

HOUSING

A HOME FRONT ACHIEVEMENT



A Report by the Housing Authority
of the City of Bremerton, Washington

Bremerton Housing Authority



JAMES RUSSELL



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CHAIRMAN



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COMMISSIONERS

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GEORGE S. GALLAHAN
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EXECUTIVE DIRECTOR
E. C. SEANLE

July 19, 1943

Honorable L. (Hum) Kean, Mayor
and Members of the City Commission
City of Bremerton, Washington

Dear Mayor and Commissioners:

The Housing Authority of the City of Bremerton is pleased to submit this report of our activities and progress from the time of our inception to July 19, 1943. This is in accordance with the requirements of the Washington Housing Authorities Law (Chapter 23, Session Laws, 1939). Section 24.

May we express our sincere appreciation for the splendid cooperation and assistance given by you, the City Commission and the many departments of the City Administration.

Respectfully submitted

HOUSING AUTHORITY OF
THE CITY OF BREMERTON


L. C. GALYAN, Chairman

An Appreciation . . .

In every community can be found individuals who feel a sense of responsibility toward their city and their neighbors. They are the men and women who lend their talents and energies to those things important to the welfare of all. They are the ones who have a sense of civic consciousness, who make it possible to progress, to improve and to grow. That is the type of citizen who has served with the Housing Authority of the City of Bremerton, accomplishing without remuneration or reward of any kind, and often in the face of adverse criticism, the housing program that has been of incalculable benefit to the city, the nation and our war effort. To those men and women responsible for planning, constructing and administering Bremerton's public housing program, this report is respectfully dedicated.



Eugene C. Searle

EXECUTIVE DIRECTOR
BREMERTON HOUSING AUTHORITY



Frank M. Crutsinger

DIRECTOR, REGION IX
FEDERAL PUBLIC HOUSING AUTHORITY



Rear Adm. S. A. Taffinder

COMMANDANT
PUGET SOUND NAVY YARD



L. "Hum" Kean

MAYOR
BREMERTON, WASHINGTON

Why War Housing? . . .

The transformation of America from a nation at peace to a bastion of productivity and might that foreshadows the doom of the axis nations will live in history as one of the miracles of all time.

Herculean problems, the complexity of which would have discouraged a less energetic and determined people, have been met, and solved.

Industries have been converted, almost over night, from the manufacture of civilian products to the necessities of war; great manufacturing installations turning out guns, planes, ships and equipment for our fighting forces have risen in record time; millions of our young men have turned from ordinary tasks to join the uniformed ranks, and countless numbers have discarded less important work to man the industrial front.

This transition of an entire nation has necessitated wholesale migrations of skilled and semi-skilled workers to industrial centers. Localities containing the nucleus of our war industry had to find additional manpower to meet their needs and to produce the implements of our fighting forces.

For such communities vital and immediate problems arose, requiring studied planning, careful administration and forceful action. Some found their populations doubling and tripling. They found immediate need for greater housing facilities, expanded educational provisions, greater fire protection, more policemen, more water, more of everything essential to the well-being of their citizens, old and new.

No better illustration of the sudden and substantial growth produced by the war can be found than in Bremerton, where the estimated population is four times greater today than three years ago.

A "Navy town," Bremerton has existed and prospered as the site of the chief repair and overhaul center of our Navy's capital ships. Through war and peace for the past 50 years its facilities, embraced by the Puget Sound Navy Yard, have expanded steadily. War, and the months preceding it, have seen those facilities grow to staggering proportions, while the tasks assigned the Navy Yard have been of major importance in maintaining and strengthening not only our own sea defenses, but those of our allies as well.

The foresight of those who anticipated hostilities months before actual war prepared the Navy Yard for the vital role it plays today. Similarly, the foresight and planning of both federal and local government prepared the city and its environs to meet its responsibilities to the thousands of new workers and their families, recruited throughout the United States and now engaged here in war production.

Housing has been one of the major assignments of the city, with the assistance and planning of the several federal agencies organized to solve housing problems on a nation-wide scale.

Just how well Bremerton, through its five-man Housing Authority, has accomplished its aim is illustrated in the following report. This report relates what has been done in the three years since the Bremerton Housing Authority organized, July 19, 1940.

BREMERTON HOUSING PROJECTS

Project Name	Project Number	Dwelling Units
Westpark	Wash. 3-1	600
Westpark Extension	Wash. 45043	240
Eastpark	Wash. 45044	260
Eastpark	Wash. 45047	230
Eastpark	Wash. 45048	70
Sheridan Park	Wash. 45049	1750
Anderson Cove	Wash. 45111	160
Qualheim Hill.....	Wash. 45112-A	560
Sinclair Park	Wash. 45112-B	280
View Ridge.....	Wash. 45141	250
View Ridge.....	Wash. 45144	250
Dormitory Apartments	Wash. 45145	96
Sheridan Park Extension.....	Wash. 45210	476
View Ridge.....	Wash. 45216	1024
Total Family Dwelling Units.....		6246

Nature Enhances
WESTPARK



A Job To Perform . . .

Bremerton's interest in public housing dates back to the inception of the state's housing program. While, primarily, interest in public housing was concentrated on slum clearance and low-cost dwellings for families in the lower income brackets, the Navy Yard community approached the subject from an entirely different viewpoint.

The foresight of a group of civic leaders has enabled Bremerton to meet its housing needs efficiently. The possibility of world war and subsequent migration of thousands of workmen into this industrial area was not unforeseen and the result was that a foundation was laid to meet this eventuality.

At the instigation of former Governor Clarence D. Martin, an eight-man committee was named in 1938, appointed by the Washington State Planning Council and the State Social Security Department, to study existing public housing acts and to draft legislation enabling municipalities and counties within the state to organize and operate housing authorities and projects.

H. E. Gorman, former Bremerton city attorney, was a member of that committee, the work of which resulted in passage, in February, 1939, of necessary enabling legislation which led to formation of the Bremerton Housing Authority and of similar organizations elsewhere in the state where a need existed.

Thus, Washington became the 34th state to embrace public housing as a means toward improving living conditions of thousands and, what is more important today, constructing and operating housing projects which provide living space and facilities for countless numbers of war workers.

It was not until the year following passage of the State Housing Act, however, that Bremerton found it necessary to proceed with its local program.

Existing private housing was proving inadequate to meet the needs of the Puget Sound Navy Yard. The migration of additional workmen, and their families, to fulfill the requirements of the already accelerating pace of the naval base was even then starting.

So, on July 17, 1940, the City Commission of Bremerton, by resolution, formed the five-man Housing Authority, declaring:

"There is a shortage of safe and sanitary dwelling accommodations in the City of Bremerton available to persons of low income at rentals they can afford, and said shortage is primarily caused by the influx of employes of the Puget Sound Navy Yard due to the emergent needs for National Defense."

James Russell, who continues to serve as a member of the Housing Authority, was its first chairman. Other members were Lester C. Galyan, present chairman of the Authority; Mrs. Lulu D. Haddon, now Commissioner of Finance of the City of Bremerton, and J. C. Baer and Ransford A. McNeal, the latter two deceased. E. C. Searle was named executive secretary of the Authority, a position he has continued to fill throughout the vast program and development supervised and executed by the Housing Authority.

Three others, all current members of the Housing Authority, have assisted in directing Bremerton's housing program. They are Harold Lebo, vice chairman of the Authority, and George Callahan and T. Sam Morrison.

