

Overview of Philadelphia's Post World War II Public housing projects and the Philadelphia Housing Authority

The slums of Philadelphia are no accident. They are planned slums...the unregulated tenement manipulators in their mad scramble for profits use the Negro as a pawn and use the middle class white families as suckers, making them pay at both ends.

Philadelphia Tribune
"Slum Analysis" 1935

Nationwide, the first public housing projects were made possible by the New Deal's Public Works Administration (PWA) program and later by the U.S. Housing Act of 1937. The Act of 1937 (also known as the Wagner-Steagall Act), provided subsidies to construct, own and manage public housing to local public housing agencies for "families whose incomes are so low that they cannot afford adequate housing provided by private enterprise."¹ The United States Housing Authority (USHA) was created and empowered by Congress to "provide loans (up to 90% of development costs at 3% interest) to local government bodies or authorities to construct low-rent housing projects. The Act included a 'statutory cost limit per unit exclusive of land costs.'"² Philadelphia was authorized to receive \$20,000,000 in housing funds from the Act.

Pennsylvania Legislature approved the Housing Authorities Law of Pennsylvania in an Act of Assembly on 28 May 1937. This law established public agencies known as local housing authorities, and "required a local legislative body to declare a need for a local housing authority in order for one to be created."³ The Philadelphia Housing Authority (PHA), a municipal authority providing public housing services in Philadelphia was established under the provisions on August 26, 1937. As a housing authority they were "authorized to exercise the power of eminent domain to clear slum areas and to provide safe and sanitary dwellings through new construction or rehabilitation of existing structures."⁴

The PHA followed Harold Ickes' PWA formula that "the racial composition of a project should conform to the prevailing racial composition of the surrounding area," and nationwide, cities had black and white dual

¹ Federal Works Agency, "3rd Annual Report, National Housing Agency, "Public Housing: The Work of the Federal Public Housing Authority, 4.

² D. Bradford Hunt, "What Went Wrong with Public Housing in Chicago? A History of the Robert Taylor Homes," Journal of the Illinois State Historical Society Spring 2001: n.p.

³For information regarding pre-1945 public housing see *Public Housing in Philadelphia, MPDF* or John F. Bauman's *Public Housing, Race, and Renewal: Urban Planning in Philadelphia, 1920-1974*. Today the PHA is the nation's fourth largest public housing authority and owns and operates more than 14,000 affordable housing units. "Municipal Authorities are governmental bodies created to finance and/or operate specific public works projects without tapping the general taxing powers of the municipality. Municipal authorities in Pennsylvania, as in many other states, had their beginning in the Depression of the 1930s. As part of its fiscal recovery policy, the federal government granted money to states and municipalities for public works construction to stimulate employment and provide needed public facilities. These grants had to be matched by the recipient unit, but many states and localities were unable to pay their shares, due both to reduced revenues and restrictive debt limits. A number of states, including Pennsylvania, then created state authorities to borrow outside constitutional debt limits by making use of revenue bonds. Pennsylvania was one of three states that passed general enabling legislation to allow their municipalities to create authorities. This was the Municipalities Authorities Act of 1935." Pennsylvania Governor's Center for Local Government Services, "Municipal Authorities in Pennsylvania," Ninth Edition August 2002: 1. Carol Beneson Perloff, *Public Housing in Philadelphia, MPDF* Section E, page 2. Other housing authorities in Pennsylvania were established around the same time, for instance, the Housing Authority of Pittsburgh (HACP) was established in 1937 and the Housing Authority of the City of Erie was established in 1938.

⁴ Pennsylvania Governor's Center for Local Government Services, 14.

housing markets (intentional or non-intentional racial segregation).⁵ Between 1930 and 1950, African American Philadelphians lived in the neighborhoods immediately south, west and north of Center City.⁶ Nearly every city in the United States saw an acute rise in African American population between 1940 and 1960, just in the northeast and Midwestern cities saw New York City's African American population rising by 137%, Philadelphia by 111%, Cleveland by 197%, Detroit by 223%, Chicago by 193%, Newark by 200%, Buffalo by 301%, and Milwaukee by 607%.⁷

“Public housing policies played an especially important role in shaping the racial dynamics of the postwar city....public housing projects absorbed low-income black families whose housing had been demolished through urban renewal, highway construction, and code enforcement. Essentially, these housing projects solidified black ghettoization in the postwar era. Designed to prevent racial transitions and to maintain a rigid color line in urban housing, the massive housing projects also impelled working-class and middle-class blacks to newer second ghetto neighborhoods.”⁸

