



CO-OP

Contact

UNITED HOUSING FOUNDATION • COMMUNITY SERVICES INC.
The United Housing Foundation is a Member of The Cooperative League of the U.S.A.

NEW YORK TIMES URGES CITY APPROVE WARBASSE HOUSES

A strike of newspaper delivery men prohibited the usual distribution of newspapers on December 10th. We reprint in full, therefore, an editorial which appeared on that date in the New York Times.

Attack on Slums

The current municipal campaign against slum conditions has been characterized by Mayor Wagner as a "massive new attack" on this longstanding evil. We hope that the measures thus initiated will bring some improvement, but they are at most sorties against the flanks of a massive enemy, the advancing slum. The real attack on slums must be directed at the acute shortage of decent housing within the means of our low-income and low-middle-income families.

What more massive new attack on slums could be made by the city than giving the nod to private enterprise for constructing 5,200 moderate-rental cooperative apartments? The United Housing Foundation's plans for James Peter Warbasse Houses in Coney Island were approved by the City Planning Commission last September. Yet this project — the biggest housing cooperative in the nation — has not been put on the calendar of the Board of Estimate for final approval.

Warbasse Houses would be built without any public funds, but would receive partial tax abatement similar to, but less liberal than, that which made possible Stuyvesant Town and other great private housing developments. If there is any valid argument against the proposed tax concession terms it should be made in the open before the Board of Estimate and a vote should then be taken. A belated offer for the site by a competing builder should be ignored as sure to delay construction of any housing on the site.

Here is an opportunity and a challenge for Mayor Wagner to show that he really means a "massive new attack" on slums when he uses those words. The Mayor should see that Warbasse Houses

goes on the Board of Estimate calendar for discussion and a vote.

Since the City Planning Commission approved Warbasse Houses on July 16th this year there has been no official action on the development. Although no communication has been received from John Cashmore, Borough President of Brooklyn, it was learned that he opposes the development on the grounds of tax abatement.

Based on its original offer to the City, the United Housing Foundation expected to produce housing at an average monthly rental of \$20-\$21 a room. The City's need for additional taxes now unfortunately necessitates an average rental of about \$23 a room. The cooperative is now offering to pay the City \$25,000,000 during the 25 year tax abatement period. The City presently receives \$200,000 a year from the site.

On December 8th a private developer in Brooklyn presented a plan to redevelop the same site with a project which calls for the building of 6,285 units. This is a 20 percent larger development than the United Housing Foundation's proposal. By increasing the size by 20% the developer is offering the City 20% more in taxes. His proposals for average rentals of \$23 to \$26 a room is contingent upon a number of big ifs. These include a maximum he would pay for condemnation awards on the land, a specific rate of interest on his mortgage loan, and obtaining tax abatement from the City. Should he not receive these considerations he could say he cannot build the project. Or the rentals would have to be higher than \$26.00.

This plan, submitted a year and a half after the original proposal, is designed to delay and eventually kill the Warbasse cooperative. First, it is unlikely that the Planning Commission would approve the increased number of units on the site. Secondly, the loop holes the developer has allowed himself in establishing the average rentals of \$23-\$26 a room makes it very unlikely that even the maximum figure would be maintained. Thirdly it is interesting to note that this developer sold to the City the Luna Park site. If his interest in middle income housing is so sincere why did he sell this nearby site to the city for public housing?

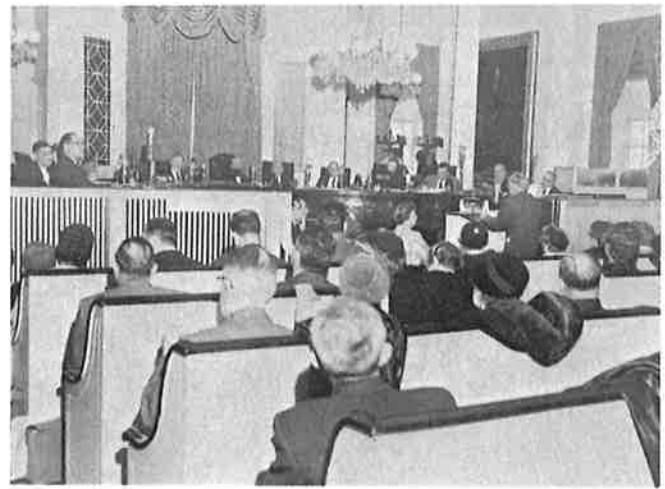
(continued on page 8)



Vol. III
No. 8



H. Daniel Carpenter speaking for the Hudson Guild.



Members of the Planning Commission listen attentively to both sides.