While the Bremerton Housing Authority's principal effort is, and always has been, providing living space augmenting existing private homes, the inception of the housing program saw many situations arising where remedial action was imperative.

The quickly accelerating pace of the Navy Yard, stimulated by the axis nations' threat to the security of the world, brought new residents to the community faster than private building or capital could meet the situation.

Available living quarters were quickly filled and living conditions for hundreds of new families were unsanitary, unhealthful and disagreeable as they took whatever space they could find. Shacks, old garages, dilapidated store buildings and even tents provided undesirable and temporary homes for many of them. A large number of buildings occupied had never been intended as living quarters, or were in bad disrepair, with the re-

sult that the need for immediate and adequate public housing was quickly emphasized.

It was with this picture and knowledge that the new Housing Authority of the City of Bremerton started its tremendous task. And it is with the satisfaction that such conditions have been alleviated and that safe and comfortable homes have been provided for essential industrial workers and their families that the Housing Authority today carries on its well-administered program.

BREMERTON HOUSING AUTHORITY

Administrative Personnel

Everett Humble.....	Management Superintendent
O. F. (Bill) Rankin.....	Assistant Management Superintendent
Helen Graham.....	Attorney
E. H. T. McGowan.....	Auditor
Earl Sanders.....	Maintenance Engineer
George Smalley.....	Purchasing Manager



Homes Cheerful In
WESTPARK



Westpark--The Start . . .

The labor demands of the Puget Sound Navy Yard, attracting a steady stream of new workmen to Bremerton, made speed imperative in the development of the city's public housing program. And the newly-organized Housing Authority was quick to accept the challenge.

With federal assistance available under the terms of the Wagner-Steagall Act, the first federal public housing legislation and passed by congress in 1937, application was made to the Federal Works Agency for funds to construct 600 family dwelling units.

Then, as now, the Housing Authority of the city was in close coordination with naval authorities, following their recommendations as to the type of development necessary and the size and number of units most advantageous to the Yard's needs.

The initial development, christened Westpark, was to be the first of many projects. But it ranks still as a major achievement, completed in record time and cited nationally for its studied planning, pleasing architecture and attractive location.

The first problem was selection of an adequate site. After surveys of available properties, a 73-acre tract on the city's northwest limits was chosen. The property had advantages both in terrain and location, for it was close enough to the shopping and industrial centers to eliminate any major transportation problems.

Located on a slope rising above sheltered bays and affording a background of wooded hills and secluded salt water inlets, the housing site lent itself to the skill of architects and landscape experts. While scattered homesites occupied a portion of the site and a deep hole on one edge was used as a city garbage disposal area, the possibilities of the tract were apparent immediately.

Its verdant acres were covered heavily with stands of cedar, fir and other trees and matted heavily with undergrowth. Both the trees and terrain were utilized to the fullest degree in planning the project, with the result the development's appearance was greatly enhanced.

One of the first acts of the Housing Authority was to retain the services of three nationally-prominent architects. The trio of men, F. A. Naramore, Clyde Grainger and Perry B. Johanson, did a speedy but efficient job of designing the project and producing the necessary drawings.

Meanwhile, the legal staff of the Authority was hard at work negotiating for purchase of the property within the site. As a large portion was city-owned, efforts were concentrated on privately held tracts. In all but a very few instances, purchase prices were quickly set and the deals consummated. However, condemnation action by the city was necessary in a few instances where the sum asked was considered too great. However, work was started on that portion of the site where title was secured and the tracts in question were acquired speedily through court action.

So rapidly did the preliminary work on the development progress that on November 13, 1940, less than four months after the Housing Authority was organized, bids were opened on the general contract.

Submitting the lowest of several figures received was the Western and West Coast Construction Company of Seattle. Its bid of \$1,812,300 was accepted, approved by the Federal Public Housing Authority and the contract signed December 3, 1940.

By efficient coordination of the work and the assignment of various tasks to sub-contractors, results were almost instantaneous.

New systems of construction were evolved, and mass production methods adopted to expedite the project. An example was the establishment of a mill on the site where power saws and other equipment made quick work of cutting and fashioning lumber to the proper lengths and sizes.

Similarly, plumbing installations were made in a single unit, the units being shop-assembled first and put in place while the buildings were in the initial stages of construction.

Subcontracts on the project went to Lent's, of Bremerton, handling plumbing, heating and sheet metal work; the Union Electric Company, of Bremerton, electrical work; Shinn-Robinson Company, of Olympia, painting contractors; Valley Construction Company, of Seattle, sewer sub-contractor, and to the Pope and Talbot Lumber Company, which supplied a major portion of the lumber directly from its own mills.

All of the 250 buildings comprising the 600 family dwelling units in Westpark rest on concrete foundations. Plastered interiors lend to the permanency of the structures, while shingle and clapboard exteriors give variation in design and appearance.

The development consists of 50 single family dwellings, 135 of the duplex type and 70 four-family structures. Consideration also was given to variation in the size of tenants' families, with 280 of the structures containing one bedroom each, 270 having two bedrooms and 50 having three bedrooms.

Focal point of Westpark is Haddon Hall, the community center which contains, besides recreational and social facilities for tenants, the rental office, administrative offices and maintenance and repair shops. From Haddon Hall paved, winding roadways lead through the residential areas. Off the main arterials branch driveways, at the terminus of which are adequate parking areas for tenants' automobiles.

The builders of Westpark also included in their plans provisions for community laundries, eight of which adequately serve the project. Laundries are conveniently located for all tenants, and each serves 75 families, with an electric washing machine provided in a ratio of one for each 25 families. Drying rooms built into the laundries make that household chore easier for the members of the Westpark community.

The speed with which Westpark grew from a wild and rugged area into a community of comfortable homes, wide streets and flourishing lawns and gardens was remarkable, both from the standpoint of the builder and of those who waited for opening of the housing units.

So rapidly did the project grow, that four months after contractors began construction, the first 60 families moved in. Units were released at the rate of from 35 to 50 per week after that and were filled quickly by the long waiting list of applicants.

On July 19, 1941, exactly one year after the Housing Authority held its first meeting, Westpark was dedicated. The colorful ceremony marked completion of one of the first major public housing developments in the country. But what was more important, it signaled completion of probably the first housing project built to quarter the nation's growing army of war workers.

The dedication program was attended by high-ranking officials of both the state and nation, including Governor Arthur B. Langlie, Langdon W. Post, regional director for the Federal Public Housing Administration; Captain L. F. Kimball, representing the Navy, and various city and county officials.

The successful completion of Westpark has been matched by its successful operation, reflected in statistical and financial data compiled in this report.

WESTPARK

Development Costs

Site Purchase	\$ 22,664.43	
Other Site Costs	19,807.64	
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Total Site Cost		\$ 42,472.07
Site Improvements		437,967.77
Cost of Structures.....	\$1,421,490.09	
Cost of Equipment.....	74,857.33	
<hr/>		
Total Structure, Equipment Cost.....		1,496,347.42
Total Administration and Engineering.....		127,602.48
Total Project Cost.....		2,104,389.74
Cost Per Dwelling Unit....		3,507.31



Gardens Flourish in
WESTPARK



Navy Needs Filled . . .

Construction of Westpark had only just started when officials of the Navy and the Federal Public Housing Authority decided additional facilities would be required to cope with the tenant situation. While Westpark was a start in the right direction, they felt, its 600 family dwelling units would be only a portion of the need.

