

EXTRACTS FROM THE MINUTES
OF THE REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF BREMERTON
HELD ON JUNE 29, 1943

The Commissioners of the Housing Authority of the City of Bremerton met in regular session at the office of the Authority in the City of Bremerton, Washington, at 7:30 o'clock p.m. on June 29, 1943.

The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

Present:	Lester C. Galyan	Absent:	Harold T. Lebo
	George Callahan		
	T. S. Morrison		
	James Russell		

Also present were E. C. Searle, Executive Secretary, and Helen Graham, the Attorney.

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Mr. Searle then presented to the Authority the resolution expressing the Local Authority's concern and displeasure over Projects WASH. 45111-112, which had been prepared by the Attorney as instructed at the last meeting of June 15. After a short discussion, Commissioner Russell moved the adoption of the following resolution:

The Housing Authority of the City of Bremerton feels such concern and distress over the enormous sums of public money being spent in the war housing program for which full value is not being received, that it would utterly fail in its duty, both to the Government and the community it represents, did it not speak out.

The miserable appearance of the nearly completed Projects, WASH. 45111-112 in this area, for which the sum of \$6,060,113.00 is being spent, emphasizes our views.

IT IS THEREFORE RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF BREMERTON to record the following carefully considered opinions and suggestions. A tour and a study of two types of projects reveal:

- (1) Housing Project WASH. 3-1 (WESTPARK), a former United States Housing Authority aided project, developed under Public Act 671, constructed and owned by this Authority with funds loaned by the Federal Government under a contract let and supervised by the Local Authority under Federal direction.
- (2) Housing Projects WASH. 45111-112 (WESTPARK EXTENSION, SINCLAIR PARK and ANDERSON COVE), owned and constructed by the Federal Government under Public Act 9, the contract for the pre-fabrication of the dwelling units being negotiated in Washington, D.C., without local advice or information.

WESTPARK (WASH. 3-1) is revealed as a well designed project with permanent, plastered houses, well-built and attractive.

Projects WASH. 45111-112 are unattractive, poorly designed and shoddy-looking. The houses are barely completed; yet great cracks and warping are everywhere already observable.

The cost per dwelling unit in WESTPARK (including its proportionate share of land, site improvements and utilities expense) was roughly \$3,500.00. The same cost in Projects 45111-112 is approximately \$6,000.00.

This figure for WESTPARK includes a substantial community building, laundry buildings, paved streets, and plastered, permanent houses; while Projects 45111-112 have no paved streets, no laundry buildings, and the houses are of plywood construction. Market and labor conditions do not justify this difference. The great weakness is the attempt to build houses by remote control.

Our figures on costs are attached to this resolution as Exhibit "A".

The history of other of our Government owned and Government built Projects illustrates this fatal fallacy. For example, EASTPARK (WASH. 45044-47-48) was developed under the Lanham Act, and such unwise choices by Washington planners as the elimination of necessary insulation, the mass purchase of unsuitable stoves, the installation of manufactured gas instead of electricity, and other improprieties by men who were unfamiliar with our climate and local conditions have resulted in endless exorbitant management maintenance costs, much damage to tenants' property through moisture and mold, much illness among tenants (who are essential war workers), and consequently extremely bad tenant relations in that particular Project.

The long, sad history of Federal land acquisition here was in sharp contrast with our own quick and satisfactory purchase and condemnation of WESTPARK.

These mistakes are not deliberately made, except perhaps in those few instances where desire to make a good record on paper impels sacrifice of common sense and practical experience; but decisions made in our nation's Capital in unconscious ignorance of local labor, climatic and business conditions, can be just as damaging to public housing as wanton negligence or deliberate sabotage.

There is, too, the natural human instinct to retain power once acquired; but we have confidence in the public spirited farsightedness of top housing administrators which has already been displayed in their expression of intention to decentralize the public housing program as much as possible. We urge that this intention be translated into action at once.

We, therefore, urge a return to the basic system followed under the United States Housing Authority, in which the Government helped set up the Local Authority, loaned it the money, said to it, "You do the job. We'll help you." and let the Local Authority carry on subject to the supervision of the Regional Office. We feel that WESTPARK is a fair example of the results obtained.

We urge particularly the abandonment of negotiating contracts in Washington, D.C., thousands of miles from the scene of operations and without the benefit of knowledge of local conditions, especially those of the cost-plus-fixed-fee variety. Projects 45111-112 and other similar projects have shown that these cost-plus-fixed-fee contracts encourage extravagance and carelessness on the part of both the general contractor and the subcontractors. For example, the general contractor is indifferent to the cost of subcontracts because he will not have to pay them.