Prewar PHA housing projects built between 1938 and 1941 included James Weldon Johnson Homes at 25th and Ridge Avenue, Tasker Homes at 30th and Tasker Streets, and the Richard Allen Homes at Ninth and Poplar. The first “actual” slum clearance project of the PHA was the Richard Allen Homes. Groundbreaking occurred in October 1940, for a 1,324 family unit complex costing approximately \$7,500,000. The cost of construction per unit was estimated at \$5,684 and was to occupy eight city blocks between Fairmount Avenue and Poplar Street, from 9th to 12th Streets.⁹ Johnson and Tasker Homes were built on previously vacant sites. The PHA housing projects followed the USHA standards for site planning and unit design of low income housing projects, which included two to four-story residential building of fireproof masonry construction, a community building, a maintenance facility, a central recreational field or play area, any number of smaller play or sitting areas, and drying yards.¹⁰

Philadelphia's public housing program was halted in 1940 when the newly elected mayor Robert Lambertson rejected proposed projects and federal aid. From the onset of World War II to its end, defense housing and war housing needs for whites took precedent. Although the Federal Public Housing Administration only built 350 permanent and 2,600 temporary housing units in Philadelphia - in comparison, 74 houses were built by private developers for black war workers, and the PHA supplied only 2,300 of the cities 11,862 wartime housing units to black war workers.¹¹ “The racial configuration inscribed

⁵ Bauman, 47.

⁶ Adams, Carolyn, David Bartelt, David Elesh, Ira Goldstein, Nancy Kleniewski and William Yancey, *Philadelphia: Neighborhoods, Division, and Conflict in a Postindustrial City* (Philadelphia: Temple University Press, 1991): 74.

⁷ Raymond A. Mohl, “Race and Housing in the Postwar City: An Explosive History,” *Journal of the Illinois State Historical Society* Spring 2001: n.p.

⁸ Mohl, n.p.

⁹ “5000 to Live in New Richard Allen Homes,” *Philadelphia Tribune* 10 October 1940.

¹⁰ Section E, page 8. Eight housing complexes are included in the draft MPDF: Abbottsford Homes, Bartram Village, Hill Creek, Oxford Village, Passyunk Homes, Richard Allen Homes, James Weldon Johnson Homes, and Tasker Homes. From various newspaper articles from the *Philadelphia Tribune* and from the Philadelphia Architects Builders website: Tasker Homes was PA-2-2 (built between 1939 and 1940) – approximately 1000 dwelling units in 125 buildings – including a community building – on 40.33 acres. PA-2-8 was the 1942-43 addition which added 77 additional dwellings on 3.67 acres. Richard Allen Homes was PA-2-3 and built between 1939 and 1941 and were designed by George I. Lovatt. Passyunk Homes was a USHA and PHA project, PA 36011-12 and was built in 1941. James W. Johnson Homes, built between 1939-40 consisted of 535 dwelling units in 59 buildings, including a community building on 19.4 acres. Abbottsford Homes was built in 1942. Hill Creek Housing Project was built in 1936, sponsored by the Philadelphia Housing Advisory Committee and was Federal Housing project 219; containing 29 one and two story flats on 24 acres, it was designed by architect Walter H. Thomas.

¹¹ Bauman, 96.

by war housing presaged the segregated postwar ghetto-neighborhood/urban-suburban residential pattern."¹² By the end of the war, Philadelphia, other cities in Pennsylvania and nationwide were facing housing shortages, loss of industrial and manufacturing economic bases, blight, and so on. In an effort to combat the decline of cities, in 1945, the Pennsylvania State Legislature enacted the Urban Redevelopment Act which

“promoted elimination of blighted areas and supply sanitary housing in areas throughout the Commonwealth; declaring acquisition, sound replanning and redevelopment of such areas to be for the promotion of health, safety, convenience and welfare; creating public bodies corporate and politic to be known as Redevelopment Authorities; authorizing them to engage in the elimination of blighted areas and to plan and contract with private, corporate or governmental redevelopers for their redevelopment...”¹³ under which in 1946, the Philadelphia Redevelopment Authority was created.

The Housing Act of 1949 provided federal funds for projects of a “predominantly residential” character in an effort to address the shortage of low-income housing in inner cities, and it allowed for slum clearance programs associated with urban renewal projects and set production goals at 135,000 units per year for six years.¹⁴ It was Congress’ intention that current inventory coupled with this growth would equal nationwide approximately one million units by 1955. In the end, only 460,000 units were completed from 1949 to 1967.

From the 1949 Act, Philadelphia was allotted 20,000 low-rent housing units and \$130,000 for preliminary surveys.¹⁵ Additional funds would be allocated upon an agreement between the City of Philadelphia and the PHA. This ordinance stated the selection of the sites would be determined by the PHA but it had to get approval by the city of Philadelphia’s City Planning Commission (PCP) and the Redevelopment Authority (RDA). Between 1948 and 1952, the PCP certified 16 areas for redevelopment including Eastwick, Aramingo, Temple, Poplar, Mill Creek, Powelton, Southwest Central, Passyunk, Old City, Triangle, North Central, Fairmount, Lombard, and Lehigh, and except for the Triangle, put emphasis on housing.¹⁶ The Citizens’ Council on City Planning (CCCCP), a “watchdog” group stated that the PHA should be “prepared to build on open or vacant sites as a general policy or at the very least to make possible the rehousing of families for redevelopment and other planning purposes.”¹⁷ The RDA did not move forward from 1946 to 1949 due to four major problems: challenge to the eminent domain power, delay in certification of blighted areas by the PCP, the law’s requirement that the RDA had to find temporary housing for the displaced families waiting for new housing, and failure of the General Assembly to provide land acquisition and construction funds.¹⁸

¹² Bauman, 72.