So, after surveying the area and considering probable increases in the Navy Yard's personnel, the Bremerton Housing Authority was informed that construction of 800 additional dwelling units was contemplated by the Federal Public Housing Authority with funds allocated under the recently enacted Lanham Act.

Announcement of the projected new construction was made to the Bremerton Housing Authority on January 15, 1941, and steps were taken immediately to arrange an agency agreement with the government so that all public housing would be governed and managed by one authority. This arrangement later was consummated.

Prior to this, however, the FPHA, on January 2, 1941, petitioned the Housing Authority for an option on undeveloped property within the Westpark site. Sale of this area was approved one month later for \$25,000.

At the request of the Navy, 240 dwelling units established on the Westpark site, and designated officially as Westpark Extension (Wash. 45043), were restricted exclusively to tenancy by enlisted personnel of the Navy and Marine Corps.

To expedite their construction, contracts were let to the firms already engaged in building Westpark proper, with the same type of permanent construction and general architecture followed. The result was that no distinct line of demarkation separates Westpark and Westpark Extension.

On the 26.57 acres purchased by the FPHA for the construction of Westpark Extension were built 112 single bedroom units, 108 of the two-bedroom type and 20 with three bedrooms.

Actual construction of the buildings cost \$532,014.17, while another \$24,639.40 were spent to equip the houses. Utilities, roads, streets, walks, landscaping and similar work added another \$175,236.68 to the cost of the project while \$9,642.08 was allocated for the installation of recreational facilities. Thus, with engineering, planning and field supervision costs added, Westpark Extension's 240 homes cost a total of \$815,173.92, all approved and paid from Lanham Act funds.

Total development, an analysis shows, cost \$3,397 per dwelling unit.

Westpark Extension presented for the Bremerton Housing Authority an unusual problem. Reserved for the exclusive use of enlisted personnel, it was necessary to provide furnishings for the dwellings. But no provision had been made by the government to buy furnishings for the homes.

So the Housing Authority exercised its ingenuity, conferring with naval officials and bankers with the result that funds were raised to buy adequate furnishings, which are leased, under a separate agreement, to the tenants. The furnishings rental is separate entirely from the dwelling rentals and handled as an individual transaction.

Under the original management agreement between the Bremerton Authority and the Federal Public Housing Authority, all revenues derived from Westpark Extension were turned over to the Federal agency and drafts were made on it to cover operation expenses. Since Nov. 1, 1942, however, a lease agreement has been in effect under which a budget for operations is drafted and quarterly settlements made with FPHA, sending to it all funds in excess of budgeted expenses.

RENTAL SCHEDULES.

For Projects In Operation by the
Housing Authority of the City of Bremerton, Washington

Project Name	Project Number	Unit Size	Monthly Rent
Westpark	Wash. 3-1	1 Bedroom.....	\$33.00
		2 Bedroom.....	38.00
		3 Bedroom.....	41.00
Westpark Extension.....	Wash. 45043	1 Bedroom.....	\$19.00*
		2 Bedroom.....	21.00*
		3 Bedroom.....	23.00*
Westpark Extension.....	Wash. 45043	1 Bedroom.....	\$29.00**
		2 Bedroom.....	31.50**
		3 Bedroom.....	34.00**
Eastpark	Wash. 45044-7-8	1 Bedroom.....	\$33.00
		2 Bedroom.....	38.00
		3 Bedroom.....	41.00
Anderson Cove.....	Wash. 45111	1 Bedroom.....	\$38.00
		2 Bedroom.....	44.00
		3 Bedroom.....	48.00
Qualheim Hill.....	Wash. 45112A	1 Bedroom.....	\$38.00
		2 Bedroom.....	44.00
		3 Bedroom.....	48.00
Sinclair Park.....	Wash. 45112B	1 Bedroom.....	\$38.00
		2 Bedroom.....	44.00
		3 Bedroom.....	48.00
Sheridan Park.....	Wash. 45049	1 Bedroom.....	\$38.00
		2 Bedroom.....	44.00
		3 Bedroom.....	48.00
		4 Bedroom.....	51.00
View Ridge.....	Wash. 45141	0 Bedroom.....	\$30.00
		1 Bedroom.....	35.00
		2 Bedroom.....	41.00

* Do not receive Navy housing allowance.

** Receive Navy Housing Allowance.

Tenants in Westpark, Westpark Extension and Eastpark provide own fuel. In all other projects, fuel furnished by Housing Authority and figured in rental sum.

Facilities Complete
at
WESTPARK



The Rental Turnover . . .

The rental turnover in war housing projects probably runs considerably higher than in a corresponding number of private dwelling units.

This is true for several reasons, chief of which are the desire by many to own their own homes and the tendency of certain classes of workmen to shift from one job to another, never staying long in one place. This migration of workmen has been slowed considerably by the labor freezing policy of the government, but still reflects itself in rental turnovers in the war housing areas.

Because it is the oldest of Bremerton's several housing projects and has been in operation the longest, Westpark probably affords the best illustration of rental turnover.

In the year ending May 31, 1943, Westpark's tenant turnover approximated 22.5 per cent, or 135 of the 600 family dwelling units in the project. However, that figure is distorted when we consider that of the 135 units relinquished by tenants during the year, 63, or 46.6 per cent of the total, merely shifted to larger or smaller units more suited to their individual needs. Therefore, when we subtract the 63 who remained as housing tenants, but merely changed addresses, we find the turnover rate was actually only 12 per cent during the year.

Of the total actually leaving the housing site, 18, or 23.6 per cent, either built or bought their own homes. Another seven, or approximately 9 per cent, were called to military service and a similar number found other housing.

Forty-two, or 58.3 per cent, actually left their employment and shifted to other localities while 16 tenants, or 22 per cent, made moves necessitated by their health or that of a member of their family. Transfers made by the government to other war centers affected 10 others, amounting to 14 per cent.

HOUSING AUTHORITY OF THE CITY OF BREMERTON

Westpark, Project Wash. 3-1

Loan Contract WAH 666

June 30, 1943, Bremerton, Washington

ASSETS

Current Assets:

Cash on Hand and in Bank—

Development Fund	\$ 136,151.58
Administrative Fund	89,960.96
Reserve Fund	46,558.46
Security Deposit Fund.....	17,436.29
Petty Cash Fund.....	25.00
Change Fund	300.00
Debt Service Fund.....	17,699.07

\$ 308,131.36

Accounts Receivable—

Bond Subscribers	2,121,000.00
Tenants Accounts	774.67
Receivable from FPHA.....	204.33
Sundry	23,317.66

2,145,296.66

Prepaid Expenses—

Insurance	3,830.36
Fuel	49.87
Paint Supplies	1,269.98

5,150.21

Debt Service Accounts.....

60,268.25

Fixed Assets:

Development Costs	2,064,459.70
Furniture and Equipment.....	219.13
Ineligible Expenditures	121.02

\$4,583,646.33

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Eastpark Development . . .

The decision to supplement Westpark by the construction of 800 additional housing units resulted in the development of Public Housing in East Bremerton, or Manette, where today a large portion of the Bremerton program is situated.

With 240 of the 800 units already assigned to Westpark Extension, the Federal Public Housing Authority chose a tract on the east side of the city where it was decided to allocate the remaining 560 units.

