

A TALE OF 6 CITIES . . .



LOOKING EAST FROM VANCOUVER—McLOUGHLIN HEIGHTS ON THE LEFT.

. . . And How they became a Permanent Part
of Vancouver, Washington



This is the Story of War Housing That Won the Peace . . .

Public housing was farthest from the minds of the citizens of Vancouver in December of 1941 when the nation was plunged into history's greatest war. Vancouver was a quiet community of 18,000 people. It was a city of middle class homes and peacetime industries with a beautiful hinterland of farms, timber, rivers and world-famed Columbia River scenery. The army base at Vancouver Barracks and the busy Aluminum Company reduction plant had brought the only hint of prewar defense activity.

Then the news broke that Vancouver had been selected for a huge Kaiser shipyard, one of three in the Vancouver-Portland area.

This brochure tells the story of how an unprepared community rallied to the challenge. How a local Housing Authority was appointed, and how it worked side by side with the federal government to develop the largest concentration of public war housing in the world. The story of the planning and the 18 month construction period that followed is one of the nation's most amazing accounts of American enterprise and initiative.

Not only did the government and the Housing Authority have to acquire 1,600 acres of land and build houses and apartments; they also had to provide all of the many city services that would be needed in six new communities started from scratch in the middle of the desert! They had to provide streets, electricity, water and sewers. They also had to build shopping centers, schools, care centers for children of working mothers, fire and police stations, recreational facilities for all members of

the family, and even libraries and space for religious services. The reason, of course, was that these six housing projects, soon to shelter 45,000 people, were so much larger than the original city of Vancouver that existing facilities and services would have been unable to cope with the tremendous influx of new people.

War housing in Vancouver was an important factor in the speed with which victory was achieved. One hundred forty-eight ships slid down the ways in the local yards. Thousands of airplanes were built from aluminum processed here. Sawmills and plywood plants spewed out great quantities of building materials for overseas use.

But perhaps of greater significance than the war effort was the part the projects played in the post-war readjustment and growth of the area. For thousands of war workers who decided they wanted to stay in the west the housing provided stopgap shelter, until private construction could meet the housing demand. For thousands of veterans returning from the war with their new families, the public housing at Vancouver was a godsend.

During the next 12 years, public housing provided shelter until tenants could find private rentals that fitted their pocketbooks, or until they could save enough for a down payment on a home of their own. Now the temporary housing is gone and in its place private homes are being built in pleasant neighborhoods planned and developed by the Housing Authority.

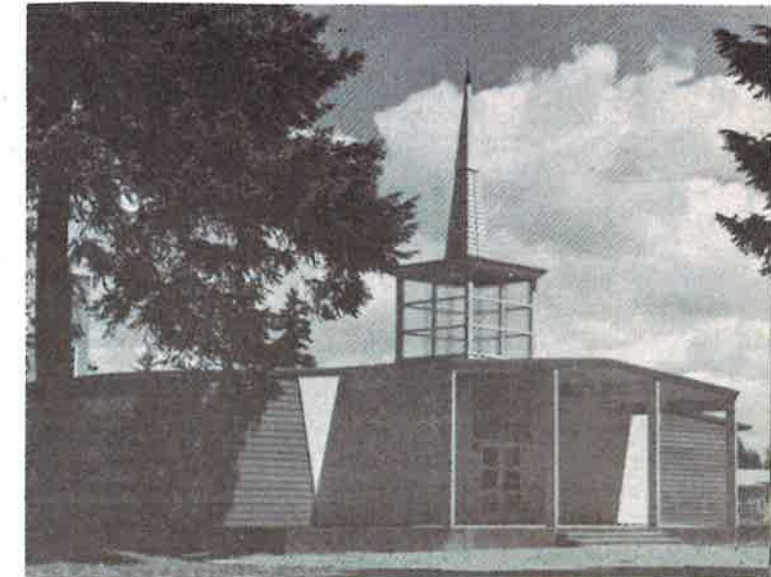
You are invited to read on for the details of this 18 year venture, "A Tale of Six Cities."



Typical structures in Vancouver's six wartime "cities". Above is the McLoughlin Heights Community Center, now owned by the School District. It contained administrative offices, a gymnasium, library, medical and dental clinic and a teenager's recreation center . . . At the right is part of the 5,000-bed Hudson House dormitory project just east of the shipyards . . . Below, left, permanents at Fruit Valley Homes, and at the right, the symbolic bell tower and entrance of the original McLoughlin Heights Junior High, now torn down.



McLOUGHLIN HEIGHTS street scene with backdrop of Mt. Hood. 4,000 houses like these were built during war.



This is How it Happened . . .

For awhile after Henry J. Kaiser's announcement that he would build a great shipyard in Vancouver, the community was stunned. But soon the seriousness of the housing situation began to register, and city officials saw the wisdom of following the recommendation of federal officials to create a local housing authority. This was done under a state law adopted primarily to provide locally owned low-rent housing for peacetime purposes. But what Vancouver was to build was not to be low rent housing. Instead, it was to be wholly financed by the federal government as a cost of war, and was to be operated by the local Housing Authority as a lessee.

In February of 1942 application was made for \$18,500,000 of federal funds to build 4,000 temporary houses and, at the insistence of the Housing Authority, 1,000 permanent type homes that could be kept after the war. This was but a start, however, toward meeting the fantastic problem that daily grew closer.

Nowhere within the city was there land enough for such a development, so engineers and planners selected a 1,000 acre site on a broad plain overlooking the Columbia River. On it were a few scattered houses, a garlic farm, a golf course and hazel brush. One county road, Mill Plain Road, ran the full length of the area. The site was christened McLoughlin Heights in honor of Dr. John McLoughlin, head of the Hudson's Bay Company trading post which was the community's first settlement 118 years before. A site was also selected at Fruit Valley for 300 of the permanent houses, and a site on Fourth Plain Road for 200 more. The remaining 500 permanent dwellings were allocated to Harney Hill, west of McLoughlin Heights.

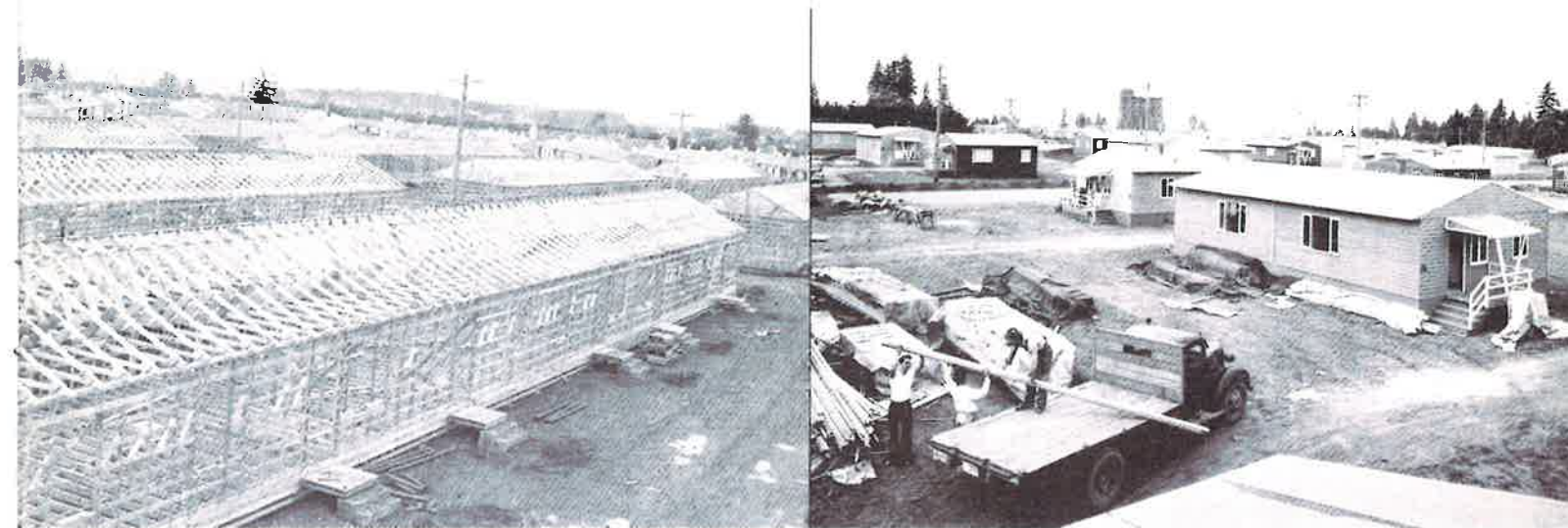
The Housing Authority quickly assembled a staff of 125 engineers, architects and draftsmen—some hired, some borrowed from private industry—and put them to work on the staggering assignment of planning a city bigger than Vancouver itself. Working three shifts a day, this crew completed plans and specifications and had awarded the first contracts, in what was probably the most hectic and strenuous six weeks period ever experienced by a group of local people.