PLANNING COMMISSION HOLDS HEARING ON ILGWU HOUSES, INC.

On December 10, 1958, several weeks after the Housing and Home Finance Agency of the Federal government gave its approval of Penn Station South, the City's Planning Commission held a public hearing on the proposed 2,814 unit cooperative. In spite of bitter cold weather several hundred applicants appeared at City Hall to lend support to the proposal. Also on hand was vocal opposition.

During the five hour debate which ensued, the proponents and opponents developed their arguments for and against the redevelopment of the area between 8th and 9th Avenues from 23rd to 29th Streets.

As one observer remarked, almost all of the opposition speakers told the Commission that they wanted to make it clear that they were for better housing, they were for progress, they were for improving the Chelsea neighborhood — but they were opposed to the Penn Station South Development.

Those in favor of the cooperative took an hour and a half to present their case. Abraham E. Kazan, executive vice-president of the United Housing Foundation, which is sponsoring the cooperative, was the first of twenty-two speakers who urged the Commission to give its quick approval to the \$36,000,000 middle income cooperative.

Mr. Kazan cited the great need for middle-income housing and pointed out that the new development would add approximately one thousand new units of housing in the area. He said of the 317 residential buildings in the area 246 are substandard. Almost half of the buildings in the area were built before 1900. In 118 buildings there are no private toilets.

Mr. Kazan told the Commission that the United Housing Foundation was not happy that the monthly carrying charges had to average \$23 a room. However, he said that the City's need for increased revenue and the high cost of construction necessitated this average. He took particular note of the difficulties of the relocation problem. He stressed that the record of the United Housing Foundation in this respect was admirable and that site tenants had his assurance that they would be treated with courtesy and understanding.

The plans for the cooperative were supported by a long list of organizations from the Chelsea Neighborhood. Mr. H.

Daniel Carpenter, director of the Hudson Guild and chairman of the Chelsea Committee for Neighborhood Development, was one of the principal speakers. He said the most important thing lacking in the Chelsea area was good housing. He said: "We know that, by and large, housing in Chelsea has gradually deteriorated over the past 50 years. Small retail businesses have closed, retail store space is vacant, and appearances of depression abound throughout the district. We know that, over the past 25 years, almost all of the young married couples have had to find housing outside of Chelsea, and that hundreds of old Chelsea families have moved away . . ."

Roger Starr, Executive Director of Citizen's Housing and Planning Council said that his group had made a comprehensive study of the United Housing Foundation's proposal and enthusiastically endorsed it. Neighborhood groups, including businessmen's associations, real estate developers, Community Councils, the PTA, labor unions, Church groups, and private citizens all urged the Commission to approve the development.

As is its usual custom the Planning Commission, under the chairmanship of James Felt, after hearing the arguments reserved decision. A decision, however, will probably be made within a few weeks. The next step and final step will be a public hearing before the Board of Estimate.



The overflow crowd listen to the proceedings in the Chambers of the City Council.

PROPOSALS FOR FINANCING MIDDLE INCOME HOUSING

Joseph P. McMurray, the State's Housing Commissioner, has proposed mixing the \$100,000,000 authorized by the voters for middle income housing with a similar amount



JOSEPH P. McMURRAY

from private sources. The Commissioner suggested that banks and labor union's pension funds be pooled with the State's money to double the number of units which could be built under the program.