¹³ Urban Redevelopment Law, Act of May 24, 1945 Public Law 991 (35 P.S. section 1701 et. Seq.)

¹⁴ The Wagner-Ellender-Taft bill’s public housing portion was criticized by the National Association of Real Estate Brokers (NAREB), the National Association of Home Builders and the American Savings and Loan League as “communistic.” Senators Jesse Wolcott and Joseph McCarthy stated public housing was “a key to opening the door to Socialism in America.” Bauman, 94.

¹⁵ For comparisons: the City of Chicago Housing Authority built less than 20,000 public housing units after the war. In 1949, HACP built two public housing developments – Bedford Addition and St. Clair Village.

¹⁶ Bauman, 105.

¹⁷ Bauman, 111.

¹⁸ Maurice E. White, “Redevelopment Story: Early Years Shaped Order of Authority Priorities,” *Philadelphia Tribune* 17 October 1978.

Starting in 1950, the PHA proceeded to select sites and conducted public hearings for the following proposed public housing sites: Cresson, Roberts, Princeton, Diamond, Wilson Park, Mill Creek, Mantua, Abbott, Norris, North Allen, Harrison, Liddonfield, Schuylkill Falls, Green Valley, Queen Lane, Rittenhouse, East Poplar, Rising Sun, Fountain, Whitehall, Hunting Park, Jackson, Fitzwater, Oxford Village, and Hoffman. Of these sites, ten were approved later that year (they would still need to get federal approval):

- Juniata Project (next to Juniata Park) 600 units
- Rittenhouse Project (Rittenhouse St. and Pulaski Avenue) 200 units
- Diamond Project (25th and Diamond Streets) 700 units
- Wilson Park Project (25th and Ritner Streets) 650 units
- Norris Project (Diamond, Norris, 11th and Warnock Streets; Norris, Berks, Warnock and 10th Streets); two sections
- Harrison Project (Master and Thompson) 120 units
- North Allen Project (Warnock to 10th Street)
- Mill Creek Project (Aspen Street to Fairmount Avenue)
- Mantua Project (Bounded by Brown and 38th Streets)
- Abbotts Project (56th and Arch Streets)¹⁹

The PHA appointed George Lowatt, vice-president of the Philadelphia chapter of the American Institute of Architects to be its consulting architect in 1949 and commissioned prominent architectural firms to design its first 10 postwar projects and “encouraged them to do their best individual design.”²⁰

“Of the 10 projects designed and built between 1949 and 1955, only the 120-unit *Queen Lane* in Germantown loomed as a solitary, 16-story elevator building, uncomplemented by adjoining row house. Three projects, including *Spring Garden Homes*, featured row housing exclusively. In the remaining projects, Philadelphia architects endeavored to preserve ‘human scale and a sense of neighborhood’ through a judicious mixture of row housing and elevator structures. Such projects as *Wilson Park* exhibited not only Philadelphia’s concern for low densities and row housing but also the persistent appeal of the neighborhood principle. *Wilson Park* featured four eight-story International Style elevator buildings surrounded by two-story flat-roofed and three-story hip-roofed low-rise units. *Wilson’s* ‘ultramodern’ design paled beside the ‘experimental’ composition of color, mass, and texture in Stonorov’s award-winning *Schuylkill Falls* project. Called on the eve of its opening in late 1954 ‘the unique housing project in the nation’...[was comprised of] two 15-story towers together with several clusters of 2-and 3-story red and white brick row houses around an elementary school, a community building, and a playing field. Wigham and Tilden’s 1,122-unit *Rosen* project...a true urban island [contained] eight 12-story- cruciform-shaped elevator buildings and 308 gable-roofed, 2-story row housing units. Kahn’s *Mill Creek* consisted of three 17-story, modern-style buildings staggered around a large open square. Northwest Temple’s *Norris Homes I* and Southwest Temple’s *Harrison Plaza*...featured a mixture of low- and high-rise buildings. For *Norris I*...architects Atrim and Etter conventionally positioned an 11-story apartment building and 68 2- and 3-story row units on a two-block site. *Harrison’s* 15-story tower and the 188 row house ‘flats’ sprawled over parts of four city blocks. A few blocks away, in the North Allen redevelopment area, the twin 18-story Corbusian towers of *Cambridge Plaza* bore project stigmata identical to *Harrison*: untapered, unfluted concrete columns; slab canopies over doorways; the ubiquitous chain-

¹⁹ “Approve Six Sites for Low-Cost Home Redevelopment,” *Philadelphia Tribune* 24 June 1950

²⁰ Bauman, 111.

link fencing; and the scattered little plots of famished grass and shrubbery gasping for life in a concrete sea."²¹

Construction of high-rise public housing was predominant starting in the 1950s, and while most scholars place the blame on the cost cutting federal bureaucrats, the architects of the time do not escape responsibility in how their designs caused social ills. U.S. Housing Administrator Nathan Strauss and John Taylor Egan both agreed that 50 units per acre was the ideal density.