Even before McLoughlin Heights was well under way, it was apparent that still more housing would be needed to get the ships built. Additional allocations were made for 2,000 war apartment units and 5,386 row house units and 600 acres more land was purchased. The apartments were built on Fourth Plain Road and were named Ogden Meadows for Peter Skene Ogden, an historic figure who had grazed cattle on the site in early trading post days. Of the row houses, 1,586 were located on McLoughlin Heights, 200 at Fruit Valley, and two row house "cities" were built and named Bagley Downs and Burton Homes.

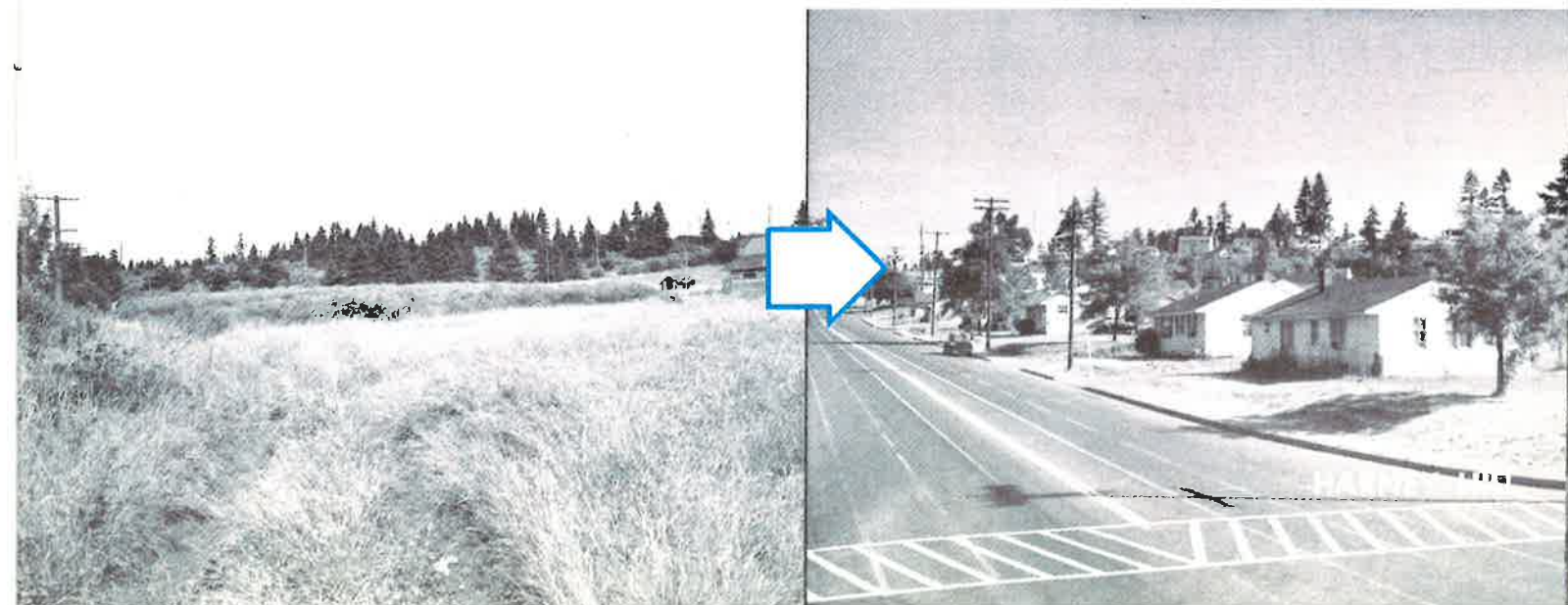
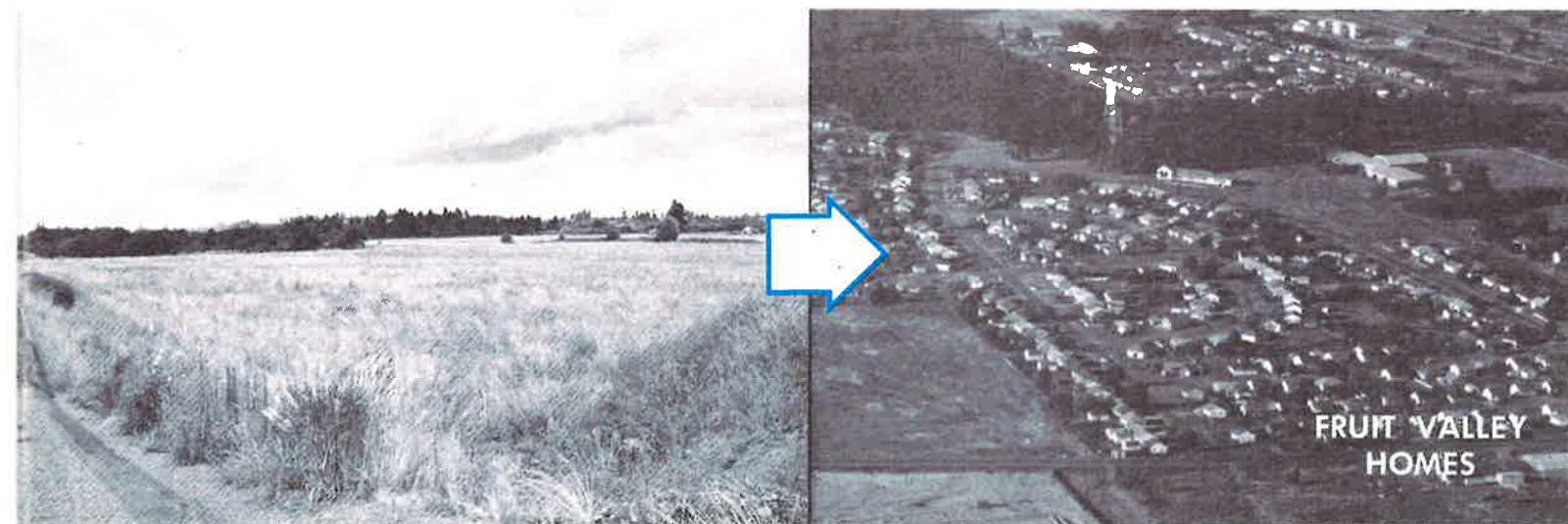
In total, 18 months after the war started, there were 12,343 dwelling units in all projects, plus two 5,000 bed dormitories near the shipyard, Hudson House and Columbia House.



Buildings went up at Feverish Speed . . .



and Raw Land was quickly transformed





The Boulevard Shopping Center was one of America's first "one stop" commercial developments . . .