Leaders of the United Housing Foundation advocated such a plan in 1956 when the first bond issue

under the Mitchell-Lama Act was approved. It is still a very good idea. The State bond money will be available at $3\frac{1}{4}$ percent interest. Mr. McMurray said that he hoped the private funds could be made available at $4\frac{1}{2}$ percent. It is estimated that about 8,000 units can be built with the state money. A pooling of private funds with the public money would double the number of apartments to be built.

With a fifty year mortgage at $3\frac{1}{4}$ %, with 40% tax abatement, the monthly carrying charges per room are estimated at \$21.04. If $3\frac{1}{4}$ % and $4\frac{1}{2}$ % money is mixed,

the carrying charges would be \$22.26 a room a month.

Speaking before an audience of 500 people attending a Housing and Home Finance Agency conference on Urban Renewal in New York,

Abraham E. Kazan, executive vice-president of the United Housing Foundation, renewed his plan for attacking the shortage of housing as a community problem. He called for a program of building 20,000 units a year for the next ten years.



A. E. KAZAN

Mr. Kazan stated that the problem must be accepted by all segments in the community and all must be willing to invest in the rebuilding program. He said that the program could be financed by insurance companies, banks, labor union pension funds, foundations, and business groups all investing in a revolving fund of \$200,000,000 at $3\frac{1}{2}$ % interest.

If housing to serve the average family is going to be built, one of the questions to be solved is the high cost of money. The proposals Commissioner McMurray and Mr. Kazan have made are practical solutions. We hope the organizations which control the people's money will favorably consider them.

WARBASSE MEMORIAL LIBRARY NOW OPEN

Abraham E. Kazan has announced the opening of the James Peter Warbasse Memorial Library at 570 Grand Street in Manhattan. This specialized library chartered by the Board of Regents of the State of New York will be open to cooperators, students and teachers interested in doing research on cooperation and cooperatives.

Letters have been sent to colleges and universities in the New York area inviting students to make use of the library.

The Warbasse Library has been established as a memorial to Doctor James Peter Warbasse, founder and first president of the Cooperative League of the U.S.A. The Doctor's own extensive library has been augmented by contributions of books and periodicals from cooperative organizations throughout the world as well as from individuals. Other individuals and organizations have contributed funds enabling the library to purchase additional books.

When the Seward Park cooperative is completed the Library will move to its permanent location in that development. In the meantime it is located in the Board Room of the East River Housing Cooperative.

Arrangements can be made for using the library between 10 AM and 4 PM — Mondays through Fridays, by calling Mr. Martin at OR 3-3900.

"HOMES NOT JUST HOUSING" . . . Co-ops in New York City

The above is the title of a three page article in the December issue of the Ladies Home Journal. Taking the Cooperative Village on Manhattan's lower east side as an illustration of how moderate income families can obtain good, reasonably priced housing; the story tells how this cooperative transformed a slum neighborhood into a community of homes, gardens, and playgrounds.

A writer from the Public Affairs Department of the Journal spent months gathering material for this story. Slums were inspected, and many families living in this cooperative village were interviewed to get their impression of what the cooperative has meant to them. The writer talked with Abraham E. Kazan, executive vice-president of the United Housing Foundation and president of some of the Housing co-ops she visited. To complete the picture she attended a national conference on housing cooperatives held early this year. The result of this research is a well rounded picture of how people can use the cooperative method to provide themselves with "Homes Not Just Housing."

Reprints of this article may be obtained by writing to Co-op Contact, 530 Grand Street, New York 2, New York.

UHF DIRECTOR



WERNER E. REGLI

Werner E. Regli holds the distinction of being the first of the Board of Directors of the United Housing Foundation to have lived in a cooperative apartment house.

Mr. Regli was born and educated in Switzerland and is a graduate of the Ecole de Commerce in Geneva. He came to the United States in 1920 with the idea of learning English and studying American ways. In 1925, he married Hannah Falk, a teacher in the Walden School in New York City, a progressive co-educational school for children from nursery school through high school. When Mrs. Regli resigned from the school in 1942, because her husband had joined the United States Army, she was the director.

