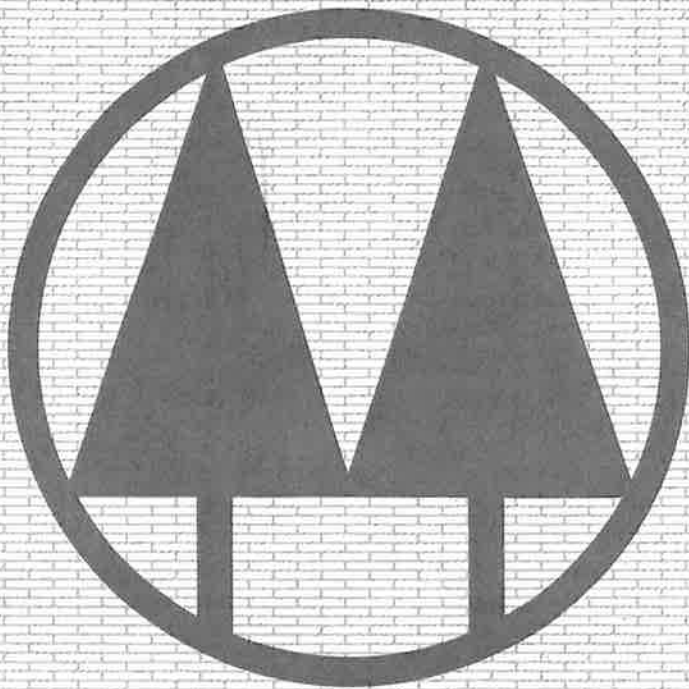


1968

SUMMARY OF DATA



**Report on twenty-three
housing cooperatives
affiliated with the
United Housing Foundation**

Cooperative housing is a human equation. It cannot be weighed solely in terms of dollars and cents, nor can the number of units built or families served tell the whole story.

For cooperation is an adventure of people working together in voluntary, non-profit ways to improve their individual lives and to create a better society.

Throughout the land, people have learned that man can produce what he needs through cooperative effort. In cities; in suburbs, in rural America, cooperatives are demonstrating man's capacity to serve himself and his neighbor in many creative ways.

In cooperative housing communities, looking beyond the statistics, people have gone beyond the need for housing to build the equally fundamental sense of neighborhood, the feeling of community. They have spurred the development of cooperative supermarkets, credit unions, nursery schools, day camps, educational and cultural activities — the many facets of life we associate with a full, well-rounded family environment.

But there is a financial and statistical story to be told, too. This SUMMARY OF DATA, extracted from reports submitted by housing cooperatives affiliated with the United Housing Foundation, tells a technical story. It, too, is a story of what people can do, together, to provide good housing facilities for themselves and their families at the lowest possible cost.

The 25,746 families residing in the twenty-three housing cooperatives own and operate communities whose total dollar value is \$365,226,314. Of that amount, \$59,873,684 is owned by the members themselves; the rest is in gradually-reducing mortgages.

These cooperatives provide an alternative for the struggling cities of our generation. Their insistence on grass, trees and fresh air, provide a nucleus for the reconstruction of our urban complexes. When people own, they care. When people live together in peace and harmony, they contribute to the well-being and stability of entire cities.

The development of more housing cooperative communities is a natural step for the cities. And it must be the next step if cities are to survive the neglect of generations and move on into a period of promise and productivity. The sheer weight of performance, as seen in this Summary, lends weight to their argument.

Cooperative Name	Amalgamated Dwellings, Inc.	Amalgamated Housing Corporation	Amalgamated-Warbasse Houses, Inc.	Beech Hills Corporation
Location of Project	504 Grand Street New York, N.Y. 10002	98 Van Cortlandt Park South Bronx, N.Y. 10463	2800 West Fifth St. Brooklyn, N.Y.	244-20 57th Drive Douglaston 62, N.Y.
Sponsor	Amalgamated Clothing Workers of America	Amalgamated Clothing Workers Union	Amalgamated Clothing Workers of America & United Housing Foundation	Kahn Construction Company
Type of Cooperative	Limited Dividend	Limited Dividend	Limited Profit Housing Co.	213
Date Completed	1930	1927 - 1936 - 1952	Early 1965	1952