All City Services were Provided . . .

These were not ordinary housing developments. Built as they were on raw land, all utilities had to be included in the planning and construction costs. Nine wells had to be drilled for water, sewer systems had to be built, 80 miles of streets had to be laid out and surfaced. Existing thoroughfares, like Mill Plain and Andresen Roads, had to be widened. A complete electric system had to be built by the government, and a contract negotiated with the recently established public utility district for electric energy.

Fire stations had to be built and firemen hired by the Housing Authority to protect the six sprawling war cities. Since the projects were mostly outside the city limits of Vancouver, arrangements had to be made with the county sheriff to provide an urban type of police force, to be paid by the Housing Authority and to operate out of quarters provided.

Shopping Centers Built

Vancouver's business district was inadequate to handle the thousands of war workers and families who were soon to be shopping for food and clothing.

Planners therefore advised the construction of five shopping centers, which were leased by the Housing Authority to 33 private operators. The Boulevard Shopping Center at the intersection of Devine Road and MacArthur Boulevard on McLoughlin Heights, was the largest. It housed the largest food market on the Pacific Coast at that time. It was designed by Pietro Belluschi, Portland architect, who has since won international fame in his field. The Boulevard Center was one of the first one-stop shopping centers in America, with all stores and parking connected by covered walks. It was hailed by the Museum of Modern Art of New York in 1944 as one of the most significant developments of its field in the past decade. The same center is in private hands today.

Combination recreation centers and administration buildings were also built in all projects. In some centers space was provided for doctors and dentists. The religious life of the war housing cities was sponsored by the Vancouver Council of Churches representing most Protestant faiths, by the Roman

Plus Recreation and Cultural Facilities

Catholic Church and the Latter Day Saints. Services were held in community rooms, gymnasiums and auditoriums of the new recreation centers.

Eight Schools Erected

Eight schools were built in the projects by the Federal Works Agency. Four of these, including a junior high school, were located on McLoughlin Heights. Seven child care centers or nurseries for children of working mothers were erected in the larger housing areas. All schools were operated by the Vancouver School District which after the war acquired title to them.

Neighborhood play areas were also provided for small children, and were equipped with sand boxes and "jungle gyms" to occupy the playtime of thousands of boys and girls who came with their parents from all parts of the country to Vancouver's housing projects.

Recreation Program Fostered

A broad program of adult and child recreation was fostered by the Project Services Department of the Housing Authority which hired men and women skilled in many crafts, hobbies and sports. The Housing Authority took the position that making life bearable for its tenants was one of its responsibilities. The importance of this policy was magnified by the fact that tenants were largely from other sections of the country. Most of them had no family ties or friends in the area. Many were emotionally upset by the strange surroundings, a different climate, a new kind of work, different foods, and even by the unfamiliar accents spoken by local people and war workers from other areas.

This policy bore fruit, as you will see portrayed on the following two pages.



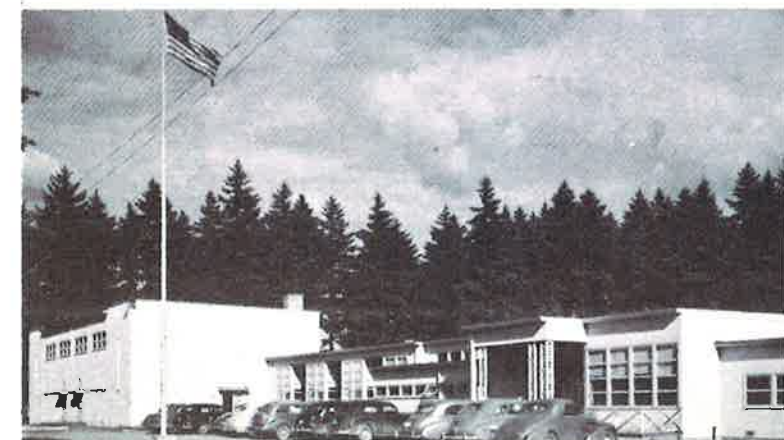
Mill Plain Center, once scene of great war-time activity, was torn down for salvage.



Fourth Plain Village Center now used by the City of Vancouver for its Water Department.



Fruit Valley Center became property of City for fire station, community center. Below, Ogden Meadows administration building given to Clark College after the war. Now torn down.



Home is where you Make it!

With a well organized recreation program and a desire to make life as livable as possible in the war housing projects, the Housing Authority played an important role in winning the "Battle of the Turnover" that plagued the shipyards during the early years of the war.

The organized program provided recreation, education and entertainment for tenants of all ages. From movies to Victory garden contests, from County Fairs to home maker institutes, so wide a variety of things to do was provided that life in the "Six Cities" soon settled down to near normal. To accommodate shift workers, many activities were scheduled around the clock.

In 1944, at the peak of war activity here, the eight community centers in the projects had a cumulative attendance of 1,674,500 persons. Regular activities included free Saturday movies for the children, attracting an average attendance of 2,000; family night movies that drew 2,700 every week; six teen age dances weekly with an average attendance of 820; weekly swing shift dances which were attended by over 750, and a total of 691 dances during the year, with a cumulative attendance of 146,000! There were also boxing and wrestling shows, card parties, state parties, circus type shows featuring amateur and professional acrobatics, style shows, cooking schools and almost every conceivable kind of gathering that would interest people, including a national radio broadcast.

The Victory Fair, held in four consecutive years at the McLoughlin Heights Community Center, attracted as many as 20,000 people in a single year. Members of the peacetime county fair board were in charge of the exhibits, and were able to keep the county fair alive until after the war, when it blossomed out bigger than ever.

Literally thousands of boys and girls learned such skills as tumbling, aerial acrobatics, boxing,

wrestling, handcrafts, music, dancing and swimming, not to mention baseball, basketball, kite flying and even a fishing expedition to a nearby creek for young Isaak Waltons.

Five libraries staffed by the county library were given quarters in community centers. All centers were used on Sundays for church services of the principal denominations and religious faiths.

Many activities were centered in the home. An annual Victory Garden contest caused hundreds of well-kept family gardens to appear. An annual home beautification contest encouraged tenants to use their imaginations in making their temporary homes livable and exciting. Flower beds, window boxes, climbing plants and awnings all combined to give the temporary houses a lived-in look.

People began to make new friends. Homesickness gave way to a feeling of belonging to this new, strange and exciting life in Vancouver's war housing developments. During vacations and at harvest time, thousands of war workers returned temporarily to their former homes. Many hundreds of them reported, upon returning, that the old home town did not seem like home any more. Home was where they had made it during the turmoil of the war.

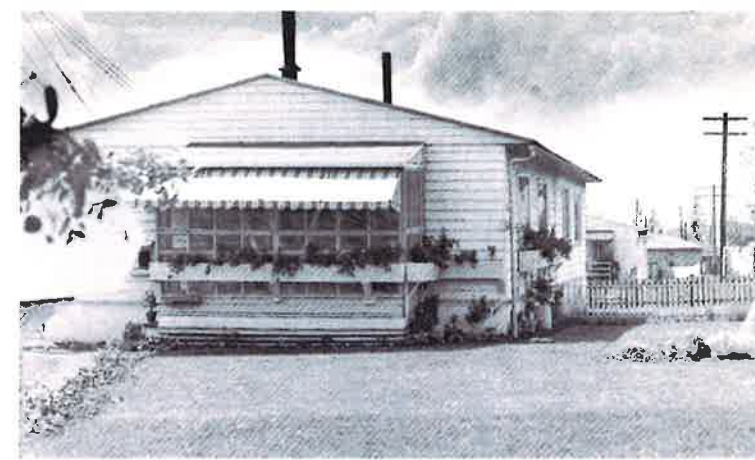
To thousands of families, life in a war housing project was the greatest adventure of their lives. For the first time they had enjoyed a good income and could afford some of the little luxuries of life that the depression of the 30's had denied them. Their children were better fed, better clothed and brighter eyed, and the entire family was learning how to make friends for the first time. Here, indeed, was the new "promised land." Consequently when the war ended, there was no mass exodus from this new life in the far west. This now was "home."



