

ROCHDALE VILLAGE



ROCHDALE VILLAGE GROUND BREAKING CEREMONIES

Saturday, April 29, 1961 10:00 A.M.

Participating

HARRY VAN ARSDALE, JR.
Chairman

NELSON A. ROCKEFELLER, Governor

ROBERT F. WAGNER, Mayor

ARTHUR LEVITT, Comptroller

JOHN T. CLANCY, Borough President of Queens

ROBERT MOSES, Commissioner

JAMES W. GAYNOR, Commissioner

**ABRAHAM E. KAZAN, President,
United Housing Foundation**

**JERRY VOORHIS, Executive Director
The Cooperative League**

ROCHDALE VILLAGE, INC.

Ground breaking is a symbolic art marking the beginning of construction of a new enterprise. The importance of the undertaking of Rochdale Village is signified by the distinguished persons who will attend and take part in the ceremonies to launch the largest housing cooperative in the United States.

Rochdale Village is a significant enterprise. Not only because of its mammoth size but more because of its self-help cooperative structure. Rochdale Village is an outstanding example of how people can help themselves by working together to provide themselves with housing and other necessities without profit. This is the real meaning of Rochdale Village.

Within a short time an abandoned race track will be transformed into a community for approximately twenty thousand persons, comprising 5,860 families. These families will own this community. They will have invested ten million dollars of their savings to build their homes. Theirs' will be the responsibility of ownership, to elect their directors and committees, and to maintain their homes.

The cooperative nature of this community is further demonstrated by those, in addition to the cooperators, who have helped make it possible. The assistance by the City and State of New York is one example. The mortgage financing from the New York State Teachers Retirement System, the New York Employees Retirement System, and the State Division of Housing is another example.

Rochdale Village illustrates that when housing is considered as a community problem, people, their governments, private and semi-private agencies can work together toward a practical solution.

Facts and Figures:

1. A Limited Profit Housing Company.
2. For 5,860 families.
3. Sponsored by the United Housing Foundation.
4. Located on the 170 acre site of the old Jamaica Race Track bounded by New York, Baisley, and Farmers Blvds. and 137th Avenue.
5. Development cost: \$86,400,000.
6. Member's equity: \$10,400,000.
7. Mortgage \$76,000,000, from New York State Division of Housing — \$19,000,000. — New York State Teachers Retirement System — \$28,500,000. — New York State Employees Retirement System — \$28,500,000.
8. Site acquired from New York Racing Association for \$6,500,000.
9. Community will consist of 20 — 14 story residential buildings, two shopping centers, community space, garden, playgrounds, and parking facilities for approximately 4,000 automobiles.
10. Average monthly carrying charges \$21 a room (excluding utilities).
11. Members investment \$400 a room.
12. Applications accepted at United Housing Foundation, 530 Grand Street, New York 2, New York.
13. President, Abraham E. Kazan.
14. Architect, Herman J. Jessor.
15. Structural Engineers, Farkas and Barron.
16. Mechanical Engineer, William Dusenbury.

United Housing Foundation

Rochdale Village is being sponsored by the United Housing Foundation, a non-profit federation of housing cooperatives, labor unions, and other non-profit organizations. Organized in 1950, the purpose is to assist people to help themselves obtain moderate cost housing by using the cooperative method.

Such cooperatives as East River Housing Corp., Seward Park, Penn Station South, Warbasse Houses and others have been sponsored by the United Housing Foundation, approximately 40,000 persons are enjoying decent housing in cooperatives which are members of the United Housing Foundation.