● Description of Community

Size of site	1.5 Acres	10.8 Acres	26.7 Acres	42 Acres
Number of residential buildings	8	13	5	43
Number of apartments	236	1380	2585	816
Height of buildings	6-7 stories	2-12 stories	24 stories	2 stories
Number of walk-up buildings	0	5	0	43
Number of elevator buildings	8	8	5	0
Number of other buildings	0	0	2	12
Identify	—	—	Shopping Center, Power Plant	Garages
Number of community rooms	1	12	11	1
Number of laundry rooms	1	9	5	17
Parking provided for	0 cars	380 cars	1,106	716 cars
indoors	0	380	0	316
outdoors	0	0	1,106	400

● Description of Apartments

Number of units with 2 rooms	3	43	0	0
Number of units with 2½	0	0	0	0
Number of units with 3	44	672	530	0
Number of units with 3½	67	0	430	256
Number of units with 4	26	535	455	0
Number of units with 4½	74	0	420	56
Number of units with 5	22	120	275	440
Number of units with 5½	0	0	30	64
Number of units with 6	0	10	230	0
Number of units with 6½	0	0	215	0
Number of units with 7	0	0	0	0
Total number of rental rooms	919½	5671	11,362½	3700

Size of typical units:

2½ rooms	_____ Sq. ft.	Sq. ft.	_____ Sq. ft.	_____ Sq. ft.
3½ rooms	827 Sq. ft.	704 Sq. ft.	925 Sq. ft.	435 Sq. ft.
4½ rooms	1096 Sq. ft.	989 Sq. ft.	1190 Sq. ft.	600 Sq. ft.
5½ rooms	1300 Sq. ft.	1185 Sq. ft.	1455 Sq. ft.	765 Sq. ft.

● Financial

Total cost of cooperative at completion	\$1,533,835	\$12,774,000*	\$45,808,651	\$9,000,000
Total amount of members' equity	\$486,400	\$3,049,425	\$7,231,250	\$111,000
Mortgage at inception	\$1,020,000	\$8,230,081	\$38,700,000	\$7,421,000
Mortgage at end of last fiscal year	\$168,000	\$4,080,766	\$38,318,000	\$6,346,649.41
Other Corporate Indebtedness	—	\$366,000 (Debenture Notes)	—	—
Members' equity per room	\$500-600	\$425-500-600-650	\$650.00	\$30.00
Average monthly carrying charges per room excluding utilities	\$14.18	\$17.12	\$23.00	\$27.70
Average monthly utilities per room	\$1.15	\$1.30	\$2.25 (includes air conditioning)	\$1,258,831
Total annual income from apts.	\$169,174	\$1,208,727.60	\$3,441,144	\$1,258,831
Fiscal year ends	August 31	August 31	March 31	December 31

● Other Information

Number of employees	8	60	90	28
President	Jacob S. Potofsky	Sol Shaviro	Jacob S. Potofsky	Sidney Schenker
Manager	Ralph Lippman	Elliot Ashrey	Robert M. Benson	Robert L. Player
Publication	Co-op Community Bulletin	Co-op News	The Warbasse Reporter	Beech Hills Bulletin
Annual meeting	December	December		November

*does not include new 1968 construction

Cooperative Name	Bell Park Gardens*	Bell Park Manor & Terrace	East River Housing Corporation	Electchester - First Housing Company, Inc.
Location of Project	220-48 67th Avenue Bayside 64, New York	221-22 Manor Road Queens Village, N.Y. 11427	570 Grand Street New York, NY 10002	161-04 Jewel Avenue Flushing, N.Y. 11365
Sponsor	United Veterans Mutual Housing 2 Corp.	United Veterans Mutual Housing Co., Inc.	ILGWU & United Housing Foundation	I.B.E.W. Local 3 Joint Industry Board
Type of Cooperative	Limited Dividend	Limited Dividend	Redevelopment Company	Limited Dividend
Date Completed	1950	1951	1956	1951

● Description of Community

Size of site	35 Acres	47 Acres	13 Acres	10.63 Acres
Number of residential buildings	39	50	4	7
Number of apartments	801	850	1672	383
Height of buildings	2 stories	2 stories	20-21 stories	3-6 stories
Number of walk-up buildings	39	50	0	4
Number of elevator buildings	0	0	4	3
Number of other buildings	18	15	2	0
Identify	Garages	Garages	Shopping Center, Boiler House	—
Number of community rooms	3	4	9	7
Number of laundry rooms	13	18	4	7
Parking provided for	545 cars	536 cars	350	298 cars
indoors	245	336	0	124
outdoors	300	200	350	174