The new development, officially dubbed Eastpark, was also a Lanham Act development, with the FPHA as construction agency, but with management, since its inception, handled by the Bremerton Housing Authority under a lease agreement similar to others since adopted.

Eastpark was developed in three separate divisions, with official designations Wash. 45044, Wash. 45047 and Wash. 45048. First assignment of the project, as a defense housing development, was made November 29, 1940, but it was some weeks later before preliminary work actually began.

Eastpark was the first project developed in the Bremerton area to contain demountable, or temporary, type dwellings. This was true of only a portion of the project, however, Wash. 45047 containing 230 demountable houses and Wash. 45048 another 70 units of the same type. The original project, Wash. 45044, consisted of 260 permanent type family dwelling units.

Development was on a 90.4 acre tract situated to the north of the city's boundary and in an area that commanded a spectacular view of the city, the salt water inlets surrounding it and the distant mountains.

Of the permanent type dwellings, 244 were designed with two bedrooms while eight each had one and three bedrooms. Among the temporary type structures, 128 of the units were



Attractive Homes At
EASTPARK



two-bedroom affairs and the 172 remaining contained three bedrooms each.

When construction of the 800 additional houses had been proposed, the Bremerton Authority requested only permanent type housing be erected. However, this request was not concurred in by the Federal Public Housing Authority and only 500 of the units were planned as permanent-type dwellings. They were the 240 assigned to Westpark Extension and the 260 units which comprised the initial Eastpark development.

Bids for the first of the Eastpark homes, the 260 permanents, were opened April 2, 1941, with Lease and Leighland Great Falls, Mont., contracting firm, submitting the low figure of \$819,850, and subsequently receiving the contract. The proceed order on that portion of the project was issued May 2, 1941.

Work went ahead immediately with subcontracts issued to I. C. Navarre and Son, Seattle, plumbing and heating; Steeves and Wilson, Seattle, lathing and plaster; Driscoll Electric Company, Bremerton, electrical work; Erickson and Lyle Paint Company, Seattle, painting, and B. Frodesen, Seattle, brickwork.

Within a few days after the initial contract was let, bids were opened for the first block of demountable houses, comprising 230 units. Lowest bid was accepted from Macri Brothers and S. S. Mullen of Seattle whose price of \$691,635 was accepted April 17, 1941.

Less than a month later, on May 14, 1941, Lease and Leighland also were given a contract to construct the remaining 70 demountable units on a base bid of \$205,500.

Eastpark, a major portion of which was developed on a rising slope and with its attractive community center as a focal point for the project, contains both one and two-story buildings, the latter in the form of group housing or semi-detached housing with main living spaces on the lower floors and bedrooms on the upper floor. Variation in exterior design serve to make a contrast between the permanent buildings and the demountable type of houses.

In furnishing the structures, electricity was used for refrigeration, and gas for cooking, while space heating is supplied by oil burners.

When originally designed, it was the intention of the Fed-

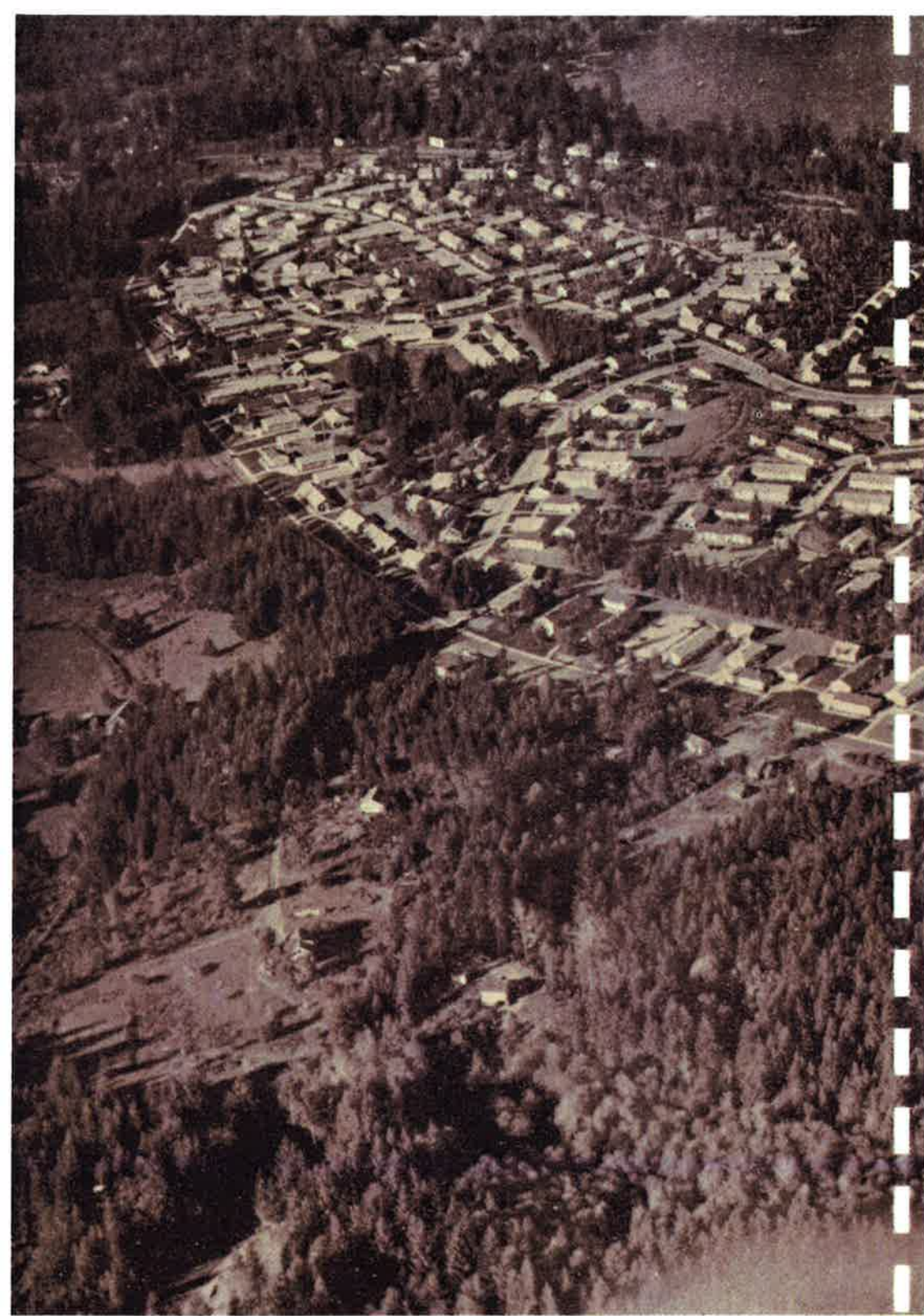
eral Public Housing Authority to operate Eastpark as a low-income housing project. Consequently original rental schedules were based on individual tenant income. However, as this principal, used elsewhere in instances where slum-clearance programs have been developed, hardly fitted the need of the type of tenants available, the basis of rental was later standardized to conform with practices at Westpark and all rents were based on the size of the units, irrespective of tenants' income.

An analysis on Eastpark shows Wash. 45044, the 260 permanent units, occupies 40 acres of the Eastpark tract, located one and one-eighth miles from the Puget Sound Navy Yard.

