

# CO-OP CONTACT



DECEMBER 1955  
VOL. 1 NO. 2

UNITED HOUSING FOUNDATION  
COMMUNITY SERVICES, INC.

## East River Cooperative Dedicated

Five thousand people, a brass band, dignitaries from the National, State and City governments, as well as the leaders of the cooperative and labor movements helped to dedicate a \$20,000,000 non-profit housing cooperative in New York City on Saturday, October 22nd.

United States Senators Lehman and Ives, Mayor Wagner, Hulen C. Jack, Borough President of Manhattan, Albert M. Cole, the Administrator of the Home and Housing Finance Agency of the Federal Government, Commissioner Robert Moses, Chairman of the Committee on Slum Clearance, George Meany, President of the American Federation of Labor, Jerry Voorhis, Executive Director of the Cooperative League of the USA, Mrs. Eleanor Roosevelt, Abraham E. Kazan, President of the East River Housing Corporation which organized and built the cooperative, and David Dubinsky, President of the International Ladies' Garment Workers' Union all took part in the dedication ceremonies.

The cooperative known as the ILGWU Cooperative Village will provide homes for 1668 families. The new development was sponsored by the ILGWU, it is the third cooperative in the community, together with Hillman Houses and the Amalgamated Dwellings they comprise a community of over 2700 families.

The cooperative was organized in 1950 by A. E. Kazan who has been developing and building housing cooperatives in New York City since 1927. This project was built under the provisions of Title I of the National Housing Act of 1949 and the Redevelopment Companies Law of the City of New York. There is now a waiting list of over 500 for apartments.

The monthly carrying charges range from \$13 to \$21 per room, with an average of \$17. The member's equity is \$625 per room. \$4½ million dollars has been invested by the cooperators. The ILGWU granted a twenty year, \$15,000,000 mortgage to assist with the financing.

A twelve store shopping center is being built as a part of the development. A large cooperative food market will be a part of this shopping center. An auditorium which will accommodate a thousand people will be located on the second floor of the shopping center.



David Dubinsky

### A LITTLE OF WHAT WAS SAID AT THE DEDICATION

"... But the true glory of these wonderful structures lies in the power of the dream that made them come true—the faith that life in this nation can be something better than a slum. We have worked here as we work in our union — together, in cooperation, accomplishing through joint effort what we could never achieve as single workers—or as single tenants."

*David Dubinsky*



Robert Moses

"As one of the first cooperators, at the start with the Amalgamated Clothing Workers of America, and now with the International Ladies Garment Workers' Union, I have been party to an association that has been most pleasant and profitable for the people of the City of New York.

It would be less than just if I didn't say how much I think of Abraham E. Kazan, under whose honest and straightforward guidance these cooperative efforts have had such excellent results. . . . We are now on the edge of many other developments, making the smaller advances which fit into the greater pattern of improving our city. It is our hope and expectation that the trade unions will participate in many more such projects, especially since we have been assured the full cooperation of the federal government."

*Robert Moses*



Abraham E. Kazan

"Many great things can be accomplished through consumer-cooperatives. To me, as one who has the good fortune of participating in the promotion of this enterprise, this celebration has an extraordinary significance. It demonstrates the potentialities and the possibilities that lie within the grasp of the thousands of families that are so badly in need of better living accommodations."

*Abraham E. Kazan*



Hulan E. Jack

"... ILGWU Cooperative Village is the trail-blazer for organized labor to follow, for it sets an example of what honest stewardship and foresighted leadership can accomplish to ease the anxieties of our complex society. It is indeed a tribute to the recognition that labor once again has come into its own rightful place in the progress of our nation. . . ."

*Hulan E. Jack*



Albert M. Cole

"No better investment could be made of the \$3 million dollars in federal funds granted the City of New York to clear and redevelop this area than these modern, moderate priced homes for the Metropolitan wage earner and his family. . . . This is a challenging example of how such cooperative effort can be applied to the pressing problem of middle income housing in our large cities. . . ."

*Albert M. Cole*



Senator Ives

"... To put it in its simplest terms, what good would it do to earn an extra ten cents an hour—or an extra dollar an hour—if a man could find no clean and decent place in which to bring up his children? . . . If this cooperative housing project we dedicate today proves anything at all, it is that labor's concern should and can be devoted to the totality of human welfare—in the home as well as in the factory."

*Senator Ives*



George Meany

"These buildings represent what free labor can accomplish. They point to the way in which, by making democracy work even better than before, we can meet the challenge of those who would destroy our free way of life. All segments of our society must help in this matter. . . ."