● Description of Apartments

Number of units with 2 rooms	1	0	0	0
Number of units with 2½	0	0	82	2
Number of units with 3	0	0	0	0
Number of units with 3½	27	18	280	72
Number of units with 4	0	0	420	0
Number of units with 4½	300	414	267	253
Number of units with 5	354	297	505	0
Number of units with 5½	0	0	12	56
Number of units with 6	119	121	88	0
Number of units with 6½	0	0	12	0
Number of units with 7	0	0	6	0
Total number of rental rooms	3931	4,136	7305½	1690

Size of typical units:

2½ rooms	853 sq. ft. average for entire development	— Sq. ft.	617 Sq. ft.	550 Sq. ft.
3½ rooms		613 Sq. ft.	821 Sq. ft.	763 Sq. ft.
4½ rooms		660 Sq. ft.	1090 Sq. ft.	973 Sq. ft.
5½ rooms		— Sq. ft.	1294 Sq. ft.	1100 Sq. ft.

● Financial

Total cost of cooperative at completion	\$8,270,000	\$8,367,806.70	\$20,035,872	\$3,731,454
Total amount of members' equity	\$2,497,575	\$2,257,209.36	\$4,565,937	\$800,822
Mortgage at inception	\$7,272,000	\$7,727,700	\$15,000,000	\$3,200,000
Mortgage at end of last fiscal year	\$5,253,766	\$5,313,391.39	\$10,713,534	\$1,009,757
Other Corporate Indebtedness	\$633	\$855	\$625.00	\$475.00
Members' equity per room				
Average monthly carrying charges per room excluding utilities	\$16.81	\$16.81	\$17.00	\$14.10
Average monthly utilities per room	\$2.08	\$3.10	\$1.50	1.25
Total annual income from apts.	\$891,300	\$896,652	\$1,620,459	\$320,960.40
Fiscal year ends	August 31	August 31	June 30	August 31

● Other Information

Number of employees	16	16	47	9
President	Mark Wolfson	Mrs. Mimi Zwick	Ralph Lippman	Gerald Meyers
Manager	Myron Alberts	Jack Horowitz	Ralph Lippman	Matthew Ziegler
Publication	Bell Park News	Bell Park Manor & Terrace News	Co-op Community Bulletin	
Annual meeting	January	January	November-December	December

*data as of 1964

Cooperative Name	Electchester – Second Housing Company, Inc.	Electchester – Third Housing Company, Inc.	Electchester – Fourth Housing Company, Inc.	Electchester – Fifth Housing Company, Inc.
Location of Project	161-29 Jewel Avenue Flushing, N.Y. 11365	65-52 160th Street Flushing, N.Y. 11365	65-83 160th Street Flushing, N.Y. 11365	65-83 160th Street Flushing, N.Y. 11365
Sponsor	I.B.E.W. Local 3 Joint Industry Board	I.B.E.W. Local 3 Joint Industry Board	I.B.E.W. Local 3 Joint Industry Board	I.B.E.W. Local 3 Joint Industry Board
Type of Cooperative	Limited dividend	Limited dividend	Limited dividend	Limited dividend
Date Completed	1955	1953	1953	1966

● Description of Community

Size of site	19.29 Acres	16.5 Acres	8.3 Acres	
Number of residential buildings	12	12	5	2
Number of apartments	688	792	361	184
Height of buildings		Ten 6 stories, Two 3 stories	6 stories	24 stories
Number of walk-up buildings	2	2	5	0
Number of elevator buildings	10	10	0	2
Number of other buildings	0	0	0	0
Identify				
Number of community rooms	12	2	5	2
Number of laundry rooms	12	10	5	2
Parking provided for				
indoors	600 cars	531 cars	276 cars	83 cars
outdoors	249	233	84	0
	351	298	192	83

● Description of Apartments

Number of units with 2 rooms	0	0	0	0
Number of units with 2½	0	2	0	0
Number of units with 3	0	0	0	0
Number of units with 3½	134	144	70	7
Number of units with 4	0	0	0	176
Number of units with 4½	440	538	231	18
Number of units with 5	0	0	0	440
Number of units with 5½	114	108	60	0
Number of units with 6	0	0	0	12
Number of units with 6½	0	0	0	286
Number of units with 7	0	0	0	
Total number of rental rooms	3058	3524	1619	939

Size of typical units:

2½ rooms	_____ Sq. ft.	520 Sq. ft.	_____ Sq. ft.	_____ Sq. ft.
3½ rooms	763 Sq. ft.	730 Sq. ft.	773 Sq. ft.	655 Sq. ft.
4½ rooms	981 Sq. ft.	950 Sq. ft.	994 Sq. ft.	880 Sq. ft.
5½ rooms	1199 Sq. ft.	1160 Sq. ft.	1215 Sq. ft.	1215 Sq. ft.