Total development of the 260 units cost \$941,970, paid from Lanham Act funds, of which \$38,216 was for site acquisition and improvement, \$628,955.08 was for actual construction, \$41,420.92 was involved in equipment purchase and \$179,442 was spent for utilities, sewers, grading, landscaping and general facilities. Another \$18,106 was charged against the project for recreational development, facilities also used by the other two divisions of Eastpark.

The demountable type houses, totaling 300 units, occupy a 50.4-acre site. They cost a total of \$1,021,203 to develop, with \$33,905 of that sum involved in site purchase and improvement, another \$689,800 in construction costs, \$47,362 spent for equipping the houses and \$217,136 as the cost of landscaping, utility installations and similar work.

Cost per dwelling unit of the 260 permanent-type homes was \$3,623, while the demountable-type houses cost an average of \$3,358.50 per unit.



Aerial View Picture.



Beauty of Westpark



Happy Hours At
EASTPARK



Navy Yard Task Vital . . .

The United States Navy's industrial plants in the Bremerton area have been, and are, the principal customer of the Bremerton Housing Authority.

It was to serve the Navy by providing adequate housing for its civilian force that Bremerton instituted its public housing program. To fulfill that assignment has meant the closest kind of coordination between Navy officials and members of the Bremerton Housing Authority.

To understand what the Housing Authority has and is accomplishing, it is necessary to understand something about the Puget Sound Navy Yard, the Navy Yard Secretary of Navy Knox describes as "closest to the battle front."

Since Pearl Harbor, the Navy Yard has worked at a steadily accelerating pace, day and night, seven days a week. It has expanded its reservation greatly, erected countless new buildings and added materially to its facilities. While its working force is a military secret, the Yard even now is engaged in a labor recruiting drive seeking 10,000 additional workmen.

Repair work on Navy ships continues at an increased pace, while new construction assignments have included several new destroyers and destroyer escort ships added to the growing strength of the forces afloat.

Under the direction of Rear Admiral S. A. Taffinder, commandant of the Yard, and his chief aides, Rear Admiral C. S. Gillette, industrial manager, and Captain L. F. Kimball, captain of the Yard, the big industrial plant has performed its tasks well. Attesting to this is the joint Army-Navy "E" pennant, awarded for production achievement, which flies from the Yard's staff. Its record in war bond buying also has earned for it the Secretary of the Navy's burgee.

Expansion Accelerates . . .

Throughout the period of Bremerton's public housing program development, emphasis has been made by the Housing Authority on anticipating what the Navy Yard would need to handle its still expanding work force.

That was true even before application was made for funds with which to construct Westpark, and it remains as a truth today with many additional projects in operation.

As far back as July 18, 1941, E. C. Searle, the executive secretary of the Bremerton Authority, related to housing commissioners the apparent need to constantly expand the efforts to cope with housing problems.

He told then of conversations with naval authorities who pointed out the Navy Yard's personnel increase, quadrupling its force within a year. He stated, further, that Westpark was 100 per cent occupied, Westpark Extension applicants outnumbered units available and that housing bids were being made by prospective tenants at the rate of approximately 35 a day.

As a result, the Housing Authority proposed to Navy officials that application be made to the Federal Works Agency for another 1,000 housing units, a decision that won the support of Navy Yard officials.

So, on September 23, 1941, requests for additional housing were made to Washington, Langdon W. Post, regional administrator for the Federal Public Housing Authority, urging the action on the Bremerton Authority.

The direct result of that decision was the construction of Sheridan Park, largest of all Bremerton's housing developments, and assignment of subsequent projects to the Bremerton area.

Sheridan Park, officially designated as Wash. 45049, originally comprised 1,750 family dwelling units. It was developed, however, under two separate contracts by the Federal Public

Housing Authority, the first 500 on a negotiated price at cost plus, while the second group of 1,250 units was on a lump sum contract at a cost of \$3,562,500.

The original 500 units at cost plus included preparation of the entire building site, the buildings and site improvements costing an estimated \$3,754,123.

The contract for the Sheridan Park job was let to Macri, Mullen, Strand and W. C. Tait, a consolidation of contracting firms, while Johanson, Bain, Brady and Grainger were architects for the big development. Contract date was May 28, 1942.

The 734 buildings comprising the project occupy a 420-acre tract, with 450 of the buildings one-story affairs and the balance of 284 comprising two-story structures. Again consideration has been made for various family sizes, with 280 single bedroom units incorporated into the project, 1,085 containing two bedrooms each, 329 having three bedrooms and the remaining 56 containing four bedrooms.

Electric refrigeration and cooking units are supplied in all of the 1,750 units while coal space heaters are used.

Construction is frame throughout, and while a large portion of the project is intended only as emergency housing, there is a possibility other units, which are substantially built, may be classified as permanent-type housing for utilization following the war.

Exterior design includes shingles, siding and boards and battens, while many of the buildings have hardwood floors and all are sealed with gypsum wallboard. Sanitas paper is used as wall covering with stained and varnished trim. Exteriors are also stained, with painted trim.

Sheridan's original 1,750 units were supplemented this year by the assignment of 476 more units, superimposed on the original site and utilizing building space within the original project. Officially the addition is designated as Wash. 45210.

C. F. Davidson Construction Company of Tacoma is now engaged in erecting the additional 476 units, contained in 82 buildings, and was given the contract April 17, 1943, on a bid of \$914,750. Of the new units, 24 are without bedroom facilities, 146 have single bedrooms, 200 contain two bedrooms and the other 106 each contain three bedrooms.

An outstanding feature of Sheridan Park has been the simultaneous development of a centrally situated commercial center, being constructed under a separate contract by H. F. Miller of Bremerton.

The commercial center's attractive brick structures house a post office, grocery store, butcher shop, drug store, bakery, barber shop, beauty shop, variety store and other shopping facilities for the thousands of tenants in Sheridan and adjoining projects.

Nearby also is situated a large community center building which houses project offices and provides social, recreational and educational facilities for project tenants.

BREMERTON HOUSING AUTHORITY

Project Managers

Westpark.....	Robert Johnson
Eastpark.....	Ray Ross
Sheridan Park.....	Don Humble
Sinclair Park	}.....Ray Walthausen
Qualheim Hill	
Anderson Cove	
View Ridge.....	Fay Keen
Duration Dormitories, Trailers.....	Henry Kelsey

Thousands Live In
**SHERIDAN
PARK**



War Workers Tenants . . .

The Bremerton housing program has been the direct result of war and the period of national preparedness in the months preceding hostilities.

As the nation armed, ever increasing assignments were given naval shore installations in the Bremerton area. To accomplish them, thousands of additional workmen were recruited over the country, moving with their families to the areas surrounding the Navy Yard.

Selection of tenants for the new housing developments was, therefore, limited almost exclusively to those employed either in the Puget Sound Navy Yard, the Puget Sound Ammunition Depot, the Keyport Naval Torpedo Station or in one of the lesser naval bases in the Bremerton area. The one exception was the establishment of 240 family dwelling units, comprising Westpark Extension, for the sole use of enlisted personnel of the Navy and Marine Corps.

Because every available housing unit was necessary to meet demands of the Navy, it was not until April 1, 1943, that others in need of housing were considered as possible tenants.

Since April 1, however, the rapid advancement in construction of additional dwellings has seen the Housing Authority meet the Navy's needs. Currently, units in the newer projects remain to be filled, a condition that is actually healthy, for it indicates the Housing Authority has met its obligation and has reached its objective to fulfill all housing needs.