*George Meany*



Senator Lehman

"Today we pay tribute to the dreamers, planners and builders who together produced the ILGWU Cooperative Village. It was a dream, and now it has come true, it was a plan, and now it has sprung to life; it was a blueprint, and now it has been built in steel, brick, tile and glass. . . . The ILGWU Cooperative Village represents the translation of social vision into social action. And I note that nearby stand the Hillman Houses and the Vladeck Housing Project, all monuments to that heroic generation which once peopled this neighborhood. . . . Their struggles are built into the brick and mortar of the magnificent structures we are dedicating today."

*Senator Lehman*

"I wish for the people who are going to live in these buildings great satisfaction, great happiness and real homes. If we have homes that are as good as these can be, with people who



  
 STATE OF NEW YORK  
 EXECUTIVE CHAMBER  
 ALBANY

AVARELL HARRIMAN  
GOVERNOR

October 18, 1955

Dear Mr. Kazan:

I regret that the pressure of State business prevents me from joining you today in dedicating the East River Cooperative Housing Development.

This project of fine homes for 1,668 middle-income families represents the culmination of years of hard work and sound planning by the East River Housing Corporation, with the cooperation of the International Ladies' Garment Workers' Union and the United Housing Foundation.

Your achievement in financing and building this \$19½ million development is all the more remarkable because it was built without Federal mortgage insurance.

In making this project a reality, you have demonstrated a keen knowledge of large-scale housing construction, a rare solicitude for economy and the financial welfare of the families who will live here, and a perseverance in getting the job done which have few counterparts in our State in the movement to supply decent housing for the long-neglected middle-income families.

A large debt of gratitude is owed to the ILGWU for demonstrating its responsibility toward the housing welfare of the people. This is union responsibility and community action at its best.

It is my hope that your example in developing this cooperative housing project under the slum clearance provisions of Title I of the National Housing Act and under the State's Redevelopment Companies Law will stimulate other similar efforts in New York City as well as in the other metropolitan areas of the State.

The demand for good housing in this cost range is so great in New York City that your goal of a building rate of 15 thousand cooperative units per year for at least ten years is a minimum need.

In an effort to contribute to this supply, the voters of the State will be asked at the election on November 8 to permit the State to use \$50 million to spur construction of moderate cost housing. This bi-partisan proposal appears as proposition #1 on the ballot. I know you will support it, and I hope you will help explain it to the voters generally.

But the aid available under this proposition is sufficient for only a start. With your help, in developing a number of successful housing projects under our program, ways will be found to increase such assistance.

The housing project opening its doors today will not only provide homes for more than a thousand families, it will also serve as a "pilot project" in building to meet the housing needs of middle-income families in our State.

Sincerely,

*Avarell Harriman*

Mr. Abraham E. Kazan  
President, East River Housing Corporation  
530 Grand Street  
New York 2, New York



Mrs. Eleanor Roosevelt

are happy and content, juvenile delinquency will disappear. So may we ask for a blessing on those who will live here and may we see the day when all our people will have as much decency of life and happiness as those who are going to live here." *Mrs. Eleanor Roosevelt*

"... And so first of all we should dedicate these beautiful structures, built with the skill of true craftsmen, as monuments to the even more beautiful concept of cooperative home ownership which is the basis and the cause of most of the other values that will grow and flourish in this place. We cannot, however, make such a dedication without at the same time honoring the man, small of stature, but mighty in soul and mind, who more than any other individual in this country personifies that concept. I refer of course to Abraham E. Kazan. And so I suggest that this dedication be to him and also to those who have worked with him in giving life and substance to the concept of cooperative home ownership." *Jerry Voorhis*



Jerry Voorhis

"... Today, however, does mark a moment of great importance in the history of housing and redevelopment. We are meeting at the site of the first development completed under Title One of the Federal Housing Act. This project is a shining example of what can be achieved when the federal government, state government and city government, private industry, union leadership and community interest are welded together towards the achievement of a great public objective." *Mayor Wagner*



Mayor Wagner

## SPEAKING FRANKLY

COOPERATIVE COMMUNITIES — by A. E. Kazan

The completion of the Cooperative Village sponsored by the ILGWU has aroused in mind a flood of dreams and plans. Here in the Cooperative Village 1668 families have combined their resources and with the assistance of the ILGWU have transformed a blighted area into a beautiful section of the City.