War worker's children became skilled acrobats . . .



Neighborhood playgrounds entertained small fry . . .
Below, ballet taught Sister to be graceful.



Winner of a home beautification contest . . .



Hot weather play at "MacHeights" Center . . .
Below, religious experiences provided for.





FOURTH PLAIN VILLAGE
200 unit permanent project, served Ross substation and public employees.



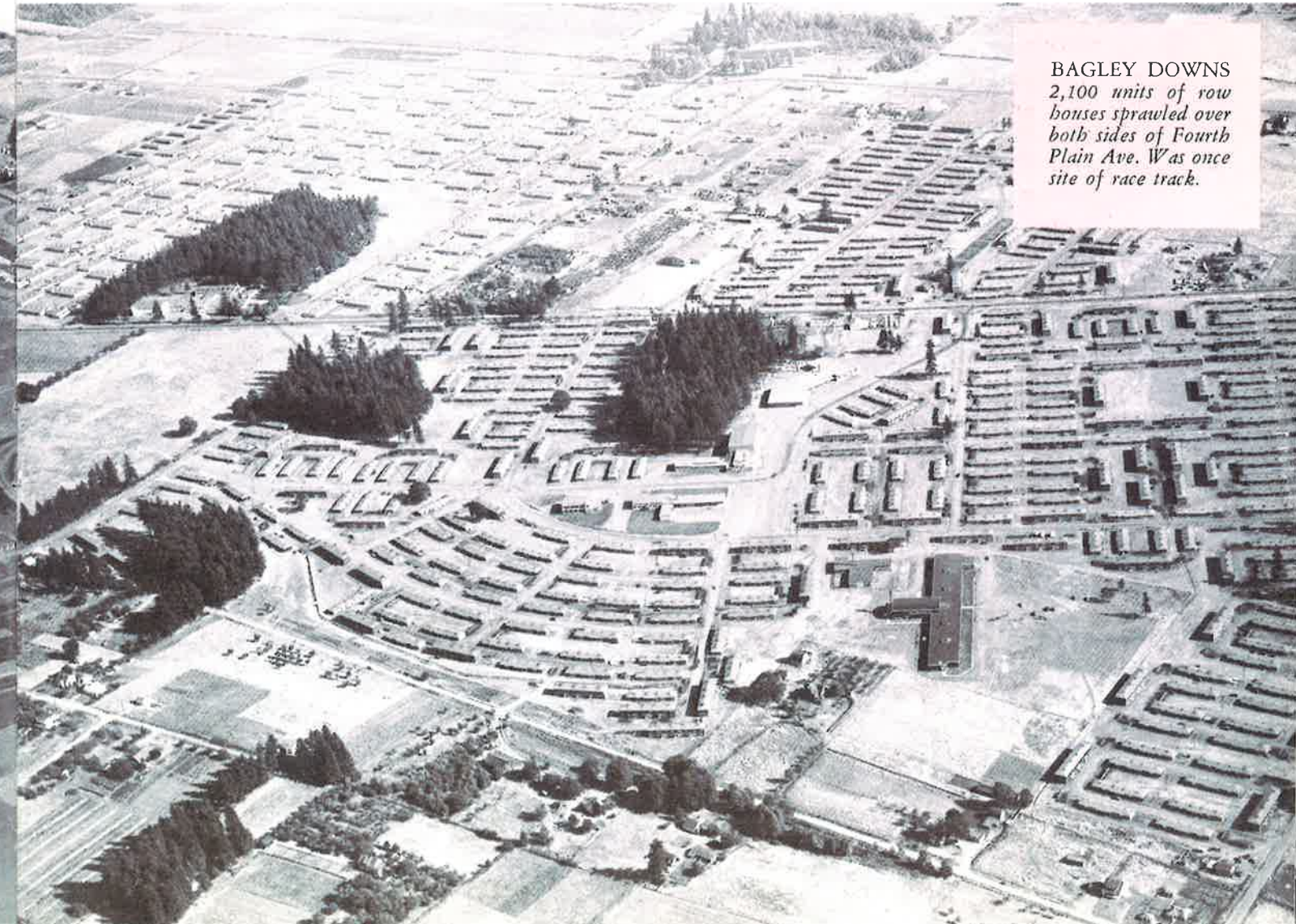
BURTON HOMES
1,500 unit row house project near present Royal Oaks Country Club was one of first to be razed.

Within 18 Months these Sprawling

New Cities were in full Swing . . .



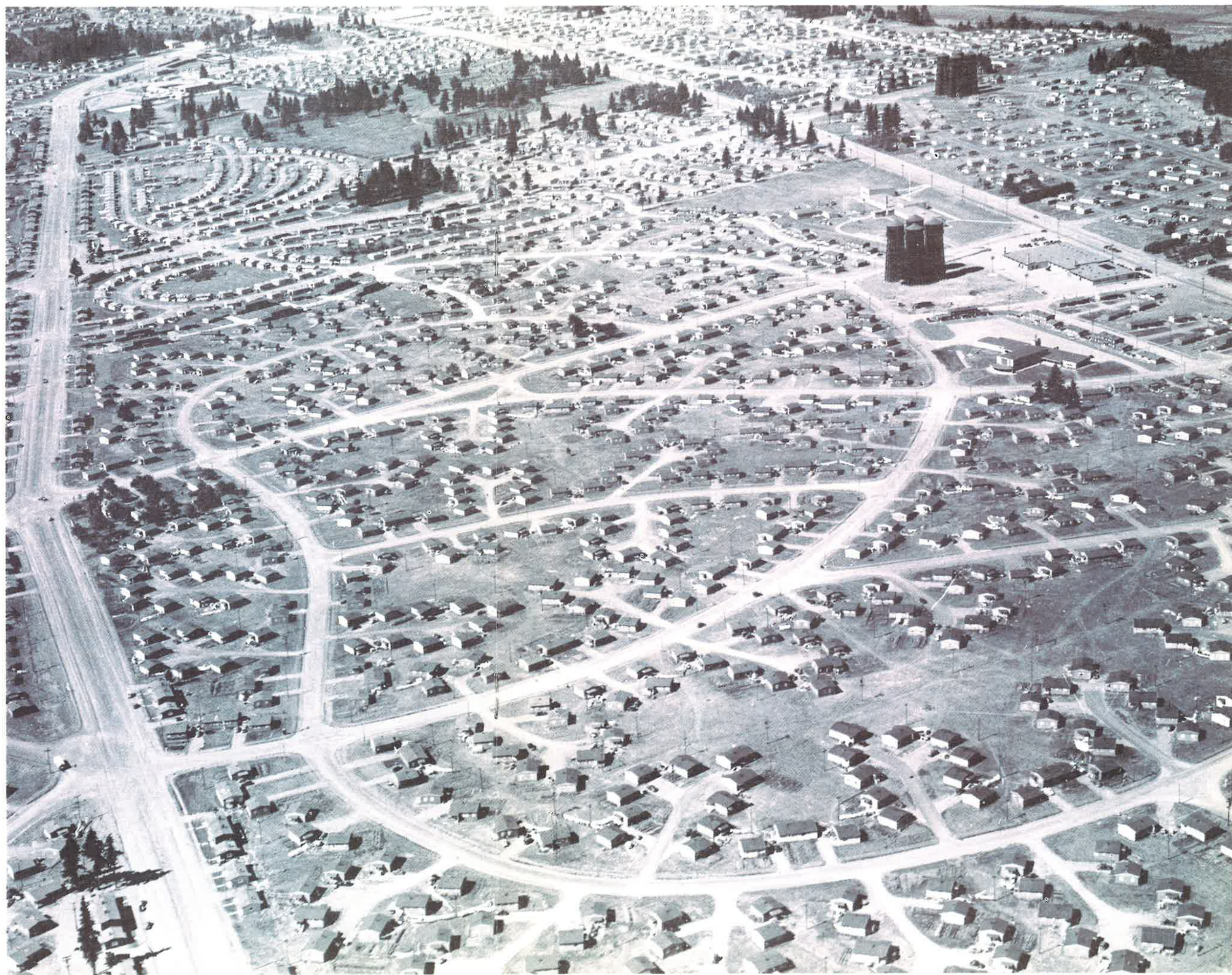
OGDEN MEADOWS
2,000 unit apartment project became first campus of Clark College.