"After the war, National Housing Agency (NHA) Commissioner John Taylor Egan...continued the concern with costs and imposed restrictive new standards which shrank room sizes and increased density. He rejected plans in several cities that exceeded arbitrary per-unit costs, including the cost of slum clearance. Higher densities could reduce total per-unit costs by diluting land acquisition and slum clearance expenses across a greater number of units. Further, the marginal cost of each additional floor of a high-rise building was relatively low."²²

"The construction of high-rise public housing was to a large extent a response to cost pressures, observed Mary K. Nenno, associate director of the National Association of Housing and Redevelopment Officials. The federal government wanted to get as many units on a site as was humanly possible not only because it would be cheaper to build per unit, but also because it would be cheaper to operate once it was built and would mean more rental income coming in."²³

"Architects love to build high buildings because that's what impresses other architects," said Oscar Newman, a prominent urban planner whose 1972 book, *Defensible Space*, criticized the lack of adequate security provisions inherent in the design of public housing high-rises. "Who sits up and takes notice of little row housing? That may be exactly what the people who are going to live there really want, but it's not what the architects want to build...It seems architects are never really trained to take into account the social effects of design."²⁴

University of Pennsylvania sociologist Anthony F. C. Wallace's 1952 *Housing and Social Structure: A Preliminary Survey, with Particular Reference to Multi-Storey, Low-Rent, Public Housing*, published by the

²¹ Bauman, 113-115. In 1951, the Norris Project was the fourth of nine Housing Authority programs to gain final federal approval and the Public Housing Administration (PHA) agreed to a maximum construction loan up to \$2,923,492.64 for the Norris Project (the cost of all four projects was over 25 million dollars "Abbott Site Gets Ok of Council Unit," *Philadelphia Tribune* 5 May 1951.

²² Hunt, n.p. "The design problems of public housing have been blamed largely on architects' allegiance to post-war modernist theories.27 But modernism's role in public housing's shape and aesthetic has been exaggerated. Federal obsession with costs and not architectural fads explain Taylor's disastrous design. CHA and federal records reveal a four-year feud between Chicago and Washington officials over the cost and shape of public housing. Surprisingly and tragically, CHA officials understood the drawbacks of high-rises and sought to use low-rise designs for projects built after 1955, including Taylor. But federal officials rejected the CHA's plans as too expensive and in 1959 forced the use of highrise shapes which today haunts Chicago." "During this period [1950s], new public housing construction mirrored the evolving International Style, centering on unadorned concrete or steel and glass high-rises. The new designs radically changed the relationship between residences and their surroundings. Even though garden apartments and row houses had proved to be successful public housing types, architects and reformers wanted to explore other designs that would maximize usage of land. The resulting high-rise projects saved money - a crucial factor in the face of a dwindling federal housing budget - but yielded less livable environments." Sharon Maclean, "Historic Preservation: Saving High-Rise Public Housing," *Next American City* Fall 2006: n.p.

²³ Roger Cohn, "High-Rise Hell," *APF Reporter* Vol. 8, No. 1 accessed 11 November 2010,

<http://aliciapatterson.org/APFo801/Cohn/Cohn.html>.

²⁴ Cohn, n.p.

PHA, "explored the negative psychological impact of living in high-rise public housing years before widespread popular criticism of such structures."²⁵

And while PHA cautioned against high population densities in new housing developments, they still proposed to build the North Allen Housing Project (circa 1955) which consisted of approximately 712 dwelling units in a 13-story high rise on a three block site. They even went as far to say that this density of 75 families per acre was "a radical departure from the Authority's original plan which proposed an overall density of 30 families per acre."²⁶ "Despite Wallace's findings, the authority, faced with a severe housing shortage and difficulty in obtaining approvals for building sites, proceeded to launch into the most intensive period of high-rise construction in its history."²⁷ PHA was committed to building high-rise public housing (as was the federal government) and with its nine projects of 4,014 units, 65 percent (2,631 units) would be in high-rise buildings and only 35 percent (1,383 units) would be in low-rise buildings.²⁸

With the passage of the Housing Act of 1954, Philadelphia was allocated 2,500 units for the years 1955-1956 (the Act only allotted 35,000 units nationwide). Per John F. Bauman's *Public Housing, Race, and Renewal: Urban Planning in Philadelphia, 1920-1974*, various site selection committees steered toward "public housing site locations generally stamped non-controversial; after 1954, however, a new philosophy on sites evolved...[they] no longer saw housing projects as central to neighborhood revitalization...[advocated] areas where a pattern of racial integration already exists...and saw the need to build] low-rise housing on less expensive vacant sites on the urban periphery."²⁹ Although there were occasional "Not in my back yard" protests regarding site selections, and an objection to an inter-racial (Wilson Park Housing) project in 1952, "class prejudice...anti-Negro sentiment...neighborhood hysteria..." increased throughout the late 1950s and 1960s and all of the projects built from 1956-1967 were in ghetto or transitional neighborhoods, prompting African American leaders to accuse the PHA of "warehousing as well as ghettoizing the black poor."³⁰

