, Unit 558, bedroom #3 closet and window

Photograph 61. Model C,. building 16, Unit 558, bedroom #3

Photograph 62. Model C,. building 16, Unit 558, bedroom #4 window and closet

Photograph 63. Model C,. building 16, Unit 558, hallway

Photograph 64. Model C,. building 16, Unit 558, bathroom

Photograph 65. Model C,. building 16, Unit 558, front windows and door

A.L. KROHN AZ 1-8B

Photograph Log
Photos taken August 22, 2011
Photographer: Gabriela Dorigo and Helana Ruter

Photo	Description	View
Streetscapes		
001	20th Street	S
002	Villa Street (from 20th)	W
003	Villa Street (from 18th)	E
004	McKinley Street	E
005	18th Street (from McKinley)	S
006	19th Street	N
007	Interior drive	E
Site and Common Areas		
008	Community Center	NE
009	Parking and front courtyard entry	N
010	Utility courtyard	NW
011	Utility courtyard	E
Model C – Building Number		
012	Building 18 rear façade	NW
013	Building 26 front façade	W
Model E – Building Number		
014	Building 13 front façade	NW
015	Building 13 side	NE
016	Building 13 rear façade	SW
017	Building 13 front façade	NE
Model G – Building Number		
018	Building 16 front façade	SW
019	Building 16 rear façade	SE
Model H – Building Number		
020	Building 12 front façade three-quarter angle	NE
021	Building 12 front façade	NE
022	Building 12 façade at perpendicular ‘L’	NW
Model J – Building Number		
023	Building 11 front façade	SW
024	Building 11 rear façade	NE

Photo	Description	View
Model K – Building Number		
025	Building 27 corner of ‘U’ shape facade	SW
026	Building 27 base of ‘U’ shape	S
027	Building 27 interior of ‘U’	NW
Model L – Building Number		
028	Building 19 rear façade	NW
029	Building 21 front façade	NW
Model Q – Building Number		
030	Building 7 rear façade	SW
031	Building 4 front façade three-quarter angle	SW
Model R – Building Number		
032	Building 23 rear façade ‘L’ shape	SW
033	Building 23 front façade (1 of 2)	NW
034	Building 23 front façade (2 of 2)	N
Model T – Building Number		
035	Building 10 front façade	NW
036	Building 10 rear façade	SW
Model V – Building Number		
037	Building 2 front façade three-quarter angle	NE
038	Building 2 rear façade	NW
Model W – Building Number		
039	Building 6 rear façade ‘L’ shape	SW
040	Building 6 front façade	N
Model Z – Building Number		
041	Building 25 rear façade (1 of 2)	SW
042	Building 25 rear façade (2 of 2)	SW
043	Building 22 front façade	NW
Details		
044	Screen wall	S
045	Roofline detail	SW
046	Front porch with stone veneer	NE
047	Decorative block pattern	NW
048	Decorative block pattern	NW

Photo	Description	View
049	Stairway / balcony	N
050	Stone detail at entry	NW

Interiors				
Photo	**Model**	**Building**	**Unit**	**Description**
051	W	6	639	Living room with closet / front hall
052	W	6	639	Living room to front door
053	W	6	639	Kitchen cabinets
054	W	6	639	Kitchen with refrigerator
055	W	6	639	Pantry
056	W	6	639	Bathroom
057	W	6	639	Bedroom from door
058	W	6	639	Bedroom window
059	W	6	639	Bedroom to hall
060	W	6	639	Interior storage closet
061	W	6	639	Interior storage closet
062	W	6	639	Storage and front door