The conclusion is inescapable that contracts locally negotiated with local direction of the construction under proper Federal control, such as exercised by the old United States Housing Authority, get much better results and spend much less money.

This Authority is not unappreciative of the hard-working and conscientious men and women in the Federal service engaged in public housing, who are doing an enormous and important job under tremendous difficulties; but it feels sincerely that an honest expression of carefully considered judgment by an experienced Local Authority, if constructively given and received, should be helpful to all concerned, and particularly to those in high places, far removed from the local scene.

IT IS THEREFORE FURTHER RESOLVED that copies of this resolution should be sent to:

Hon. Henry L. Stimson,
Secretary of War,
Washington, D.C.

Hon. Frank Knox,
Secretary of the Navy,
Washington, D.C.

Mr. John B. Blandford, Jr., Administrator,
National Housing Authority,
Washington, D.C.

Mr. Herbert Emmerich, Commissioner,
Federal Public Housing Authority,
Washington, D.C.

Hon. Harry S. Truman, Chairman,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Carl A. Hatch,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Tom Connally,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. James M. Mead,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Mon C. Wallgren,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Clyde L. Herring,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Harley M. Kilgore,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Joseph Ball,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Ralph C. Brewster,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. Harold H. Burton,
Senate Committee Investigating National Defense,
United States Senate,
Washington, D.C.

Hon. A. J. Elliott,
House Committee on Public Buildings and Grounds,
House of Representatives,
Washington, D.C.

Hon. Pehr G. Holmes,
House Committee on Public Buildings and Grounds,
House of Representatives,
Washington, D.C.

Hon. Earl Wilson,
House Committee on Public Buildings and Grounds,
House of Representatives,
Washington, D.C.

Hon. Homer T. Bone,
United States Senate,
Washington, D.C.

Hon. Warren G. Magnuson,
House of Representatives,
Washington, D.C.

Hon. Henry M. Jackson,
House of Representatives,
Washington, D.C.

Hon. Fred S. Norman,
House of Representatives,
Washington, D.C.

Hon. Hal Holmes,
House of Representatives,
Washington, D.C.

Hon. Walt Horan,
House of Representatives,
Washington, D.C.

Hon. John M. Coffee,
House of Representatives,
Washington, D.C.

Mr. Frank M. Crutsinger, Director Region IX,
Federal Public Housing Authority,
Skinner Building,
Seattle, Washington.

Mr. George S. Coplen, Regional Director Region IX,
National Housing Authority,
Skinner Building,
Seattle, Washington.

Motion seconded by Commissioner Callahan, and passed,
the vote being as follows:

Ayes: Lester C. Galyan
George Callahan
T. S. Morrison
James Russell

Nays: None

Absent: Harold T. Lebo

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EXHIBIT "A"

COMPARATIVE COSTS - WASH. 3-1 and WASH. 45111-112

ITEM	WASH. 45111 & 45112 (Latest Estimate)	WASH. 3-1
Site Purchase	100,425.00	22,664.43
Other Site Costs	<u>15,118.00</u>	<u>19,807.64</u>
TOTAL SITE COST	115,543.00	42,472.07
SITE IMPROVEMENTS	1,721,000.00	437,967.77
Structure Manufacture and Delivery	1,870,251	
Structure Erection	1,750,099	
Community Buildings	<u>110,200</u>	
TOTAL STRUCTURES	3,730,550.00	1,421,490.09
Dwelling Unit Equipment	297,354	
Community Equipment	<u>17,500</u>	
TOTAL EQUIPMENT	<u>314,854.00</u>	<u>74,857.33</u>
TOTAL STRUCTURES AND EQUIPMENT	4,045,404.00	1,496,347.42
TOTAL ADMINISTRATIVE AND ENGINEERING	<u>178,166.00</u>	<u>127,602.48</u>
TOTAL PROJECT COST	6,080,113.00	2,104,389.74
Cost per Dwelling Unit	6,060.11	3,507.31

Note: The item of contingencies in the amount of \$154,236.00 has been omitted on the 45111-112 breakdown. If this amount is included, the per D.U. cost is \$6,214.35.

CERTIFICATE

I, E. C. SEARLE, do hereby certify that I am the duly certified and acting Executive Director of the Housing Authority of the City of Bremerton. I further certify that the foregoing extracts from the minutes of a regular meeting of the Housing Authority of the City of Bremerton are a true and correct copy of said minutes, and that the resolution set forth therein is a true copy of said resolution as set forth in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Housing Authority of the City of Bremerton this 6 day of July, 1943.



Executive Director.