BAGLEY DOWNS
2,100 units of row houses sprawled over both sides of Fourth Plain Ave. Was once site of race track.

McLOUGHLIN
HEIGHTS

The largest war housing project of individual family units ever built (looking west from Lieser Road). Contained 4,000 prefabs, 1,586 units of row housing, 500 permanent homes (at Harney Hill), two shopping centers, 12 water towers, four schools and 60 miles of streets. Over 25,000 people lived in the project during the peak of war activity . . . Redeveloped, the Heights will contain 1,700 home sites, four shopping centers, six schools, eight churches and miles of landscaped boulevards.



And then the War Ended . . .

Shortly before the invasion of the continent of Europe, shipyard recruiting stopped, and population of the six war housing projects began to taper off. This decline was accelerated when peace came to the European theater in June of 1945.

On V-J Day in August, a casual observer predicted that the housing projects would be closed in six months. Others gave them a year. But the crystal gazers overlooked these facts:

1. The war had created another great "western migration" of Americans who were determined to live in the west.
2. The shortage of housing all over the country made Vancouver's available war housing something to cling to.
3. When men returned from the armed services, many of them had new families to find shelter for.

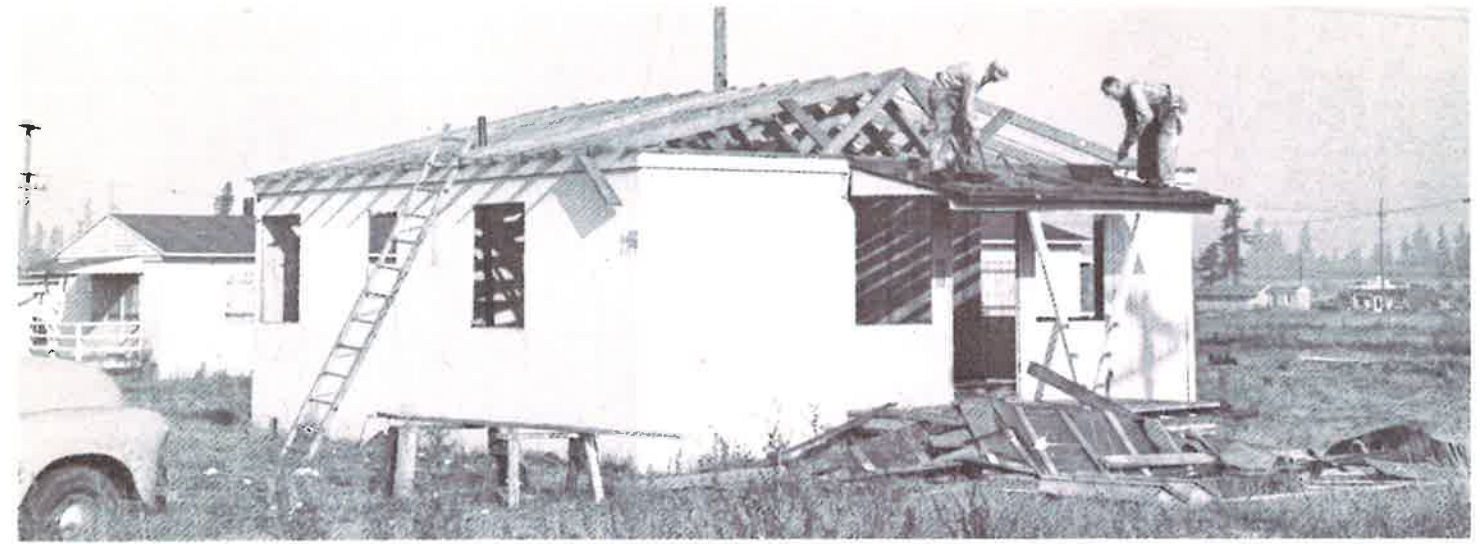
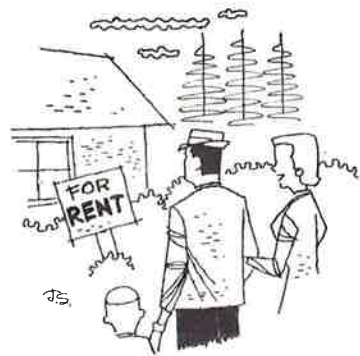
Surveys made by the Housing Authority and the shipbuilding company as early as 1943 indicated that at least half of the war workers were out west to stay, job or no job. They had faith that the west would grow and prosper. The war merely provided an opportunity to come west years ahead of schedule.

When Clark County's fighting men returned from the war, many had a wife on one arm, and a baby in the other. The upstairs bedrooms they left when they went to war as boys did not suffice for family men. The Housing Authority prevailed upon the government to make war housing available to veterans as a stopgap shelter.

But there were other veterans too. The sons and daughters of families who had been transplanted by the war to Vancouver and Portland came here to be near "the folks." Still another group came—those who had been stationed in the northwest during the war, and liked the looks of this new "promised land." A year after V-E Day there were 1,000 veterans and families in Vancouver's war housing. Less than 25 percent of them had lived in this area before the war. By 1950 there were 2,600 veteran families in public housing, or 70 percent of the total.

Between V-J Day and December of 1945, a 31½ month period, the population of the projects dropped from 8,100 families to 6,000 families. Then the veteran "invasion" held the total occupancy at a stable figure for several months, tapering later to 5,000. For the next two years it hovered around the 5,000 mark. The disastrous Vanport flood in 1948 rendered thousands of former war workers and veterans homeless and threw a new burden on Vancouver's war housing. This prompted the government to purchase some house trailers and set them up in the northeast corner of the Heights, which quickly was dubbed "Trailer Terrace." This land now belongs to the City of Vancouver, for a future park.

Two and a half years after the war, there were still 50,000 people in the Vancouver metropolitan area, 16,000 of them in public housing. Thus there was added to conservative Vancouver a melting pot of young, ambitious citizens of vigorous western and midwestern heritages, the new postwar labor force.



The scenes on this page were typical of postwar activity in the various housing projects. Four entire "cities" were torn down and moved away or reduced to salvage. The pictures show a McLoughlin Heights prefab being dismantled and carted off. These were re-erected throughout the Pacific Northwest on farms, in mountains, at beaches and at public works projects, like the 150 units that were used by the Bureau of Reclamation at Grand Coulee dam (in foreground of picture below).



Making Way for a "New Life"

Even before the war was over, action started to close out some of the temporary war housing cities, and move the remaining tenants to vacancies in McLoughlin Heights. Federal legislation was adopted to permit transfer of unneeded temporary housing to communities and colleges with critical shortages. Burton Homes, southwest of the present Royal Oaks golf course, was the first to go. Vacant buildings at Ogden Meadows apartment project were next, followed closely by Bagley Downs.