This has made it possible for persons in essential industries, other than the naval establishments, to apply successfully for housing. In each instance, however, the merits of the applicant must receive approval of the Federal Public Housing Authority's regional office and application must be made by the business firm for which the prospective tenant is working. This policy of

supplying housing to others than civilian employees of the Navy is still limited to persons working in what the government considers essential war industries.

Established rental procedure, with the opening of the first project, was for the housing applicant to apply in person, using his Navy Yard badge or some other means of identifying himself with the Navy as proof of eligibility for quarters. Each name, however, was submitted to Navy authorities for substantiation of employment. Then, as housing was available, tenants were assigned to the various units.

However, as demand always exceeded supply, until a few months ago, some system was necessary to grant housing priorities. It was decided, therefore, to fill first the needs of skilled men, with precedence given supervisory forces, mechanics, helpers and then common labor, in that order.

That plan failed to work to complete satisfaction, however, with the result that in October, 1942, the Navy, conferring with Housing Authority officials, called for a change of program. The Navy Yard found the policy in use left it without a sufficient force of helpers and laborers, with the result the work force was not balanced and successful fulfillment of its assignments was handicapped.

So the policy was changed and housing was granted qualified applicants on a "first come, first served" basis.

Meanwhile, some confusion also resulted from the fact that each individual project was handling its own rentals. For the convenience of applicants, therefore, all rentals were centralized in a downtown office where today housing applications are processed for all of the city's housing developments.

At the request of the Navy, the Bremerton Central Office also handles rentals on the new Port Orchard housing development, giving prospective tenants easier access to those projects.

Bremerton's current housing surplus is small, just large enough, in fact, to make efficient handling of new applications efficient. With the Navy carrying forward a new recruiting campaign to bring thousands more workmen here, there is every indication all units constructed, building or contracted for will be utilized.

Too, despite available housing, there is a waiting list of tenants. Some are persons employed in essential industries awaiting

approval of their applications. Others are persons seeking to improve their living conditions, to eliminate present transportation difficulties by moving closer to their jobs, or to rent units within the projects more suitable to their individual needs.

**THE HOUSING AUTHORITY OF THE CITY OF BREMERTON
GENERAL BALANCE SHEET**

As at June 30, 1943

P. A. -9 Projects: WASH 45049, 45111 and 45112

ASSETS

Current Assets:

Cash On Hand and In Bank—		
Administration Fund.....	\$81,558.79	
Security Deposit Fund.....	51,701.60	
Change Fund.....	800.00	
		\$134,060.39
Accounts Receivable—		
Tenants Accounts Rec. 45049.....	\$ 1,407.16	
Tenants Accounts Rec. 45111.....	30.75	
Tenants Accounts Rec. 45112.....	381.90	
Sundry	3,682.60	
		5,502.41
TOTAL CURRENT ASSETS.....		\$139,562.80

Prepayments:

Insurance	\$ 100.93	
Coal	41,242.82	
Paint	643.19	
TOTAL PREPAYMENTS		\$ 41,986.94
TOTAL ASSETS		\$181,549.74

LIABILITIES

Current Liabilities:

Accounts Payable—		
Administration Account Creditors.....	\$24,920.70	
Sundry Accounts Payable.....	27.49	
Quarterly Rent F. P. H. A.....	53,702.04	
Accrued Payments in Lieu of Taxes.....	47,676.82	
TOTAL CURRENT LIABILITIES.....		\$126,327.05
Prepaid Income and Deposits—		
Tenants Prepaid Rents 45049.....	\$ 2,032.62	
Tenants Prepaid Rents 45111.....	493.47	
Tenants Prepaid Rents 45112.....	1,025.00	
Tenants Security Deposits 45049.....	31,121.60	
Tenants Security Deposits 45111.....	4,670.00	
Tenants Security Deposits 45112.....	15,880.00	
TOTAL PREPAID INCOME AND DEPOSITS.....		\$ 55,222.69
TOTAL LIABILITIES		\$181,549.74



*Commercial Area
Serves*
**SHERIDAN
PARK**



Duration Dwellings . . .

Since the inception of the public housing program in Bremerton, the necessity for providing living quarters for single men has been constant.

Like family housing facilities, hotels and rooming houses of the community proved inadequate to cope with the influx of single men and those who left families behind to follow the Navy's call for more workmen in their Pacific Northwest shore stations.

The Navy took cognizance of the need almost from the very start, and plans were made early in the program to cope with the situation.

However, the initial development for single persons was not a program handled by the Federal Public Housing Authority nor its predecessor, the United States Housing Administration. Rather this phase of housing was turned over to the Farm Security Administration, a branch of the Department of Agriculture, which already had experienced construction and operation of similar projects for migrant farm labor.

While Westpark was still under development, the F. S. A. carried forward plans already developed by the Navy, constructing seven single-story dormitory buildings on a centrally located site within walking distance of the Navy Yard and downtown section of the city.

The initial development, made by the McDonald Building Company of Tacoma and opened June 16, 1941, consisted of 464 bed units, of which 67 were reserved for women.

This development proved inadequate to fulfill demands, and another group of dormitories was constructed under a new contract with the J. W. Bailey Construction Company of Seattle the following year.

However, disaster struck the second building program, fire

sweeping the partially completed dormitory structures, totally destroying four of them as well as one of the older dormitories, and damaging two other buildings in the older group of structures.

The buildings were rebuilt immediately, however, and opened for occupancy on December 7, 1942, adding 539 bed units to the dormitory facilities. Nineteen beds later were restricted as an isolation infirmary to handle cases of communicable disease among tenants.

The Farm Security Administration operated the dormitory units until September 15, 1942, when they were placed under the direct management of the Federal Public Housing Authority. However, that plan was followed for a period of only two months, the Bremerton Housing Authority then assuming management.

More recently, further additions have been made to facilities for single persons in the way of attractive and comfortable war apartments. The new apartments, totaling 96 in number, occupy a 5.5-acre tract adjoining Sheridan Park.

Built by the Bailey Construction Company of Seattle for \$170,100, the war apartments (Wash. 45145) consist of six 16-unit buildings with a central heating plant for each two buildings. Washed hot air provides heat for the structures, which have concrete floors, wallboard interiors and gypsum sheathing exteriors.

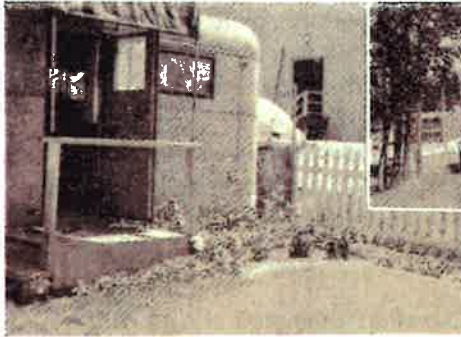
Two persons are housed in each of the individual units, and are provided with beds, chest of drawers, a small electric cooking unit, ice box and private shower and toilet. In the heating plants for each two units are located laundry and drying facilities.

The new war apartments are much in demand by single persons, and were filled as rapidly as they became available for tenancy and are 100 per cent occupied.

DORMITORIES AND TRAILERS

**Operated by the
Housing Authority of the City of Bremerton, Washington**

Project Number	Beds for Men	Beds for Women	Trailers
Wash. 45046	134	.....	.....
Wash. 45046 .....	.....	335	.....
Wash. 45142	546	.....	.....
Wash. 45113 .....	.....	.....	77



Many Reside In

SINGLE UNITS



Program Extended

Strictly of a temporary nature is one of the newer developments in the public housing field in Bremerton.