The Housing Act of 1959 incorporated new elderly housing provisions, and the "policy statement assuring local housing authorities autonomy to meet housing needs determined at the local level."³¹ The Housing Act of 1961 provided demonstration monies to be used to test new design ideas for low-cost housing, which allowed private developers/builders to design and constructed housing and then sold it to the local public housing authority. Congress created the Department of Housing and Urban Development (HUD) in 1965 to oversee federal programs and to regulate fair housing initiatives, and started to incorporate privately owned, subsidized housing rather than large scale projects. In 1967, HUD provided the largest (ever at that time) single authorization for low-income housing of a \$70 million contract to the PHA which

²⁵ "Anthony F.C. Wallace Papers," American Philosophical Society accessed 23 November 2010, <http://www.amphilsoc.org/mole/view?docId=ead/Mss.Ms.Coll.64a-ead.xml;query=&brand=default>

²⁶ "Skyscraper Projects Hit by Association" *Philadelphia Tribune* July 28, 1951.

²⁷ Cohn, n.p

²⁸ "Skyscraper Projects Hit by Association" *Philadelphia Tribune* July 28, 1951.

²⁹ Bauman, 155-156.

³⁰ Bauman, 166-170. Cohn, n.p. "In 1957, in the midst of the high-rise boom, longtime housing activist Catherine Bauer decried the massive structures 'whose refined technology gladdens the hearts of technocratic architectural sculptors but pushes its occupants into a highly organized, beehive type of community life for which most Americans have no desire and little aptitude. The warnings issued by Bauer and Wallace proved tragically prescient. In 1968, Congress acknowledged the failure of high-rise public housing for families, prohibiting any new construction except under special circumstances." Philadelphia's last high-rise housing project was built in 1967 per Joseph S. Clark and Dennis J. Clark's "Rally and Relapse, 1946-1968" published in Russell F. Weigley, ed.'s *Philadelphia, a 300 Year History*.

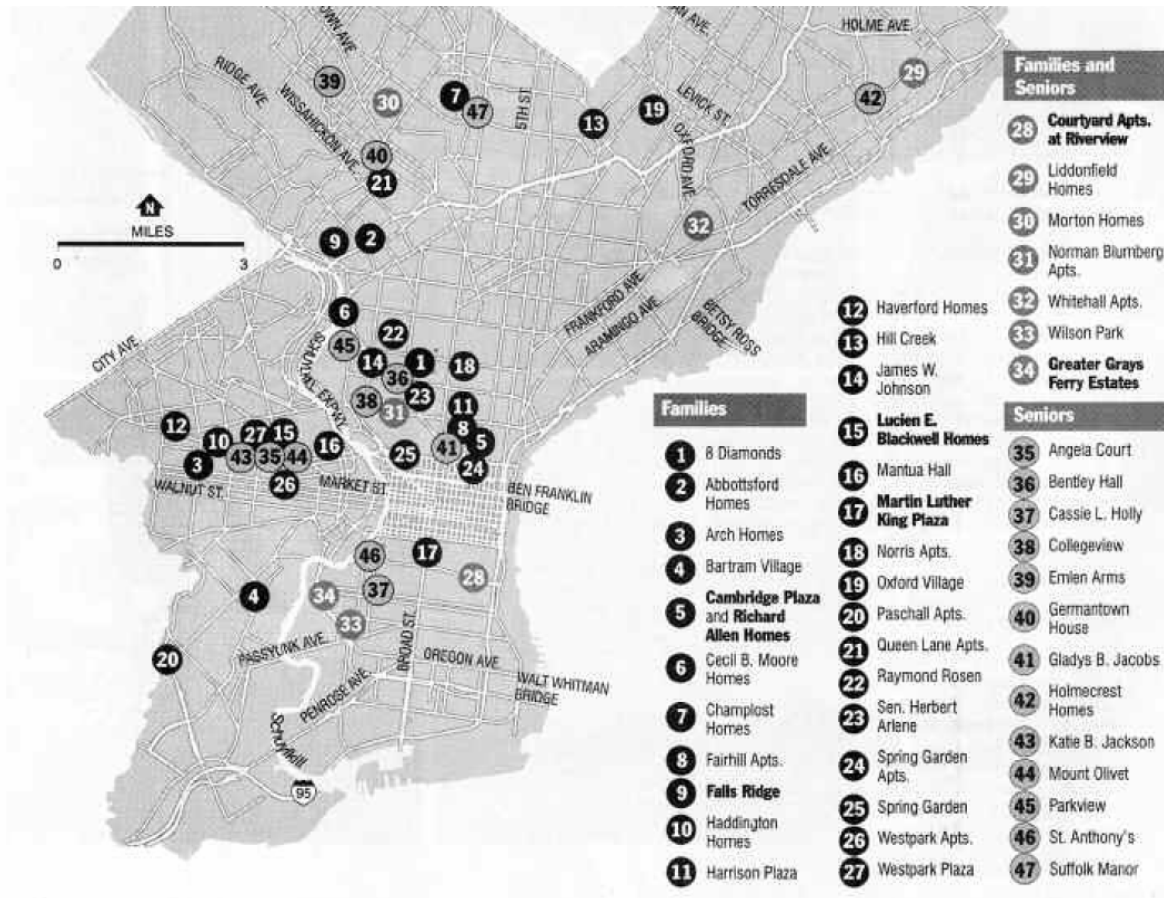
³¹ "The History of Public Housing," 5 accessed 24 November 2010, available at http://hace.org/content/images/PDFS_06/miscellaneous/historyph.pdf.