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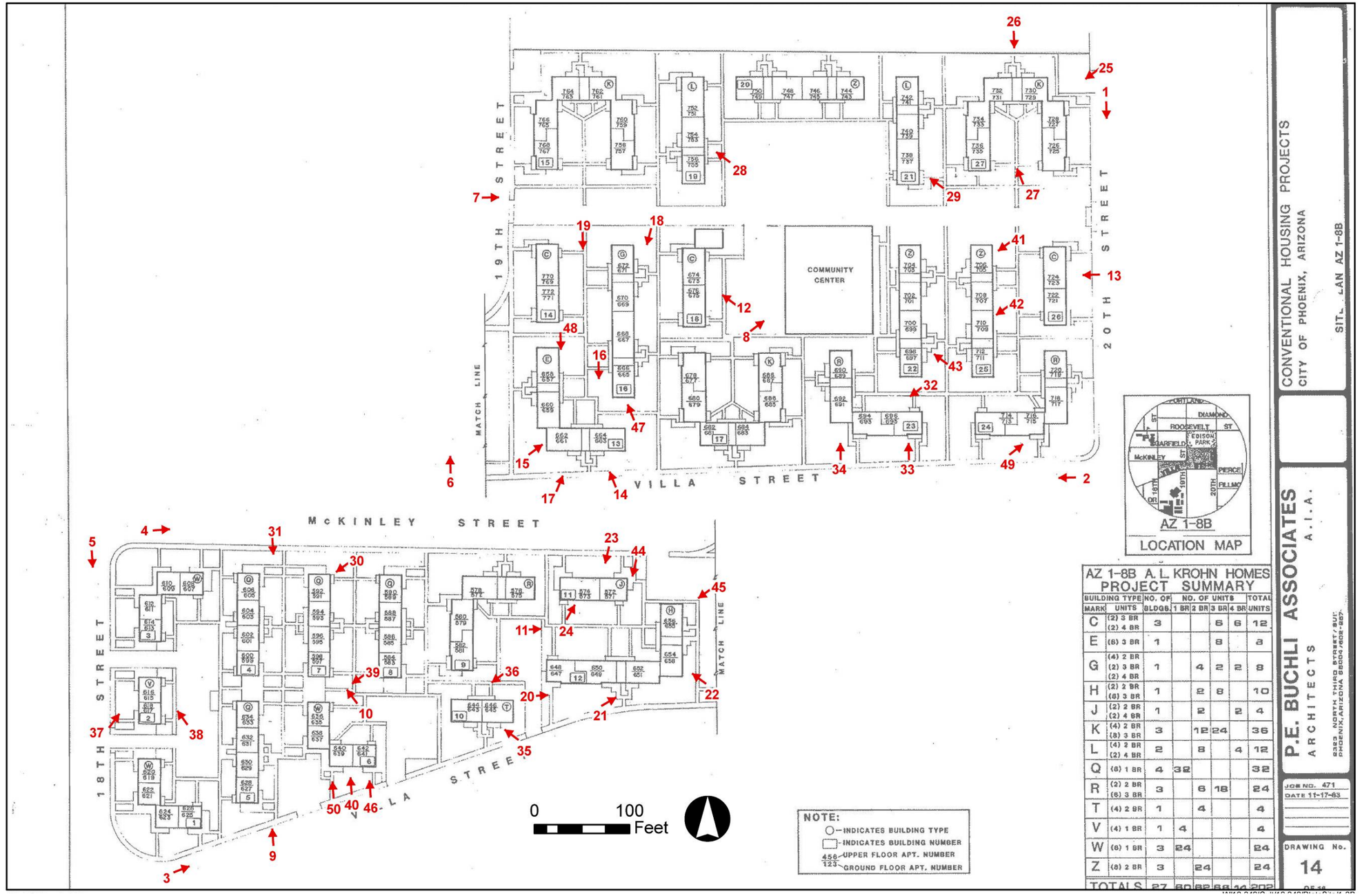