Families that could not otherwise have dreamed of enjoying new homes have a chance to live in a house that was never occupied by someone else. A new sink in the kitchen; a new refrigerator and a new range; freshly painted walls and hardwood floors not walked on by others. All this was made possible only by the cooperative effort of all the member-cooperators.

In this Cooperative Village all of the families are on an equal basis; proportionately each has the same investment, they are not strangers to their neighbors, they have a common interest, a common bond—the joint ownership of their cooperative.

The beneficiaries of this development are not only the cooperators that will enjoy their better homes and nicer surroundings, the entire neighborhood benefits. The City of New York in spite of its large financial contribution to make this development possible, will also share in the benefits to be derived. The City is assured that the taxable income it will receive annually from this site will not decrease in value—as it has in the past when tenements were destroyed or left unuseable.

The upkeep of a slum area is much greater than that of an improved area. There are substantial savings in the operations of health and fire departments for this area, and above all it can be expected that within time a substantial change will be affected in the costs of maintaining the police and other corrective departments. The utilities installed years ago will now be used to capacity, and no new outlays of capital are required. Had this housing development been built on the outskirts of the City—all of these facilities would have to be provided by the City at great cost. The City has greatly benefited by this redevelopment project.

New York City has thousands and thousands of families that live in slums. These people are not there by choice. Individually they are helpless. Cooperatively they have tremendous power. What would happen if instead of hundreds of slum acres we would have four or five hundred "cooperative villages", each a community set to serve its members? Better housing is only one of the activities that each community would provide for its members. I envision a meeting of the parents of children of nursery school age, to set up a cooperative nursery school. I see rooms provided in the development where the old and retired members could get together to spend their leisure hours. There would also be gardens and playgrounds for the enjoyment of all. With the housing organization as a base, any number of community activities can be developed—and each activity on a self-sustaining basis.

In these cooperative communities each member learns the value and costs of the operations of the project. They take an active interest in the community, they learn to be better citizens. The individual, the cooperative, the community, the city and the country, will all benefit from such an expanded cooperative program. My dreams and plans grow larger and larger. I better stop.

## CO-OP HOUSING NEWS

### APPLICATIONS ACCEPTED FOR QUEENS-VIEW WEST

Gerard Swope, Chairman of the Board, of Queensview West announced recently that applications are being accepted for Queensview West, the companion project to Queensview in Long Island City. The down payments average \$610 per room and the monthly carrying charges will average \$19.75 per room, including gas and electricity. Construction is expected to begin in the early part of 1956 and there is still a good selection of apartments available.

Applications must be made in person at the Queensview West office, 11 West 42nd Street, Room 714. Telephone number is BR 9-9852.

### APPLICATIONS ACCEPTED FOR PROPOSED NEW PROJECT

With a waiting list of over 500 families for apartments in the ILGWU Cooperative Village, opened last October, and with hundreds still waiting for apartments in Hillman Houses, A. E. Kazan, President of Community Services Inc. recently announced that Community Services would accept applications for a new cooperative development which is now in the planning stages.

Mr. Kazan said, "the plans for this new cooperative are still being formulated and the project is tentative at this time, however, a development is being planned for the east side of New York in the general vicinity of the existing cooperatives." Kazan continued, "by taking applications now we shall be that much further along when the plans have been more formalized."

Applications which must be accompanied by a \$100 deposit will be accepted at 550J Grand Street, Mondays through Fridays from 9 A.M. to 5 P.M.

### SZOLD IN ISRAEL

Robert Szold who is the President of the United Housing Foundation and also President of the Palestine Economic Corporation is soon to return from a six week business trip to Israel.

### ELECTCHESTER GRANTS REBATE

Harry Van Arsdale, Jr., Treasurer of Fourth Housing Company, (one of the 4 sections of UHF member Electchester) announced that after the first year of operation the cooperative would pay a one half's month dividend as a rent rebate for December.

## NEWS FROM THE COOPERATIVE LEAGUE



### TOWNSEND HEADS FEDERAL CO-OP HOUSING PROGRAM

Dwight D. Townsend, former public relations director for Consumers Cooperative Association of Kansas City, Missouri, was appointed to the

position of Special Assistant for Cooperative Housing of the Federal Housing Administration. Townsend's job will be to assist groups to organize housing cooperatives and to get FHA insured loans for their projects.

In Chicago, Jerry Voorhis, Executive Director of the Cooperative League, of which Mr. Townsend was a director from 1940 to 1952 said, "the administration has made an extremely fortunate selection in naming Dwight Townsend to head its co-op housing program. No one understands co-ops better. Dwight has the zeal and integrity to push this program ahead."

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