● Financial

Total cost of cooperative at completion	\$8,209,227.86	\$8,6000,000	\$3,884,181	\$4,470,000
Total amount of members' equity	\$1,073,875	\$1,293,125	\$773,875	939,000.00
Mortgage at inception	\$6,835,000	\$7,295,000	\$3,068,270	\$3,531,000.00
Mortgage at end of last fiscal year	\$4,307,532.98	\$4,137,124	\$1,683,427.14	\$3,531,000.00
Other Corporate Indebtedness				
Members' equity per room	\$351.00	\$350.00	\$475	\$1,000.00
Average monthly carrying charges per room excluding utilities	\$16.26	\$16.50	\$17.21	\$28.27
Average monthly utilities per room	\$1.75		\$3.12	\$2.25
Total annual income from apts.	\$657,874.85	\$754,399	\$308,856	\$28,381.00
Fiscal year ends	August 31	August 31	August 31	August 31

● Other Information

Number of employees	16	21	8	7
President	Abe Silverman	Harold Helfer	Sam Graci	Robert Dobbins
Manager	Carl Shain	Edward Jablonski	Frank O'Brien	Frank O'Brien
Publication				
Annual meeting	November	November	November	November

Cooperative Name	Franklin Plaza Apartments, Inc.	Hillman Housing Corporation	Joint Queensview Housing Enterprise, Inc.	Kingsview Homes, Inc.
Location of Project	2085 Second Avenue New York, N.Y. 10029	500-530-550 Grand Street New York, N.Y. 10002	21-66 33rd Road Long Island City, N.Y. 11106	125 Ashland Place Brooklyn, N.Y. 11201
Sponsor	N.Y.C. Housing Authority	Amalgamated Clothing Workers of America	Prominent Individuals	Prominent Individuals
Type of Cooperative	Limited Profit	Redevelopment Company	Redevelopment Company	Redevelopment Company
Date Completed	1960	1949-1951	1951	1957

● Description of Community

Size of site		5.7 Acres	9 Acres	3 Acres
Number of residential buildings	14	3	14	5
Number of apartments	1635	807	726	290
Height of buildings	20 stories	12 stories	14 stories	One 14 & four 15 stories
Number of walk-up buildings	0	0	0	0
Number of elevator buildings	14	3	14	5
Number of other buildings	0	1	0	1
Identify		Garage		2 level Garage
Number of community rooms	1	3	3	1 plus 4 small club rooms
Number of laundry rooms	4	5	14	5
Parking provided for indoors	324 cars	500 cars	269 cars	125 cars
outdoors	0	500	0	56
	324	0	269	69

● Description of Apartments

Number of units with 2 rooms	0	46	0	0
Number of units with 2½	13	39	0	14
Number of units with 3	0	284	0	28
Number of units with 3½	266	2	256	69
Number of units with 4	0	358	0	0
Number of units with 4½	1,072	0	312	110
Number of units with 5	0	78	0	0
Number of units with 5½	284	0	156	69
Number of units with 6	0	0	2	0
Number of units with 6½	0	0	0	0
Number of units with 7	0	0	0	0
Total number of rental rooms	7,349½	3094¼	3171	1235

Size of typical units:

2½ rooms	_____ Sq. ft.	500 Sq. ft.	_____ Sq. ft.	450 Sq. ft.
3½ rooms	401 Sq. ft.	821 Sq. ft.	574 Sq. ft.	580 Sq. ft.
4½ rooms	557 Sq. ft.	1090 Sq. ft.	731 Sq. ft.	750 Sq. ft.
5½ rooms	706 Sq. ft.	1294 Sq. ft.	824 Sq. ft.	850 Sq. ft.

● Financial

Total cost of cooperative at completion	\$32,240,000	9,742,532	\$8,576,000	\$3,970,626.47
Total amount of members' equity	\$3,302,325	\$1,937,588	\$1,816,475	\$891,578.50
Mortgage at inception	\$28,459,000	\$7,499,222	\$6,841,000	\$3,141,000
Mortgage at end of last fiscal year	\$28,113,628.34	\$4,350,299	\$4,324,488.75	\$2,667,271.60
Other Corporate Indebtedness				
Members' equity per room	\$450.00	\$675.00	\$572.84	\$730.75
Average monthly carrying charges per room excluding utilities	\$22.84	\$16.00	\$20.35 (includes utilities)	\$23.00 (includes utilities)
Average monthly utilities per room	\$1.65	\$1.50		
Total annual income from apts.	\$2,160,000	\$655,335	\$780,965.28	\$345,779.40
Fiscal year ends	June 30th	December 31	December 31	December 31