AZ 1-8B A. L. KROHN HOMES
PROJECT SUMMARY

BUILDING TYPE MARK	UNITS	NO. OF BLDGS.	NO. OF UNITS 1 BR	2 BR	3 BR	4 BR	TOTAL UNITS
C	(2) 3 BR (2) 4 BR	3			6	6	12
E	(6) 3 BR	1			6		6
G	(4) 2 BR (2) 3 BR (2) 4 BR	1		4	2	2	8
H	(2) 2 BR (8) 3 BR	1		2	8		10
J	(2) 2 BR (2) 4 BR	1		2		2	4
K	(4) 2 BR (8) 3 BR	3		12	24		36
L	(4) 2 BR (2) 4 BR	2		8		4	12
Q	(8) 1 BR	4	32				32
R	(2) 2 BR (6) 3 BR	3		6	18		24
T	(4) 2 BR	1		4			4
V	(4) 1 BR	1	4				4
W	(6) 1 BR	3	24				24
Z	(8) 2 BR	3		24			24
TOTALS		27	60	92	68	14	282

CONVENTIONAL HOUSING PROJECTS
CITY OF PHOENIX, ARIZONA
SITE PLAN AZ 1-8B

P.E. BUCHLI ASSOCIATES
ARCHITECTS
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9363 NORTH THIRD STREET/SUITE
PHOENIX, ARIZONA 85004/602-867-

JOB NO. 471
DATE 11-17-63

DRAWING No. 14

A.L. Krohn AZ 1-8B site plan with photograph key

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Photograph 1. 20th Street streetscape facing south

Photograph 2. Villa Street (from 20th St) streetscape facing west

Photograph 3. Villa Street (from 18th St.) streetscape facing east

Photograph 4. McKinley Street streetscape facing east

Photograph 5. 18th Street (from McKinley St.) streetscape facing south

Photograph 6. 19th Street streetscape facing north

Photograph 7. Interior drive streetscape facing east

Photograph 8. Community center facing northeast

Photograph 9. Parking and front courtyard entry facing north

Photograph 10. Utility courtyard facing northwest

Photograph 11. Utility courtyard facing east

Photograph 12. Model C, building 18, rear façade facing northwest

Photograph 13. Model C, building 26, front façade facing west

Photograph 14. Model E, building 13, front façade facing northwest

Photograph 15. Model E, building 13, side facing northeast

Photograph 16. Model E, building 13, rear façade facing southwest

Photograph 17. Model E, building 13, front façade facing northeast

Photograph 18. Model G, building 16, front façade facing souothwest

Photograph 19. Model G, building 16, rear façade facing southeast

Photograph 20. Model H, building 12, front façade, ¾ angel facing northeast

Photograph 21. Model H, building 12, front façade facing northeast

Photograph 22. Model H, building 12, façade at perpendicular 'L' facing northwest