allowed them to purchase 5,000 rehabilitated, low-rent homes on scattered sites throughout the city.³² Building on that premise, HUD in 1968 stated that “for every additional unit of public housing constructed in areas heavily populated by blacks, local housing authorities had to build a similar number of public housing units in neighborhoods outside the ghetto.”³³ Frank Steinberg, chairman of the PHA stated his opposition to this idea of “breaking up the black ghetto by putting public housing units into white areas. Color likes to live with color. If you can put colored people in the Northwest, colored wouldn’t be happy and white people wouldn’t be happy.”³⁴ The Housing and Community Development Act of 1974 adopted a middle ground approach between strong federal control and local level responsibility and decision making.

³² Bauman, 195. HACP purchased its first scatter site homes in the late 1960s; even though the program was intended to find better and different alternatives to public housing, in the late 1960s and early 1970s they were still building high rise developments – twelve in fact.

³³ Bauman, 200.

³⁴ Bauman, 202. Steinberg resigned in 1969.



Map indicating current locations of PHA's public housing properties (circa 2005). In 2009, the PHA owns and manages a total of 15,661 housing units in thirty-one conventional public housing developments, ten scattered site management areas, eleven alternatively managed developments and eighteen newly renovated or constructed Low Income Housing Tax Credit sites.

RESOURCES (for further research needs)

Bauman, John F. *Black Slums/Black Projects: The New Deal and Negro Housing in Philadelphia*. Pennsylvania History. Vol. 41 No. 3 (July 1974): 311-338.

Bauman, John F. *Public Housing, Race, and Renewal: Urban Planning in Philadelphia, 1920-1974*. Philadelphia: Temple University Press, 1987.

Park, Jinbin. *The Legacy of Conservative reform: Making the First Public Housing in Philadelphia, 1890-1940*
This dissertation discusses the history of housing reform and the development of public housing during the Progressive and the New Deal eras in the city of Philadelphia. Previously people considered housing to be a private matter and feared government intervention in it; however, housing reformers pioneered systematic urban planning and public housing policies. Their efforts resulted in the first government housing projects during World War I and the Great Depression, several of which were constructed in Philadelphia. Yet, the development of public housing took a conservative and limited form due to national and local opponents of reform. Federally, housing reformers with more progressive ideas failed to secure the important positions and budgets while conservative housing administrators wrote housing policies. Locally, Philadelphia's housing reformers encountered corruption and resistance by the alliance between the old-time Republican machine politicians and business interests that eventually thwarted the further advancements of public housing programs. As a result, the first public housing failed to initiate fundamental changes in the housing market, and instead left a conservative legacy in the future of American cities.


Philadelphia Housing Authority




<http://www.phila.gov/phils/Docs/Inventor/graphics/agencies/A152.htm>


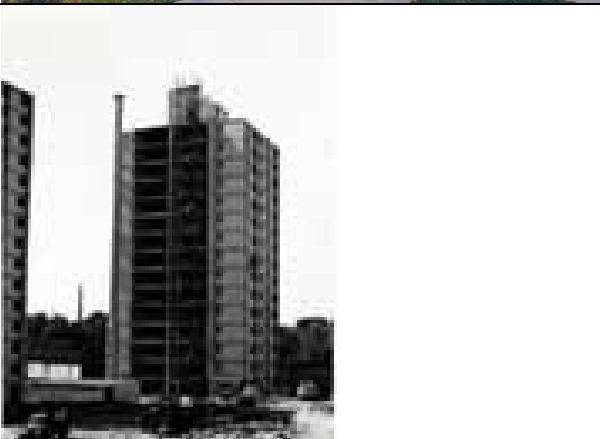

[Record group 152]




Archival Records




- [152.1](#) Annual and Biennial Reports (1937-1941, 1950-1955, 1960-1961, 1963-1964, 1974, 1976, 1991)
- [152.2](#) Real Estate Property Survey. General Survey Tables (1939)
- [152.3](#) Queen Lane Housing Project. Drawings (1953)
- [152.4](#) Wilson Park Housing Project. Drawings. (1952)
- [152.5](#) By-Laws (1939, amended to 1969.)
- [152.6](#) Personnel Division. Annual Report (1 May 1951-15 June 1952)
- [152.7](#) Reports and Publications (1949-1957)




Philadelphia City Planning Commission. *Low and Moderate-Income Housing Production in Philadelphia: Statistics as of December 31, 1969*. Philadelphia: Philadelphia City Planning Commission, Office of the Deputy Managing Director for Housing, 1970. 