It consists of 1,000 demountable type houses, divided into three projects, Anderson Cove (Wash. 45111), Qualheim Hill (Wash. 45112-A) and Sinclair Park (Wash. 45112-B).

The demountables were built and erected by the Prefabricated Products Company of Seattle on a cost plus negotiated contract supervised by the Federal Public Housing Authority. The contract was let June 5, 1942.

The Anderson Cove block of houses occupy 20.4 acres, and comprise 160 units of which 148 are twin units and the others are single houses. Facilities range from 22 one-bedroom houses to 96 two-bedroom and 42 three-bedroom units.

Another 560 units are situated on a 103-acre tract designated as Qualheim Hill, while the remaining 280 units in Sinclair Park occupy an 80-acre site.

The demountables are all single story buildings, fabricated in Seattle, and erected on pre-developed sites. They are of standardized design, with oak or beech floors, siding on the exteriors and papered interiors over plywood walls and ceiling.

Equipment includes electric stoves, electric refrigeration and coal space heaters.

DORMITORIES AND TRAILERS RENTAL SCHEDULES

Project Number	No. Single Rooms	No. Double Rooms	Trailers	Weekly Rent Per Person
Wash. 45046	49	.....	.....	\$5.00
Wash. 45046 .....	.....	420	.....	3.50
Wash. 45142	175	.....	.....	5.00
Wash. 45142 .....	.....	364	.....	3.50
Wash. 45113 .....	.....	.....	77	7.00

Influence of Housing . . .

To gain a clear, concise picture of what the housing program has meant to Bremerton requires consideration for the effect on community life, municipal progress and general improvement, reflected in a score of ways.

Since the advent of the housing program, Bremerton has grown in stature to a municipality of the first class. It has extended its boundaries to embrace new territories, expanded in every dimension until today it ranks well up the list among the state's cities, and enjoys a distinction for progress and development unsurpassed anywhere on the Pacific Coast.

Accurate estimates of the city's growth have been compiled by comparisons of retail sales, bank deposits, post office receipts, water and electric power consumption and by other means. Conservative estimates show the city has some 60,000 residents today where there were but 15,000 only three short years ago.

This stupendous growth is reflected, further, in the development of all those essentials of community life, necessary for the successful operation of any municipality.

The fact that the Bremerton Housing Authority has completed, or has under various stages of construction, a total of 6,246 family dwelling units, where there were only 4,300 residences in the entire city at the inception of the housing program tells only a portion of the story.

The extensive housing development has brought the allocation of millions in federal funds for correlated improvements, for which the Housing Authority is either entirely or partly responsible.

One example is in the educational facilities of the community. With the assistance of the Housing Authority, Bremerton

schools have been allocated \$2,378,365 in building funds, permitting construction of two elementary school buildings, a new junior high school and a high school, plus additions to four elementary buildings to adequately handle the increase in enrollment.

In addition, the Federal Works Agency has under construction a \$90,000 elementary building on one of the larger housing sites which will be turned over to the Bremerton district in the fall, ready for occupancy.

Substantial contributions also have been received for operation of schools, \$156,000 in federal money being allocated during the past year and \$147,000 the previous school year. Representation made by the Housing Authority also figured prominently in obtaining those grants.

While a portion of the war housing in Bremerton is necessarily of a temporary nature, designed to meet demands during the emergency and probably to be removed when no longer needed, a considerable number of the housing units represent permanent-type construction.

The expansion of residential areas has required enlarged city services. It has meant greater areas to cover for the police department, thousands of additional buildings for which fire protection must be afforded, and additional thousands of consumers of water, electrical power and the other essentials of modern living.

In this respect, the Housing Authority has been of assistance both to the city and to those other agencies which normally supply such services.

Cooperation by the Housing Authority has brought money for personnel increases by both the police and fire departments, it has brought more equipment and additional buildings to adequately cover the expanded territories of the city.

The Housing Authority, in ways too numerous to detail, has assisted in securing allocations for increased water storage, for the extension and enlargement of the water system and for additional streets. Similarly, its assistance in bringing critical materials necessary to provide such services as electric power and gas has not been inconsequential.

Further, since the advent of the housing program in the City of Bremerton, the federal government has seen fit to provide ad-

ditional health protection facilities for the people of the community. With the aid of the Housing Authority and other interested groups and organizations, money was obtained for the construction of a modern, 150-bed hospital, now in the final stages of completion and soon to be ready for occupancy.

This indirect contribution to the general welfare and operation of the city does not alone form a complete picture. In addition, the Housing Authority, through an agreement with the city and covering only the Federal Public Housing Authority aided project of Westpark, has paid into the city's coffers some \$28,000 in lieu of taxes, while approximately half that amount has also been paid to the city school system.



*Tenants Comfortable
In*
**WAR
HOUSING**



View Ridge Rising . . .

Provisions for 500 families are made in another of Bremerton's temporary housing developments, View Ridge, which, for all practical purposes, is but an extension of the Sheridan Park program.

They have been constructed under two contracts of 250 units each, with the original half completed and 100 per cent occupied and tenants now moving into the last 250 units.

Lease and Leighland completed the first half of the development on a contract for \$747,500 signed October 30, 1942.

Under that contract, 67 buildings were erected on the original 27.5-acre site, with one administration and community building, 45 row buildings and 21 twin dwelling unit buildings. The development included sewers, water mains, graveled streets, paved walks and was completed in near-record time.

The units in the first half of the project, Wash. 45141, are heated by coal but utilize electricity for refrigeration and cooking. Because of priorities and material scarcities, coal is being used for both heating and cooking in the second portion of the project, Wash. 45144, which is being erected by C. F. Davidson of Tacoma under a \$560,000 contract signed June 6, 1943.

Buildings on both projects are very similar in appearance and design, all are of one story and all have dry wall interiors.

On a 71-acre tract adjoining View Ridge is rising the latest and possibly the last, of the Bremerton housing program projects.

Included as a part of View Ridge, the new project (Wash. 45216) is in early stages of construction and, when finished, will comprise 1,024 group-type temporary family units.

Under a contract let May 27, 1943, the new project is being constructed by Nettleton and Baldwin of Seattle, at a fig-

ure of \$1,875,343.50, funds supplied for housing developments under the Lanham Act through the Federal Public Housing Authority.

An interesting feature of the new project is that it will be the first in the Bremerton area to provide planned facilities for the care of children of working parents. Two child center buildings are incorporated into the plans and specifications, in addition to the community center which is a feature of each of the developments in this locality.

Unit sizes in the project include 102 houses without bedrooms, 308 with one bedroom each, another 410 with two bedrooms and 204 which will have three bedrooms each.

Electric refrigeration is contemplated for the new project, but coal will be used for heat, cooking and water heating.

An Obligation Met

The Housing Authority of Bremerton has not limited itself merely to providing shelter for the thousands now quartered in its several projects. With the cooperation and assistance of the Federal Public Housing Authority and other agencies of the U. S. government, it has attempted to bring a measure of comfort and satisfaction to its tenants, to encourage normal and pleasant community activity.

Its efforts in this respect are reflected in both the appearance and successful operation of its properties. The results, too, show indirectly in the accomplishments of the Puget Sound Navy Yard as it carries forward its assignments in the war effort.