After his marriage Mr. Regli bought, in 1925, an apartment in one of the first housing cooperatives to be organized in New York City. The Secretary of the Cooperative League of the USA, Cedric Long, headed a group which purchased and remodelled 35 apartments in seven old walkup buildings on Bedford and Barrow Streets, in the Greenwich Village area of lower Manhattan.

This early cooperative was somewhat different from today's large-scale developments, Mr. Regli says. A \$3,200 down payment would pay for an entire floor which you then could remodel as you chose with bedrooms in front and living room at the rear or vice versa. Carrying charges were \$48 a month, not including utilities, re-painting or replacement of ranges and refrigerators. In addition to the ordinary first mortgage there were four other mortgages on the property. As these four mortgages were paid off and the first substantially reduced, the carrying charges went down to \$40 a month. The Bedford-Barrow Street cooperative is still flourishing.

In 1925 Mr. Regli became the Director of the Cooperative League Accounting Bureau which provided accounting services for members of the Cooperative League — retail stores, bakeries, restaurants, housing, farmer co-ops, non-profit organizations and labor unions. The Accounting Bureau served cooperatives as far west as the Mississippi.

This work continued until 1942 when Mr. Regli joined the Inspector General's Department of the Army, where he became a Lieutenant Colonel. While in the Army Mr. Regli became interested in personnel problems, and upon discharge he switched from the field of accounting to that of personnel.

At present he is Personnel Consultant with the accounting firm of Apfel & Englander. "After all, it's individuals who make up a cooperative", Mr. Regli says, and it is the participation in their cooperative by each member that is the main focus of his interest in helping to encourage the development of cooperative organizations.

NEWS FROM UNITED HOUSING FOUNDATION'S MEMBERS

AMALGAMATED DWELLINGS — 236 Units EAST RIVER — 1672 Units, and HILLMAN HOUSES — 807 Units (Cooperative Village)

The co-op supermarket owned by 1,175 families in this community is returning \$10,000 in cash refunds to its member-owners. This is the surplus on the first full year of operations for this co-op store.

A united drive for funds for nine health organizations will take place in the Cooperative Village. This cooperative undertaking is being sponsored by the Joint House Committees. It is hoped that one campaign will eliminate the duplicating efforts of nine separate drives, as well as eliminating much annoying door-bell ringing. It is further hoped that by pooling the energies of all the volunteers more money will be raised for these monthly organizations.

AMALGAMATED HOUSING CORPORATION — 1435 Units; MUTUAL HOUSING — 123 Units and PARK RESERVOIR — 274 Units

A seminar of five evening sessions devoted to a study of consumer cooperation with emphasis on housing came to a close on November 19. These study sessions are in keeping with the basic cooperative principle that a vital consumers' movement depends on a strong educational foundation. United Housing stands ready to assist any of its seventeen member cooperatives in developing such a program.

BELL PARK GARDENS — 802 Units

Greenwich Village's Washington Square is not the only New York area with an Outdoor Art Festival. In late September the maintenance driveway of Bell Park Gardens was roped off for the third annual art event. There was a public exhibition and sale of paintings (oil and water color), photography, sculpture, ceramics, copper, silver, leathercraft, embroidery, and allied arts and crafts. With the entire cooperative participating either as exhibitors or spectators the festival is a strong positive factor in encouraging community spirit.

BELL PARK MANOR AND TERRACE — 847 Units

There has been an experimental plan introduced in this cooperative in connection with testing the quality of paint and its application in the apartment painting program. Seven testing laboratories bid for the responsibility of carrying out the program which has two phases:— 1, the testing of the paint as it is delivered to the cooperative to be sure it meets contract standards and then random testing of the paint as it is being used in the apartments; 2, the non-scheduled inspection of workmanship in application of the paint.

The Price Patrol Committee has completed what is described as a "noble experiment" in advising consumers at

this cooperative of the variations in price for similar commodities at the local supermarkets. The Committee concluded that it was not sufficiently trained to compare the price and quality of meats and produce available although there was no difficulty in analyzing the price levels of canned goods and staples. Despite the termination of its work, there is little doubt that the Committee did succeed in making the community aware of the existence of differentials in the prices of the products they buy to feed their families.