Two and a half years after the war, 7,400 Vancouver family dwelling units and 5,000 dormitory rooms were housing people in 65 colleges and communities of the west, as far south as Los Angeles, and east as far as Laramie, Wyoming.

Meanwhile, the Housing Authority took the lead in marshalling community concern over the ultimate disposition of \$42 million worth of housing projects and permanent facilities. Congress had taken no action to point a course. Locally there was fear that the remaining temporary projects might be kept and operated as permanent housing, and degenerate into slums, or, on the other hand, as proposed by one senator, might be closed down abruptly and the land dumped on the market, to be gobbled up by speculators.

Out of the discussions with city officials, the schools and a citizens advisory group came recommendations that McLoughlin Heights, Bagley Downs and Ogden Meadows be annexed to the city so that zoning and building codes could be enforced, and that the 1,000 acre McLoughlin Heights project be sold by the government to the local Housing Authority. The latter took an act of Congress. Cooperating with other authorities in similar circumstances, the local Housing Authority was instrumental in bringing about such legislation in the Housing Act of 1950. Meanwhile, Bagley Downs and Ogden Meadows were annexed to the city on August 20, 1947, and the Heights on January 1, 1950.

While these local discussions were going on, the Housing Authority prevailed upon the government

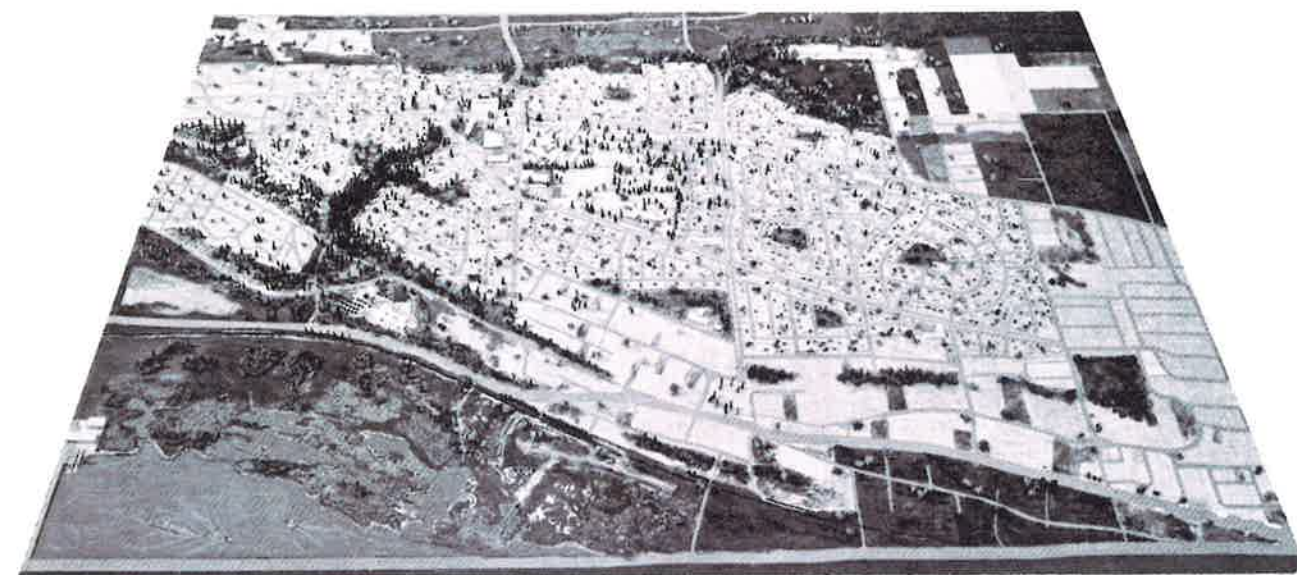
to give some \$6 million worth of permanent facilities to the City and to the schools for token payments. Community centers at Fruit Valley Homes, Fourth Plain Village and Harney Hill were acquired by the City, as were the administration building and fire station at Bagley Downs. The City also acquired all the water and sewer systems.

Eight schools built by government agencies were given to the School District. The Public Housing Administration gave the schools several child care centers, four playfields and the McLoughlin Heights Junior High School athletic field. The 159 acre Ogden Meadows site became the first campus of Clark College. The Public Utility District acquired the government-owned electrical systems in all projects for \$100,000.

Shortly after the war the government sold a 20 acre slice of McLoughlin Heights east of Lieser Road to a private developer who built the first permanent units to go up on war housing land. Later, when Burton Homes and Bagley Downs were cleared of buildings, these sites were also sold.

Between 1948 and 1951 the government sold, through the Housing Authority, the 1,000 units of permanent housing at Fruit Valley Homes, Fourth Plain Village and Harney Hill. Occupants had first preference, followed by veterans. A large percentage of occupants chose to buy the homes they had rented during the war.

And then, in 1952, the federal government sold the big McLoughlin Heights project to the Housing Authority, at a price of \$417,266. This was the original cost of the land to the government. The government included, without cost, the 3,600 remaining temporary demountable dwellings, two community centers and two maintenance buildings. The Housing Authority executed a mortgage to be paid off in ten years. But sales of land, personal property and buildings made it possible to retire the mortgage in 18 months. Purchase of McLoughlin Heights placed all decisions concerning the big project in local hands. It touched off the redevelopment of the Heights into one of the finest residential areas in the west.



Planning the New McLoughlin Heights

The objective in purchasing the wartime project was to clear away the temporary housing as rapidly as occupants found private housing elsewhere, and to make the land available for the needs of the community. The Authority and the City wanted the land properly planned to provide potential home owners with modern living at its best.

First off, a sales program was started to sell the vacant buildings; second, a planning section was set up to decide the best uses of the land, and third, a sales program was inaugurated to sell the land as quickly as it was replatted. All three activities moved forward simultaneously.