Photograph 23. Model J, building 11, front façade facing southwest

Photograph 24. Building 11, rear façade facing northeast

Photograph 25. Model K, building 27, corner of 'U' shape façade facing southwest

Photograph 26. Model K, building 27, base of 'U' shape facing south

Photograph 27. Model K, building 27, interior of 'U' facing northwest

Photograph 28. Model L, building 19, rear façade facing northwest

Photograph 29. Model L, building 21, front façade northwest

Photograph 30. Model Q, building 7, rear façade facing southwest

Photograph 31. Model Q, building 4, front façade ¾ angle facing southwest

Photograph 32. Model R, building 23, rear façade 'L' shape facing southwest

Photograph 33. Model R, building 23, front façade (1 fo 2) facing northwest

Photograph 34. Model R, building 23, front façade (2 of 2) facing north

Photograph 35. Model T, building 10, front façade facing northwest

Photograph 36. Model T, building 10, rear façade facing southwest

Photograph 37. Model V, building 2, front façade ¾ angle facing northeast

Photograph 38. Model V, building 2, rear façade facing northwest

Photograph 39. Model W, building 6, rear façade 'L' shape facing southwest

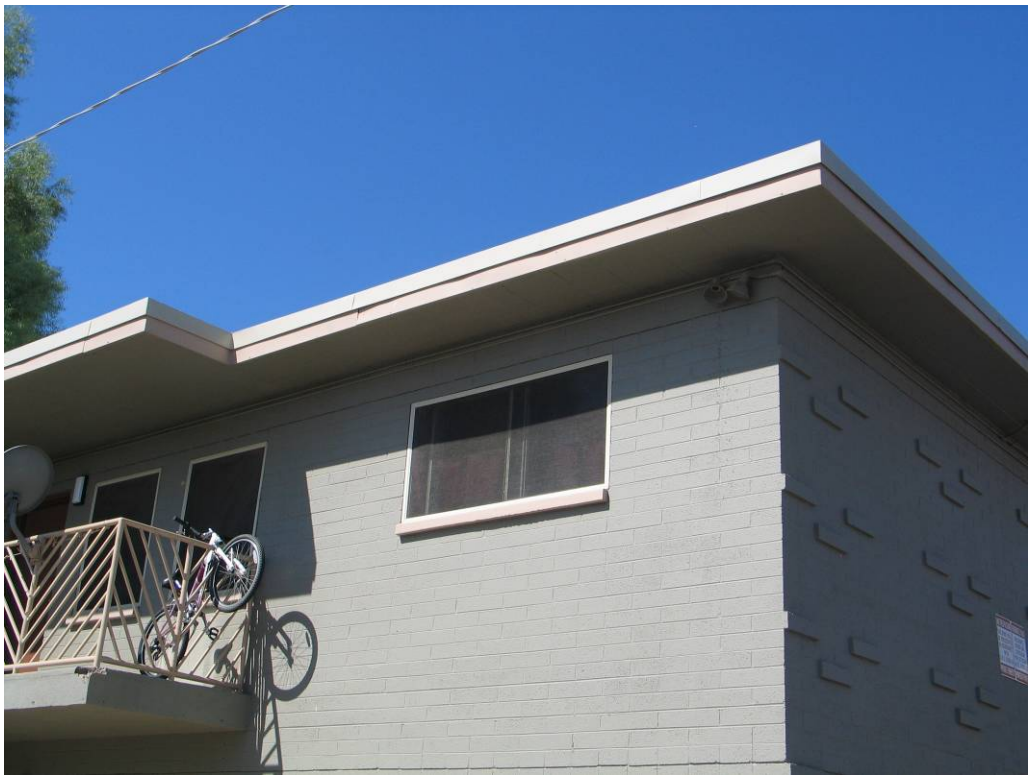
Photograph 40. Model W, building 6, front façade facing north

Photograph 41. Model Z, building 25, rear façade (1 of2) facing southwest

Photograph 42. Model Z, building 25, rear façade (2 of 2) facing southwest

Photograph 43. Model Z, building 22, front façade facing NW

Photograph 44. Screen wall facing south



Photograph 45. Roofline detail facing southwest

Photograph 46. Front porch with stone veneer facing northeast

Photograph 47. Decorative block pattern and screen wall facing northwest

Photograph 48. Decorative block pattern facing northwest

Photograph 49. Stairway and balcony facing north

Photograph 50. Stone detail at entry facing northwest

Photograph 51. Model W, building 6, unit 639, living room with front hall

Photograph 52. Model W, building 6, unit 639, living room to front door

Photograph 53. Model W, building 6, unit 639, kitchen cabinets

Photograph 54. Model W, building 6, unit 639, kitchen with refrigerator

Photograph 55. Model W, building 6, unit 639, pantry

Photograph 56. Model W, building 6, unit 639, bathroom

Photograph 57. Model W, building 6, unit 639, bedroom from door

Photograph 58. Model W, building 6, unit 639, bedroom window

Photograph 59. Model W, building 6, unit 639, bedroom to hall

Photograph 60. Model W, building 6, unit 639, interior storage closet

Photograph 61. Model W, building 6, unit 639, interior storage closet

Photograph 62. Model W, building 6, unit 639, storage and front door

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