<i>Housing Name</i>	<i>State Project # - Client</i>	<i>Location</i>	<i>Dates of Construction/Occupancy</i>	<i>Type</i>	<i>Architect/builder</i>	<i>Misc</i>	<i>Photo</i>
Arch Homes Project	PHA	56 th & Arch Streets, West Philadelphia	Circa 1951; year of occupancy 1952	Low-rise	Morgan, David H.	This is the "Abbott" dairy farm project; 51.9-100.0% African American tenancy (1952-1968)	
Raymond Rosen Housing Project	PHA	23 rd and Diamond Streets - North Central Philadelphia	1952-1954; year of occupancy 1954	Eight 13-story high rises	Wigham and Tilden	Demolished 1995; 11% African American tenants in 1952; 99.9-100% African American tenants (1956-1968)	
Norris Housing Project	PHA	N. 11 th Street and Norris Street	1953; year of occupancy 1954	11-story high rise 2 story buildings - 1954; 1955	Antrim, Walter S.; Etter, Charles G.	100%-97.0% African American tenancy (1956-1968)	


Wilson Park Housing Project	PHA	25 th and Ritner Streets; 26 th and Snyder - South Philadelphia	c1953; year of occupancy 1954	12 story high-rises, low-rises	Barney & Banwell	9.6%-60.0% African American tenancy (1956-1968)	
Mill Creek Housing Project	PA-2-17 – PHA and PCPC	Aspen St, Fairmount Ave and N. 46 th (Phase I); Brown, N. 46 th , Fairmount Ave & N. 48 th (Phase II)	1951-1956 (Phase I housing); 1956-1963 (Phase II); year of occupancy 1955	Three 17-story high rises	Kahn, Louis I; Cronheim & Weger (structural engineer); Kiley, Daniel U. (landscape). II – Kahn, Louis I.; Keast & Hood (structural engineer); Patton, George E. (landscape)	Demolished in 2002; 100% African American tenants (1956-1968)	
Queen Lane Housing Project; Apartments II	PHA	Pulaski Avenue and W. Queen Lane; Alfred St and Penn Street – Northwest Philadelphia	1952-1953; 1957?; year of occupancy 1955	16 story high rise and low-rises	Longstreth, Thaddeus; Roth & Fleisher	92.5-97.2 % African American tenants (1956-1968)	




Schuylkill Falls Housing Project	City of Philadelphia; PHA	Ridge Avenue, Merrick St., W. School House Lane	1953-1955; year of occupancy 1955	Two 16 story high rises	Stonorov, Oskar G.	Demolished 1996 African American tenancy: 11.5% 1956; 15.4% 1960; 28.0% 1964; 56.0% 1966; 78.0% 1968.	
Spring Garden Apartment Housing Project	PHA	8 th and Green Streets, East of Broad Street – North Central Philadelphia (near Kearney School)	year of occupancy 1955	Low-rise		83.3-97.0% African American tenants (1956-1968)	
Liddonfield Housing Project	PHA	Northeast Philadelphia – Torresdale Avenue, Megargee street and Cottage Street	1953; year of occupancy 1955		Berkowitz, Allan A., Gilfillan, Robert AC; Levinson, Ezekiel, Montgomery & Bishop	To be demolished **was essentially all-white housing 1.9%-1.0% African American tenancy (1956-1968)	


Harrison Plaza Housing Project	PHA	N. 10 th St., Master St. and E. Thompson St. (Temple area)	1953-1954; year of occupancy 1956	14 story high rise, has town homes also	Davis, Dunlap & Carver; Fleisher, Horace (landscape)	98.6%-97.0% African American tenancy (1956-1968)	
Cambridge Plaza housing project	PHA	North 10 th Street - North Philadelphia	Circa 1956; year of occupancy 1957	Two 14 story high rise towers and 124 low rise townhouses	Howell, Lewis, Shays & Associates	Demolished 2001; 97.0-95.0% African American tenancy (1966-1968)	<p data-bbox="2077 760 2131 857">g. f the part ture.</p> <p data-bbox="2077 881 2145 987">S</p>  <p data-bbox="2319 1101 2429 1117">Inquirer Archives</p>
Haddington Housing Project	PHA	55 th Street, Vine Street – West Philadelphia	1950s; year of occupancy 1959	Low-rise	Martin, Stewart & Noble; Sears, Thomas W.	99.0-100.0% African American tenancy (1966-1968)	