● Other Information

Number of employees	87	20	23	9
President	Leon F. Mercer	Robert Szold	George Crethan	Paul J. Jarvis
Manager	John E. Fallon	Ralph Lippman	Raymond Hulbert	James Felt & Co., Inc.
Publication	Franklin Plaza Star	Co-op Community Bulletin	Queensview-Queensview	Flyer
Annual meeting	June	May	May	May

Cooperative Name	Mutual Housing Association, Inc.	Mutual Redevelopment Houses, Inc.	North Queensview Homes, Inc.	Park Reservoir Housing Corporation
Location of Project	3850 Sedgwick Avenue Bronx, N.Y. 10463	(ILGWU Cooperative Houses) 321 8th Avenue N.Y., N.Y. 10001	33-68 21st Street Long Island City, N.Y. 11106	38-45 Sedgwick Avenue Bronx, N.Y. 10463
Sponsor	Van Cortlandt AVC United Housing Foundation	ILGWU & United Housing Foundation	Citizens' Committee	United Housing Foundation
Type of Cooperative	Conventionally Financed	Redevelopment Company	Redevelopment Company	Limited Profit Housing Co.
Date Completed	1955	1963	1958	1958

● Description of Community

Size of site	0.77 Acres	20.4 Acres	4.82 Acres	1.7 Acres
Number of residential buildings	1	10	7	3
Number of apartments	123	2,820	364	273
Height of buildings	14 stories	22 stories	14 stories	13-14 stories
Number of walk-up buildings	0	0	0	0
Number of elevator buildings	1	10	7	3
Number of other buildings	0	5	0	0
Identify		Theatre, 3 Shopping Centers, Power Plant		
Number of community rooms	1	17	3	2
Number of laundry rooms	1	10	7	3
Parking provided for	55 cars	754 cars	197	82 cars
indoors	0	339	0	0
outdoors	55	415	197	82

● Description of Apartments

Number of units with 2 rooms	0	30	0	0
Number of units with 2½	0	225	0	13
Number of units with 3	30	435	0	13
Number of units with 3½	13	525	0	39
Number of units with 4	26	516	0	52
Number of units with 4½	28	387	208	104
Number of units with 5	14	477	0	26
Number of units with 5½	13	15	156	14
Number of units with 6	0	105	0	12
Number of units with 6½	0	105	0	0
Number of units with 7	0	0	0	0
Total number of rental rooms	557	11,350½	1794	1223

Size of typical units:

2½ rooms	_____ Sq. ft.	650 Sq. ft.	_____ Sq. ft.	635 Sq. ft.
3½ rooms	890 Sq. ft.	913 Sq. ft.	_____ Sq. ft.	890 Sq. ft.
4½ rooms	1140 Sq. ft.	1175 Sq. ft.	700 Sq. ft.	1140 Sq. ft.
5½ rooms	1395 Sq. ft.	1435 Sq. ft.	800 Sq. ft.	1395 Sq. ft.

● Financial

Total cost of cooperative at completion	\$1,577,000	\$42,831,948	\$4,956,831.29	\$3,750,000
Total amount of members' equity	\$415,350	\$7,377,825	\$1,076,400	\$759,375
Mortgage at inception	\$1,000,000	\$34,000,000	\$4,250,000	\$3,000,000
Mortgage at end of last fiscal year	\$765,807	\$32,035,830	\$3,698,576	\$2,869,179
Other Corporate Indebtedness		\$1,184,700 (Debenture Bonds)		
Members' equity per room	\$750.00	\$700.00	\$600.00	\$625.00
Average monthly carrying charges per room excluding utilities	\$23.53	\$26.70	\$23.00	\$21.57
Average monthly utilities per room	\$1.68	\$3.30		\$1.68
Total annual income from apts.	\$176,034.60	\$3,875,044	\$530,663	\$340,373.40
Fiscal year ends	December 31	June 30	September 30	March 31

● Other Information

Number of employees	4	75	16	8
President	Harold Ostroff	Harold Ostroff	Irving F. Katz	Harold Ostroff
Manager	Elliot Ashrey	Henry Margulies	Lester Goldberg	Elliot Ashrey
Publication	Co-op News	Penn South News	Queensview-Queensview West News December	Co-op News
Annual meeting	April	November		June