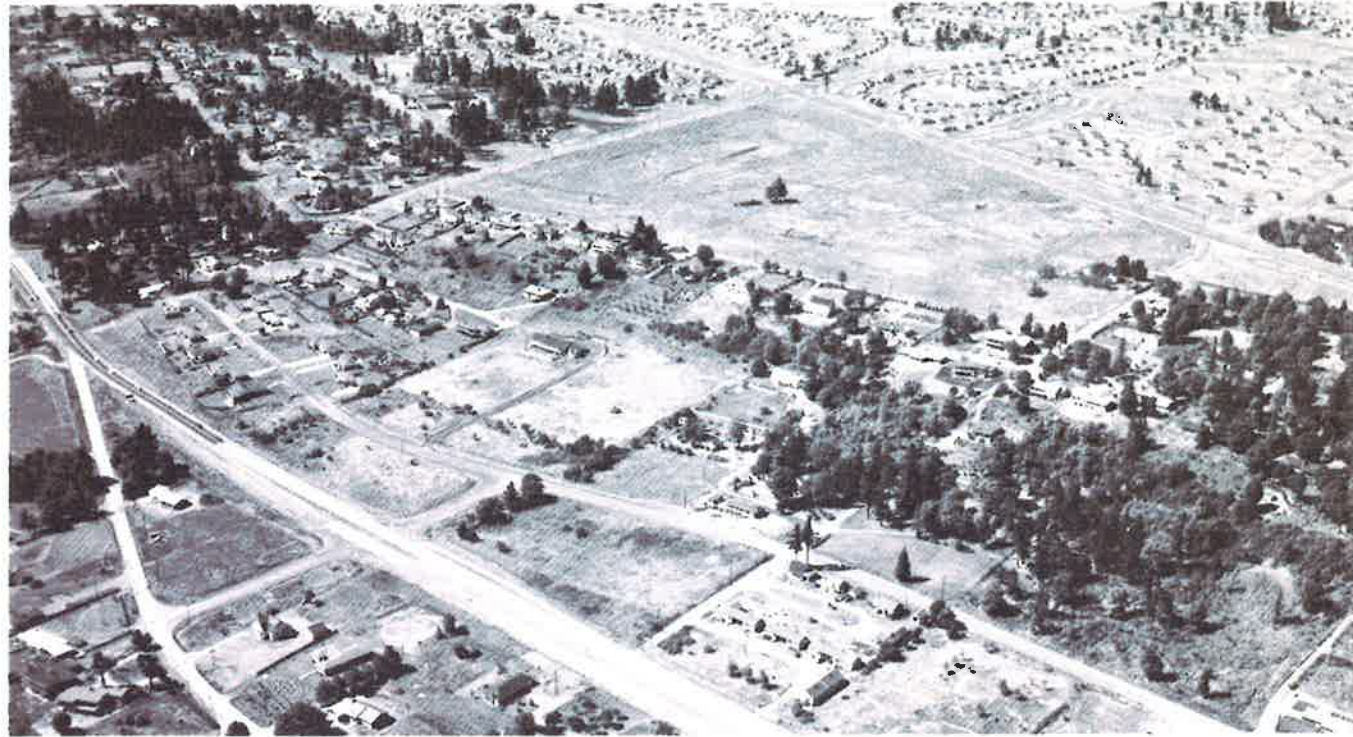
The Authority began promoting the sale of temporary housing. Advertisements were published in areas throughout the Pacific Northwest where there was a known need for farm housing and temporary shelter for construction workers on public works projects. Many found their way to mountains and beaches for summer homes. Less than 10 percent were re-erected in Clark County. To prevent their concentration locally, the Authority staff cooperated with the county commissioners in drafting an ordinance prohibiting more than one such unit to the acre, and requiring certain minimum improvements within two miles of Vancouver.

Sales of surplus furniture, appliances and building materials also were begun.

The Housing Authority arranged for the services of a city planner in cooperation with the city government to develop an overall master plan for the community, of which the "new" McLoughlin Heights was to be an integral part. This plan was accepted by the city and is the framework within which McLoughlin Heights is rapidly being developed as one of the west's finest places to live. The master plan provides for major arterials, sites for seven churches, four shopping centers, five schools, parks, playgrounds, green belts, native areas and landscaped parkways along two main thoroughfares, Mill Plain Road and Andresen Road.

Deed and mortgage exchanged when Housing Authority purchased McLoughlin Heights. From left, D. Elwood Caples, chairman; Fred Senechal, director, and Curtis Hensley of Public Housing Administration.





Typical clearance project. Andresen Highlands cleared of temporary houses and replatted for homesites

Working the PLAN

As soon as the broad framework of the master plan had been put together, the Authority began to develop two neighborhoods. Forty one lots in the Lieser Crest area at the southeastern corner of the project were the first to be placed on the market, in 1954. This plat was made up of home sites suitable for houses in the \$10,000 to \$18,000 price range. These were quickly sold, and additional Lieser Crest subdivisions have since been completed and placed on the market.

Next in the Authority's development plan was the Southcliff area in the southwest corner of the project. Ten lots with commanding views of the Columbia River were offered for sale first, and were quickly sold. They were planned for homes in the \$35,000 to \$60,000 price range. Heartened by this public acceptance, the Authority proceeded to develop the balance of the 90 lot subdivision, and today Southcliff is the finest residential area in Southwest Washington.

The first Andresen Highlands subdivision, south of MacArthur Boulevard along Andresen Road, went on the market next, and the second Andresen Highlands area, north of MacArthur, was being sold in mid-1959. Northwood, north of Mill Plain and east of Andresen, was offered to the public in May of 1959.

By mid-1959 approximately one third of the 1,600 potential homesites on McLoughlin Heights had been sold. Another 400 developed sites were available for purchase. Yet to be developed are the Mount St. Helens Terrace subdivision and the Northcrest neighborhood, both of which have panoramic views of the northern part of the county and Mount St. Helens. In the south central part of the Heights is Evergreen Terrace, and west of Devine Road is Broadmoor, which will be developed later.

Purchasers of land are not only protected by city zoning, but also by restrictions written into their deeds. These covenants prevent the erection of more than one dwelling on a lot, except those areas zoned for apartments and duplexes. Temporary buildings used as houses and trailers are forbidden. Minimum sizes of homes are specified, varying with the character of the subdivision. Homes must be finished within one year from the time construction starts. These restrictions will remain in effect for 25 years, and will extend automatically for ten year periods, unless a majority of property owners in each subdivision agree to changes.

At the beginning of its redevelopment program, the Housing Authority instructed its engineers to

subdivide the land into "oversized" lots, in the belief that modern living calls for more space than the conventional 50 x 100 lots that are common in the older parts of our cities and towns. The Authority also decided to install ornamental street lights to lend added character to its developments, and asked that utility poles be placed on back property lines where possible. All land is served by sewers and water and all streets are paved and have concrete curbs. Street patterns are distinctly residential to regulate traffic for safe and quiet living, but are connected to a system of arterials and boulevards for efficient movement of traffic to and from the area.

In the fall of 1956 the Housing Authority decided that temporary war housing had served its purpose of providing stopgap housing until private building had caught up with the demand. Therefore, on November 6 it ordered a "freeze" of rentals, so that no new families would be accepted in the project. It also set December 31, 1958, as the deadline for vacating the temporary housing. There were 880 families in the project when the action was taken. The last family moved out October 16, 1958, two and a half months ahead of the deadline.

By June of 1958 the last of the surplus furnishings and equipment had been sold. A year later the last of the demountable houses had disappeared from the Heights.



Housing Authority installs utilities and paves streets in redeveloped subdivisions.



Below was the planners' conception of Southcliff. In real life it looks very much like this drawing.



The New McLoughlin Heights Unfolds . . .