North Allen Housing Project	PHA	N. 10 th , N. 11 th St and Poplar Street	c1955-56. Not listed in Bauman's book – could this be under some other name?	13-story elevator apartment	Shaw, Howell L.	16 acres covering three block area to be built at cost of \$6,000,000 adjacent to the Richard Allen homes. Families to be moved in around January 1, 1957 (Philadelphia Tribune 4.12.1955)	Appears to have been demolished. 
Haverford Homes	PHA	59 th Street and Haverford Avenue; West Philadelphia	Circa 1957; year of occupancy 1959	Low-rise	Fleisher, Horace; Morgan, David H.	99.0-100.0% African American tenancy (1966-1968)	
Whitehall Housing Project	City of Philadelphia; PHA	Northeast Philadelphia; Margaret St. Tackawanna St. Harrison St. and Jackson St.	1958; year of occupancy 1959	Low-rise	Rice, Norman N.	20.0-45.0% African American tenancy (1966-1968)	

Mantua Hall Housing Project	PHA	N. 35 th Street, N. 36 th Street, Fairmount Avenue - West Philadelphia	1959; year of occupancy 1960	18 story high rise	Fleisher, Horace; Morgan, David H.	Demolished 2008; 98.0% African American tenancy (1966-1968)	
Hawthorne Square Housing Project (aka Martin Luther King Plaza or Fitzwater)	PHA	South Philadelphia – 13 th and Fitzwater Streets	1957; year of occupancy 1960	4 buildings – 15 floor high rise and low rise	Carroll, Grisdale & Van Alen	Demolished 1999; 94.7-97.0 % African American tenancy (1960-1968)	
Champlost Housing Project	PA-2-68; PHA	W. Nedro Avenue, N. 20 th St., in West Oak Lane - North Central Philadelphia	Late 1950s?; year of occupancy 1960	Low rise	Price, Beryl; Yeomans, Paul H (engineer); Maurer, Edward A. (landscape architect); Lambert, Joseph M. (structural engineer)	95.0-97.2% African American tenants (1960-1968)	

Parkview	PHA	N. 33 rd and Diamond Streets	year of occupancy 1961	Low-rise	Davis, Poole & Sloan	98.4-98.7% African American tenants (1966-1968)	
Fairhill Homes	PHA	N. 11 th Street - North Philadelphia (Hartranft neighborhood)	circa 1961; year of occupancy 1962	Two 18-story high rises; low rises	Davis, Poole & Sloan	98.0-97.0% African American tenants (1966-1968)	
Southwark Housing Project (now Riverview-Courtyard)	PHA	South Philadelphia – Washington Avenue; 4 th Street	1963-65; year of occupancy 1963	26 story high rise (three towers – total 886 units)	Stonorov & Haws	Two towers demolished c. 1997; other tower gutted and rehabbed 2000; 48.5-56.4% African American tenants (1966-1968)	

Morton Housing Project	PHA, City of Philadelphia	Morton Street and Mechanic Street – North Central Philadelphia	1960; year of occupancy 1963	Low rise	Hatfield, Martin & White; Malkus, Lloyd H.	97.2% African American tenants (1966-1968)	
Westpark Housing Project	PHA	44 th and Market Street, West Philadelphia	1962; year of occupancy 1964	19 story high-rises	Harbeson, Hough, Livingston & Larson	98.0-97.4 % African American tenants (1966-1968)	
Paschall Homes	PHA	72 nd Street, Paschall Avenue, Cobb's Creek Parkway - Southwest Philadelphia	1966; year of occupancy 1966	220 units; low-rise		Demolished 2009; 64.6% African American tenants (1968)	

Norman Blumberg Housing	PHA	Hemberger Way, West Jefferson Street, N. 24 th Street, N. 23 rd St. - North Philadelphia	C 1965; year of occupancy 1967	Two 18 story high-rise and one 13 story high rise	Bellante & Clauss	13 story high rise was built as Elderly housing; unknown occupancy %	
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Dates of occupancy and tenancy percentages are from Table 3, Philadelphia Public Housing Projects, 1938-1941 in Bauman, 172-173.

Additional PHA properties:

Holmecrest	year of occupancy 1967	Senior citizen housing
Whitehall II	year of occupancy 1968	Senior citizen housing
Morton II	year of occupancy 1969	Senior citizen housing
Liddonfield II	year of occupancy 1969	Senior citizen housing
Collegeview	year of occupancy 1969	Senior citizen housing
Emlen Arms	year of occupancy 1970	Senior citizen housing
Point Breeze Court	year of occupancy 1971	Senior citizen housing
Plymouth Hall	year of occupancy 1971	Senior citizen housing
400 North Fiftieth Street	year of occupancy 1971	Senior citizen housing
Bentley Hall	year of occupancy 1972	Senior citizen housing
Germantown House	year of occupancy 1973	Senior citizen housing