Those residing in the housing developments are encouraged to take pride in their individual homes, to raise gardens, plant lawns and to participate in the community activities available to them. Thus maintenance and operation costs have been held to a comparatively low figure.

In all of the projects, recreational facilities have been provided. There are playfields for the children, equipped for all ages. Well-furnished community centers are available for public meetings of all kinds, including the important functions of civilian defense organizations, as well as for social affairs. The community centers also are the scene of weekly church services, conducted by the organized churches of the community.

Under the supervision of the Bremerton School System, kindergartens and nursery schools operate on the occupied projects, the latter designed to provide care for children of working parents.

Nor have the adults of the communities been forgotten. Under a project service adviser, provisions for leisure time activity have been made with organized softball teams, a fishing derby, sewing classes and many other programs either operating or

planned as a means of fostering better relations both among residents of the housing areas and between tenants and administrative staffs.

On the east side of the city where approximately 70 per cent of the public housing development is being made, the Bremer-ton Authority has faced the problem of providing more than ordinary facilities for its tenants.

The rapid growth of the housing program, and the fact projects occupy sites that were wooded and virtually untenanted only a few short months ago, have necessitated construction of a commercial area. Now nearing completion, the new commercial area will furnish shopping facilities which otherwise would have been unavailable.

The commercial development was necessary because other shopping facilities in the district were inadequate to meet demands of the fast-growing community, while war-time building restrictions prohibited satisfactory development of additional stores by private capital.

GENERAL BALANCE SHEET

As At June 30, 1943

Lanham Act Projects: WASH 45043, 45044-7-8, 45141, 45144 and 45145

ASSETS

Current Assets:

Cash On Hand and In Bank—

Administration Fund.....	\$109,579.39
Security Deposit Fund.....	10,655.20
Petty Cash Fund.....	20.00
Change Fund.....	130.00

\$121,554.59

Accounts Receivable—

Tenants Accounts Rec. 45043.....	119.22
Tenants Accounts Rec. 45044.....	398.90
Tenants Accounts Rec. 45141.....	115.60
Tenants Accounts Rec. 45145.....	185.40
Received from F. P. H. A.....	11,350.71
Sundry	556.85

12,726.68

Total Current Assets..... \$134,281.27

Prepayments:

Insurance	\$ 1,016.61
Fuel	123.21
Paint	1,685.90

Total Prepayments..... \$ 2,825.72

TOTAL ASSETS..... \$137,106.99

LIABILITIES

Current Liabilities:

Accounts Payable—

Administration Account Creditors.....	\$ 11,026.60
Accounts Payable F. P. H. A.....	2,640.78
Accounts Payable Sundry.....	30,114.31
Quarterly Rent F. P. H. A.....	32,928.55
Accrued Payments in Lieu of Taxes.....	39,882.44

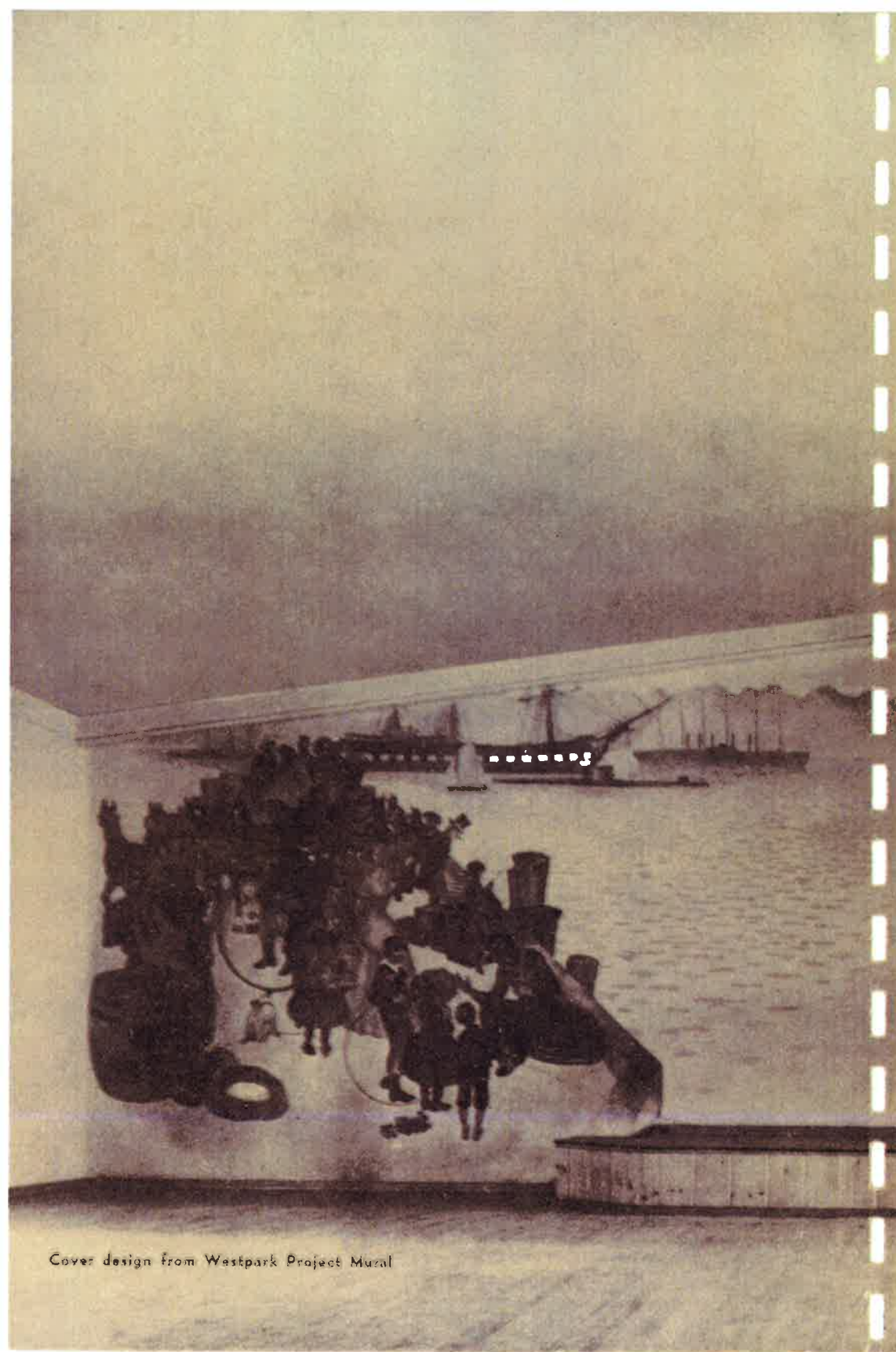
Total Current Liabilities..... \$116,592.68

Prepaid Income and Deposits:

Tenants Prepaid Rents 45043.....	363.53
Tenants Prepaid Rents 45044.....	1,206.67
Tenants Prepaid Rents 45141.....	585.13
Tenants Prepaid Rents 45145.....	77.78
Tenants Prepaid Security Deposits 45043	2,462.20
Tenants Prepaid Security Deposits 45044	7,262.00
Tenants Prepaid Security Deposits 45141	7,540.00
Tenants Prepaid Security Deposits 45145	1,017.00

Total Prepaid Income and Deposits..... 20,514.31

TOTAL LIABILITIES..... \$137,106.99



Cover design from Westpark Project Mural