ELECTCHESTER (1st, 2nd, 3rd, and 4th Housing Corporation) — 2,226 Units

The 3rd and 4th Housing Corporations will be able this year again to declare a cooperative dividend of one-half a month's rent.

The Electchester Athletic Association entered a Borough-wide weight-lifting meet held at Public School 200, adjacent to Electchester. The cooperators ran off with the team trophy with a total of five Firsts, two Seconds and one Third.

KINGSVIEW — 290 Units

The Honorable Charles Abrams, Chairman of New York State Commission Against Discrimination, addressed a capacity audience at the initial session of the Fall lecture series. Commissioner Abrams is a long-time advocate of cooperative housing and he emphasized the contribution which co-ops make not only to the individual cooperator but also to the larger community.

As part of their educational program the cooperators are building up a library on cooperative subjects, so that the residents can get a better picture of the world-wide scope of the cooperative movement and become thoroughly familiar with the reasons behind basic cooperative principles.

QUEENSVIEW — 728 Units

Application was made to the Board of Estimate to increase the maximum average permissible carrying charge from \$17.75 to \$18.75 per rental room per month (both figures including gas and electricity). After a public hearing on October 23rd the application was unanimously approved by the Board of Estimate. Subsequently, on November 19th, the Board of Directors of Queensview voted to increase the monthly charges by 75 cents per room beginning January 1st. The increase will enable the cooperative to continue to set aside \$25,000 annually for a cycle repair fund which will be used for major structural and equipment replacements to keep the co-op's physical plant up to date.

On the social and civic side, the Queensview After School Activities Committee has a renewed and enlarged program because of the participation of the neighboring Queensview West. The program offered includes three different art classes; wood-working; basic and advanced photography; creative dramatics; ballet; modern dance and Dalcroze. Children from four years up are invited to participate. Charges range from \$10 to \$20 per semester of 12 sessions.

QUEENSVIEW WEST — 364 Units

At the election of the Board of Directors, held November 13, the policy of having four public members from outside the cooperative was continued. They are: Mrs. Yorke Allen, noted New York civic leader and a director of the original Queensview; George Halprin, a businessman and former Queensview resident; Howard C. Sheperd, Chairman of the Board of the First National City Bank and Morris Zirin, a Queensview cooperator.

On the social side, a special teen-age Christmas-Chanukah party was held on December 26. Queensview as well as Queensview West teenagers were invited to the party, which was a repeat of the successful pre-occupancy fiesta given last year.

HARRY SILVER — 288 Units

Because of their deep conviction that an active program for teenagers is essential, the parents in this cooperative have organized the Jerry Belson Youth Group, which meets five nights a week. Young cooperators between the ages of 12 and 17 participate in a program which includes ping pong, television and bull sessions, in addition to a dance once every two weeks. 90 youngsters participate under the supervision of a parent. 80% of the co-op's parents have signed up to help oversee the teen-age program under the general direction of a three-man committee. Other cooperatives concerned with programs for teen-agers are invited to visit Harry Silver.

Board of Estimate approves first step for Seward Park Extension.

On December 18th the Board of Estimate gave its approval for the Slum Clearance Committee to ask the Housing and Home Finance Agency to advance funds for studies and plans for the Seward Park Extension.

This proposed development covers the area from Grand to Delancey Streets and from Willett to Essex Streets. This is the first step to be accomplished in the undertaking of a slum clearance project.



The pouring of a 27,000 square foot, 3½ foot high, three level mat foundation for one of the four, twenty story Seward Park Cooperative Housing apartment building was recently completed. The use of this type of a foundation for a large building is quite unique in the City of New York.

The complete output for three days of two of the city's largest concrete suppliers was used to provide 3,800 cubic yards of concrete for the foundation. The foundation contains 200 tons of reinforcing steel bars. 120 concrete mixing trucks were used to haul the material to Clinton Street and East

Broadway where this building is under construction.