Ridgewood Gardens, Inc.
52-24 65th Place
Maspeth 78, N.Y.
Redevelopment Associates

Rochdale Village, Inc.
163-49 130th Avenue
Jamaica, N.Y. 11434
United Housing Foundation

Seward Park Housing
Corporation
425 Grand Street
New York, N.Y. 10002
United Housing Foundation

SUMMARY OF DATA

Limited Dividend
1955

Limited Profit Housing Co.
1965

Redevelopment Company
1961

4.9 Acres	120 Acres	12.5 Acres	Total Acres	427.48
8	20	4	Total Number of Buildings	312
372	5,860	1728	Total Number of Apartments	25,746
6-8 stories	14 stories	20 stories		
0	0	0		
8	20	4		
0	4	2		
3	2 Shopping Centers, 1 Commu- 42 nity Building, 20 1 Power Plant'	4 Shopping Centers		
8		4		
111 cars	3,000 cars	350 cars		
111	0	250		
0	3,000	100		
0	0	68		
0	0	80		
0	520	0		
62	1180	376		
1	1040	352		
261	1040	272		
8	1040	424		
0	0	8		
40	520	148		
0	520	0		
0	0	0		
1675	26,210	7336	Total Number of Rental Rooms	112,850 $\frac{3}{4}$
— Sq. ft.	— Sq. ft.	500 Sq. ft.		
498 Sq. ft.	930 Sq. ft.	821 Sq. ft.		
587 Sq. ft.	1195 Sq. ft.	1090 Sq. ft.		
— Sq. ft.	1460 Sq. ft.	1294 Sq. ft.		
\$4,022,349.55	\$95,704,000	\$24,000,000	Total Cost of Cooperatives at Completion	\$365,226,314.87
\$754,374.50	\$11,794,500	\$4,768,400	Total Members' Equity	\$59,973,684.36
\$3,327,600	\$85,216,000	\$18,700,000	Total Mortgage at Inception	\$304,733,873.00
\$2,810,766.50	\$89,220,024.99	\$16,408,573		
\$410	\$450	\$650	Average Equity per Room	\$633.00
\$18.10	\$21.00	\$21.00	Average Monthly Carrying Charges per Room	\$20.09
\$363,468.02	\$2.21	\$1.50	Total Annual Income From Apartments (Carrying Charges)	\$30,134,605.55
August 31	\$7,367,100 March 31	\$1,983,084 November 30		
11 Manny Kamaiko Harry Gottesman	150 Harold Ostroff Abraham Brown Rochdale Village Bulletin	50 Harold Ostroff Ralph Lippman Co-op Community Bulletin		
December		March		

Note: financial and other data in this summary are from reports submitted in late 1967 and early 1968.

and, under construction...

CO-OP CITY

Co-op City, when completed, will be the world's largest cooperative housing community. It is on a 300-acre tract located at Baychester and Bartow Avenues in the Bronx. Construction began in 1966.

Co-op City (Riverbay Corporation) will be home for 15,300 families. The first families occupy their homes in late 1968.

Monthly carrying charges are an average \$25.00 per room per month (est.), and the member's investment is \$450.00 per room. All apartments are centrally air-conditioned and they range in size from one to three bedrooms.

Co-op City will cost almost \$300,000,000 to complete.



and, in the planning stage...

TWIN PINES VILLAGE

Twin Pines Village will be a cooperative community for 6,000 families.

Located on a 150-acre ocean-view site in Brooklyn on Shore Parkway, extending along Pennsylvania Avenue to Flatlands Avenue, the community will include a shopping and community center, featuring cooperatively-operated facilities.

Monthly carrying charges are \$24.00 per room per month (est.), and the member's investment is \$450.00 per room. Apartments, which range in size from one to three bedrooms, are centrally air-conditioned.

Twin Pines Village is a \$134 million dollar development.



Views of construction at Co-op City, October, 1968

The United Housing Foundation

The United Housing Foundation is a federation of housing cooperatives, civic groups, labor unions, and other non-profit organizations. It was organized in 1951 to further the development of lower-cost cooperative housing for families of low and moderate income.

In addition to the sponsorship of new cooperatives, the Foundation, through its subsidiary, Community Services, Inc., provides a host of services to its member housing cooperatives, including construction, accounting, management advisory services, insur-

ance, education, and publications. An active program of conferences and other educational efforts stimulates continued interest in various aspects of cooperation. The Foundation is a member of the Cooperative League of the USA.