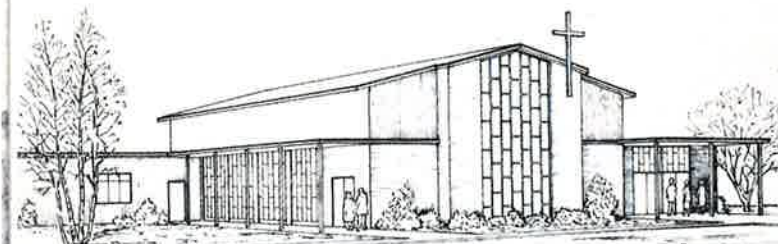
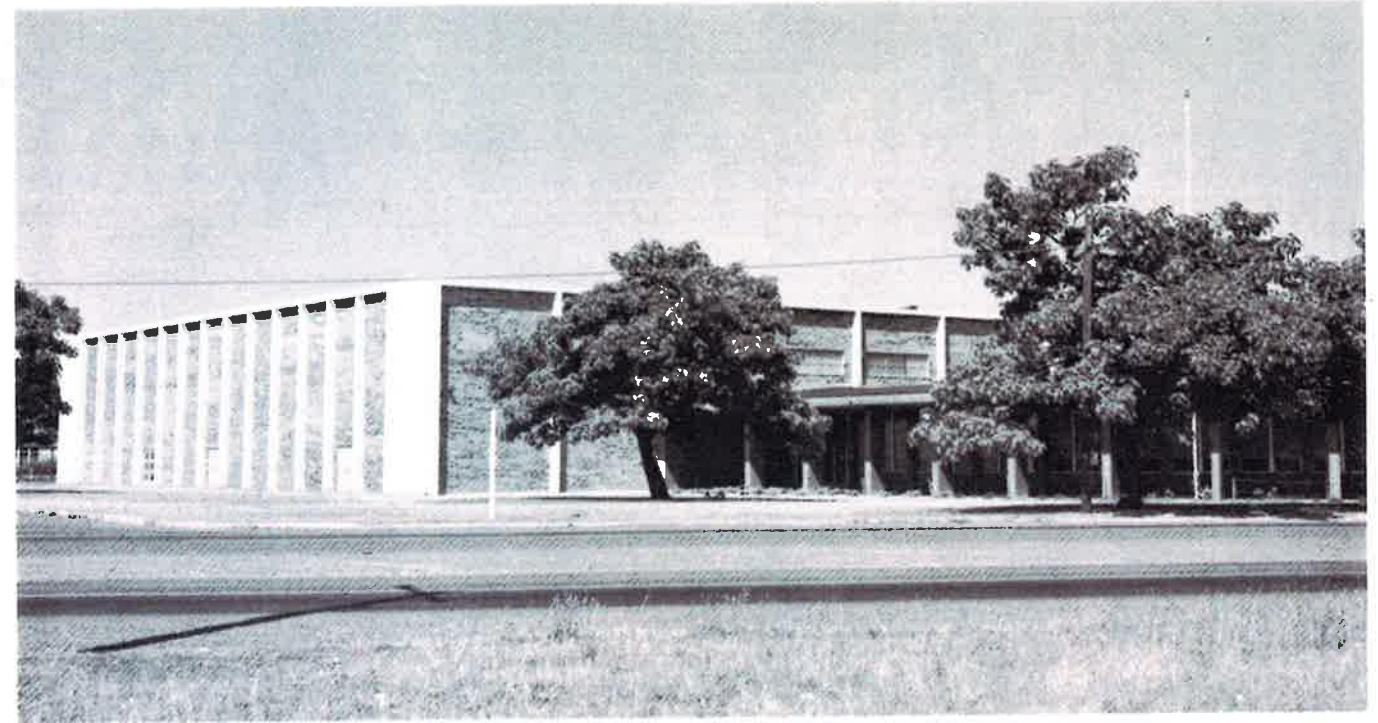
A former shipyard worker, returning to Vancouver for the first time since the war, was amazed at the transformation that had taken place on McLoughlin Heights. Gone were the almost endless and monotonous rows of identical prefab houses crowded close together. Gone were the mud puddles, the clotheslines, and the smoke from 6,000 coal burning heating stoves. In their place were modern, attractive, well landscaped homes with neatly groomed lawns, on paved streets and with street lights bright enough to read by.

The old frame junior high had been replaced by a new modern structure. New churches had been erected on and near the project. New shopping centers had sprung up. Main thoroughfares moved traffic quickly to Vancouver and Portland. People looked prosperous, happy and adjusted. This was indeed the "new" McLoughlin Heights. Such is the reward for planning, for diligence, for courage and patience. What one sees today is the pattern of greater things to come as the redevelopment of this historic area is completed in the years ahead.

Looking back, the Housing Authority is thankful for the community support it has enjoyed in its nearly 18 years of existence. It is appreciative of the public spirited men and women who have guided its progress, and who resisted every proposal that did not serve the best interests of the community.

Looking ahead, the Authority has pledged the net proceeds from the sale of land, buildings and equipment to serve the community in another way. The sum of \$480,000 has been pledged for the City's one third share of the cost of urban renewal in a blighted area of downtown Vancouver. Additional funds will be available to help finance a public housing project somewhere in the city for families of low income who are displaced by the urban renewal project. This housing would be owned and operated by the Housing Authority.

Thus the government's \$42 million expenditure here for war housing not only helped win our greatest war, but it is helping our local community to realize permanent values from the redevelopment of McLoughlin Heights into a fine residential area, and the clearing of a downtown slum for a much needed industrial park for future payrolls.



On these two pages are pictures of fine homes that have been built on McLoughlin Heights, the new Junior High and the first unit of the proposed East Vancouver Methodist Church.

A Statistical Summary

For more than ten years the local Housing Authority operated the government's war housing projects on a lease arrangement. All income in excess of expenses was turned over to the government. During that time there was never a fiscal year that showed a deficit. Only during the first few months of operation in 1942 and 1943 was there a period of time when the expenses were greater than the income.

When the Housing Authority purchased the government's remaining housing facilities and land

in 1952 this record of good business management was continued. During the rapid decline in tenants in the last two years, the Authority was still able to operate "in the black." There was a deficit in the final month only, October, 1958, when there was but a handful of tenants left.

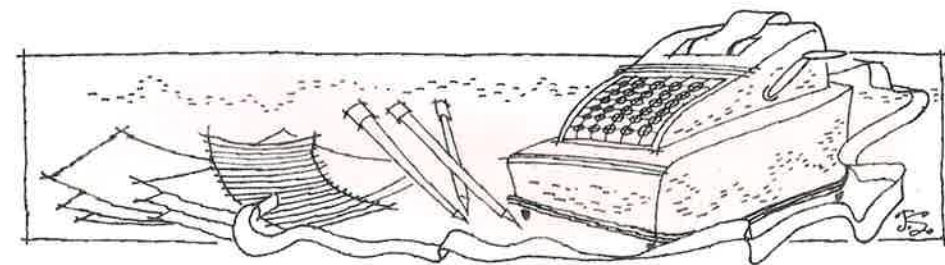
Like all municipal corporations and other local government agencies, the operations of the Housing Authority are audited periodically by the State Division of Municipal Corporations.

Under Federal Ownership (Not including dormitory projects)

Cost to government of local war housing facilities	\$ 42,390,551
Total number of families housed (estimated)	50,000
Total rents and miscellaneous revenues collected	25,557,259
Total state and local taxes paid by housing projects	1,972,770
Net income realized by federal government	4,202,570
Total recovery by government from sale of property	5,217,191

Under Housing Authority Ownership: (October, 1952 - June 30, 1959)

Total number of families housed (estimated)	4,000
Total rents and miscellaneous revenues collected	3,441,055
State and local taxes paid	415,538
Net income from rental operations (Oct. '52 - Dec. '58)	736,063
Gross sales of buildings, equipment and salvage	1,697,458
Gross sales of redeveloped land	1,021,506
Net income from sale of buildings, equipment and salvage	1,231,975
Investment in redeveloped land not yet recovered	654,536
Homesites redeveloped 912; sites sold 487; sites for sale	425
Homesites yet to be developed (estimated)	738



THE BOARD OF COMMISSIONERS of the Housing Authority (from left): William E. Cleaver, vice chairman, appointed in 1949; John F. Camp, Jr. 1954; Fred Senechal (standing), executive director since 1950; D. Elwood Caples, chairman since 1942; L. M. Burnett (standing), attorney since 1942; E. J. Keller, 1943, and Jerald N. Olin, 1958. At the right, below, are former members of the commission. Mr. Wark and Rev. Givens are deceased.

The Housing Authority is a municipal corporation created by city ordinance under the State Housing Authorities Law of 1939. It is composed of five commissioners appointed by the mayor, for six year terms. Terms are staggered, so that one appointment is made each year, except when vacancies occur. Although created by the city government, it is an autonomous agency, subject only to the authority of state law and the courts. The Housing Authority appoints an executive director, who also serves as secretary-treasurer. He is the manager of the Authority's operations. There have been three directors, Mr. Senechal, pictured above, and Mr. Peery and Mr. Ratchford, shown below.



Edwin Winter
1942-1943



Rev. Walter Givens
1942-1944



Rev. John W. Pressly
1944-1949



Earl N. Anderson
1942-1952

Former Executive Directors:



W. K. Peery
1942-1946



Floyd S. Ratchford
1946-1950



Fred Wark
1942-1954



Ross V. Kinsey
1953-1958