In pouring this kind of a foundation each section must be completed in a continuous operation. It took four working days to complete the entire foundation.

The 1728 unit Seward Park Housing Cooperative is being sponsored by the United Housing Foundation. It is a slum clearance development being built under Title I. Occupancy is expected late in 1959 or early 1960.

POTATOES AND HOUSING

It was encouraging to see that the voters of New York State passed by a few thousand votes, housing propositions which will mean more housing in the next year or two. The passage of Proposition 2 means that a bond issue for one hundred million dollars for middle income housing has been authorized. This will result in the building of approximately 8,000 new units throughout the State. This is only a fraction of what is needed, nevertheless it will provide that many more families with better housing.

This good news was followed, shortly after the election, by some disturbing comments from Albert M. Cole, the top man in the Federal government Housing and Home Finance Agency. Speaking before the National Association of Real Estate Boards' convention in San Francisco, Mr. Cole said that the Federal government will seek to reduce its participation in urban renewal programs by having the State and City governments increase their participation. He also said that Federal government does not believe that it has any responsibility to try to end segregation in housing. If this is the attitude of the Administration it is sad news indeed.

Mr. Cole said that there was not and never will be enough money in the Federal treasury to do away with all the slums in the country. With that we agree. The job of rebuilding our cities and providing adequate housing for the twenty per cent of the population which is ill-housed, is too tremendous to be undertaken solely by the Federal, State or City

governments — or by private capital. But the job can be done by each group taking part in a coordinated cooperative effort.

Relatively few people seem to appreciate the urgency of our national housing situation. Today we are a nation of more than 170,000,000 people. By 1978, twenty years from now, it is estimated we shall have 230,000,000 people. Most of these people will be living in 168 urban areas. It is estimated, conservatively, that twenty per cent — 34,000,000 people are living in substandard housing at the present time. This is a national disgrace. Unless we rebuild and increase the number of new units appreciably within the next ten years we are apt to have by 1978 a nation of 46,000,000 ill-housed people.

Certainly the rejuvenation of our urban centers should be as important as the subsidies paid to farmers. Yet the annual subsidy to potato growers alone is larger than all current Federal contributions to urban renewal.

The fact that it is going to cost a lot of money to provide adequate housing should be well recognized by this time. Surely the government recognizes that the major part of this program is going to be financed by private capital. Private capital cannot do the job itself, any more than the government can. But a formula for joint participation of public funds with those of private capital must be agreed upon and an accelerated program undertaken.

WHAT IS THE DIFFERENCE?

Many people often ask the question, "What is the difference between cooperatives sponsored by the United Housing Foundation and those advertised in the newspapers as being sponsored by the ABC Corporation, or XYZ Company?"

The best way to answer this question is to understand what a cooperative is and how one is organized. The Cooperative League says "A cooperative is a group of people faced with a common need, who decide that the best, or only way, to meet that need is by organizing a new business to supply it directly to themselves. This they do by joining voluntarily together to pool their capital investments and thus to own, control, and patronize their own enterprise."

It is the purpose of the United Housing Foundation to inform and educate people to the advantages of cooperating together to provide themselves with housing; and to bring people with a common need together so they can organize cooperatives to help themselves. When the United Housing Foundation acts as the sponsor of a cooperative — its sole function is to bring groups and individuals who share a common need together and to show them how cooperatively they can solve their problem.

The need for such a central organization came about when existing housing cooperatives and their sponsoring organizations—labor unions and other non-profit groups—were deluged with requests from groups and individuals seeking similar housing. The United Housing Foundation is a non-profit service organization. It does not profit from sponsoring new cooperatives. It is financed by the dues its member organizations contribute for the expansion of more housing cooperatives.

People joining together to help themselves by mutual aid is an old idea. It is a practical method for people to meet their needs. In cooperative housing, people have been demonstrating that they can organize their money, build housing, and democratically own and manage them since 1927.

When the idea first started certain basic cooperative principles were established. In the practice of these principles we find the fundamental difference between consumer cooperative houses and those which are organized for other reasons.

First, as the cooperative is organized by the people who live in it, it is a non-profit venture from the beginning to the end. These mutual-aid enterprises are built so that no one can profit from them at anytime.

Many of the "cooperatives" which are organized and built by an individual, be he a contractor, an architect, land owner, or a real estate speculator, or by a combination of such individuals, are built for one purpose — the profit the

organizers will make from the venture. When he makes his profit, the organizer leaves the cooperative to the members. His responsibility is finished.

Here we have two entirely different concepts of why a cooperative is organized. One for profit for the promoters; the other as a self-help enterprise for its members.

Secondly, the members of a self-help cooperative know that they are not joining an enterprise to make a profit. They know that their stock is non-speculative. In many organizations reserve funds have been established to further safeguard the members investment. When they wish to leave, the stock will be sold to someone else at the same price the original member paid for it. His full investment is returned to him.

In many of the "cooperatives" built originally for the profit of the promoter, there are no restrictions on the value of member's stock. He is free to sell his stock for as much as he can get for it from persons coming into the organization. These "cooperatives" are speculative enterprises. The danger of this practice is that the cooperative loses control over the value of its stock and eventually some members may lose part of their investment.

Thirdly, in a cooperative each member has an equal vote, regardless of the number of shares he may own. Proxy voting is not permitted. Democratic ownership and control is maintained.

In many privately initiated "cooperatives" proxy voting is permitted and control can rest with small groups of stockholders.

Fourth: The amount of the member's investment in these two kinds of housing cooperatives is apt to be considerably different. One of the purposes of cooperative housing is to provide shelter at the lowest possible cost. The higher the member's investment the lower his monthly carrying charge.

In consumer sponsored housing organizations the investment is usually about twenty percent of the cost of building the development. The largest part of the carrying charges is used to pay the interest and amortization on the mortgage. Thus, because of the reduction in amount the cooperative has to borrow, the carrying charges will be lower.

In privately sponsored organizations the lower required investment means higher carrying charges. As the sponsor's association with the cooperative is for only a short time, he has little or no concern with how high the carrying charges may be raised in years to come. In the short history of these builder sponsored developments rent increases are common occurrences. Unfortunately the speculative nature of

these "cooperatives" has resulted in poor construction and within a few years the unsuspecting members are faced with major expenses for repair and replacement of the shoddy construction. These expenses have been one of the reasons for increased carrying charges.

These are the fundamental differences between consumer-sponsored and many builder sponsored cooperatives. The difference represents a difference in philosophy, a difference in purpose, and most important a difference in objective.

The objective of the builder sponsored cooperative is profit for the organizer. What happens to the cooperative after he makes profit is not his concern.

The objectives of cooperatives sponsored by the United Housing Foundation goes beyond the building of moderately priced housing. The purpose is to build stable communities, where families can establish homes and roots. These are communities in which the people can own cooperatively, not only housing, but other enterprises to better their economic and social lives. It is a long term venture and the United Housing Foundation is the sponsor of the cooperative for as long as it exists. It is the objective to establish com-

munities in which neighbor helps neighbor and strong ties of friendship are developed on the same principle of mutual-aid which made the community possible.

The basic cooperative idea is a sound and practical one. It is unfortunate that it is being prostituted by those who use it only to further their selfish ends.

Warbasse Houses *(continued from page 1)*

It is also interesting to note that the same developer appeared before the Planning Commission when it held its hearing on Warbasse Houses and vigorously opposed the plan on the grounds that it would receive tax abatement. In his proposal to the City, considering its increased size, he is asking for the same percentage of tax abatement for his plan. The admission by a private developer that tax abatement is necessary if moderate priced housing is going to be built substantiates our contention.

Warbasse Houses will not end the need for more moderate priced housing. There will still be a great need for much more such housing. We welcome any sincere proposals from developers to enter this field. There certainly is no limit to the sites available in Brooklyn, or in other parts of the city, for redevelopment.

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