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5. Plans for 1953 fiscal year.

Road plan.

(1) Block road 6 meters in width, 95 meters in length ..... ¥4,866,000.
(Goban-cho 4-chome)

(2) Umegaka line 15 meters in width, 315 meters in length ..... ¥21,862,000.

Buildings construction plan.

(1) Wooden houses (Rokuban-cho 6-chome) 4 houses ..... ¥3,240,000.
(2) Public lavatory (60 sq.m. 1) Sanban-cho 4-chome ..... ~~¥637~~ ¥637,000.

(3) Park and grassy parks (3 places) ..... ¥7,910,000.

(Expenses for land and subsidy are only shown here.)

Total ¥38,515,000.

6. Plan for 1954 fiscal year.

Road plan.

(1) Block road (Goban-cho 3-chome) 6 meters in width, 89 meters in length ..... ¥6,076,000.

(2) Furouchi line 18 meters in width, 320 meters in length ..... ¥31,159,000.

Total ¥37,235,000.

Grand total ¥200,000,000.

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7.***** Information Department (Plan)

(1) Communication of each department and regulation of their activities

(2) Performed as follows (Object...Bancho Area)

1. Increase of numbers of information bulletin board (100)

2. Publication of Bancho improving monthly report (3,000 per month)

3. Regular propaganda poster (6 times per year)

4. Regular propaganda leaflet (6 times in each department. Total 36)

5. Special Propaganda activities
   Special method will be performed to the Area for election, tax and other chief activities .

6. Utilization of public entertainments, lecture, discussion. Propaganda will be performed according to its ~~necessarity~~ necessity in each time.

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Bancho Area Improving Committee was adovocated on 1949 by Miss Colletta---Hyogo Civil Affairs Team---.

According to the break of Civil Affairs Team, improving achievement was succeeded from her to Prefecture, City and Local and organized as their cooperative responsibility.

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C I T Y S L U M S .....

Before and After

America is faced today with the dramatic choice -- allowing one third of its children to grow up in filth and squalor, or providing them with decent homes and a place in the sun. No one deliberately chooses to live in a slum. Yet today more people are worse housed than at any time in U.S. history, simply because slums are the only place they can afford to live.

Hardest hit are the young married veterans. Bill Thomas, after five years in the Army, returned to this country with his fresh-cheeked British war bride and baby. Unable to find a place to live, they moved in with his family in a lower West Side tenement in New York City.

Into the dark, cluttered five-room apartment crowded Bill's mother, two unmarried sisters, a married sister and her husband, and Bill and Olga and their baby. As in many old New York tenements, there were no doors between any of the rooms, and to get from the cot-crowded front living room to the bathroom required walking through the bedrooms. To the young couple, reunited after months of fearful separation while Bill was fighting in Italy, the worst thing about their tripled-up tenement home was the utter lack of any kind of privacy.

Money was another problem. Bill, still in the Army, received a private's pay of $80 a month, half of which went to his mother for their keep. In England, Olga had considered $80 a month an adequate amount of money. But New York prices took her breath away. "We could spend that just in a week," she found.

When the jam-packed Eighth Avenue tenement became intolerable, and Bill's mother requested them to leave, they were without any funds at all and Olga was again pregnant.

This was in the summer of '47. Then began a desperate hand- to-mouth existence, moving from one cheap hotel room to another, aided by Department of Welfare funds. Once they had a few blissful weeks in two front rooms of a furnished house, but left when the landlady suddenly demanded $150 a month.

Finally they settled in one furnished room on Ninth Avenue. This room had a narrow single bed, infested with bedbugs and provided with one sheet, upon which both pregnant Olga and her husband slept. The baby was next to them in a broken carriage they found in the basement.

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The indescribably dirty room had but one window, which faced on a brick wall.

It was mid-July and Olga, now six months pregnant, said that she had the sensation of being slowly roasted in a brick oven. For every meal, she had to take her little boy out with her to buy provisions, since they had no way of keeping food. Even the baby's milk soured in an hour on the window sill.

Each morning the husband left for Mitchel Field on Long Island, leaving Olga with year-old Billy, without friends almost penniless, in a strange city in a strange land. Each day she felt herself grow more physically ill with loneliness and despair. Yet never once did she let her family in England know of her predicament. "We moved away from Bill's family, as it was too crowded, and now we have a place of our own," she wrote.

If she had had the money, she would have taken the first boat home. Her husband was a torn equally between indignation and a sense of complete helplessness. There were sharp, acrid quarrels. Her marriage seemed to be disintegrating along with her sanity.

Olga's story has a happy ending. One day someone pointed out to her a new housing project being erected on the lower West Side, and urged her to apply for an apartment. On sunny days Olga would push the baby over to the site and watch the completion of the John Lovejoy Elliott Houses. Soon she was going over two and three times a week to plead for an apartment.

The manager's office was so jammed with applicants that thirty-one were rejected for every one accepted. But Olga got an apartment after a housing inspector visited their furnished room. They moved in before the paint was entirely dry on the walls. Two months later Olga's second child, a girl, was born.

This writer found Olga on a ground-floor apartment of the twelve-story Elliott project, energetically washing windows while her two youngsters played in a large sunny yard with a bevy of small fry. Olga, slim and dark-haired, her face still showing some strain had just celebrated her twenty-first birthday.

"It's heaven to be here, just heaven," she said in her pleasantly clipped British way. She showed off the apartment with obvious pride—the bright, spacious living room with dinette at one end, gleaming, modern kitchen, bath and two good-sized bedrooms. For all this, the

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Thomases pay $36.50 a month, including utilities. This is just $4.50 a month more than they paid for that one wretched furnished room.

Olga's husband, now discharged from the Army, has a job at a restaurant earning $40 a week. If he should get a $5-a-week raise, his rent at Elliott would be raised about $4 a month, as all rents there are based upon ability to pay. On the other hand, if he should lose his job and go on relief, or get another job at less pay, he would be allowed to stay on a Elliott at a rent he could afford.

This system of scaling rent to income applies to all public low-cost housing projects in New York City. Top income for admittance to Eliott is $2520 a year for a family. Most of the tanants are in civil service or have jobs as factory workers, taxi drivers or laborers.

The first postwar housing project to be completed in New York City, when building costs were sky-high, Elliott was built without state or Federal funds. The $5,000,000 total cost was raised by selling bonds to private investors, guaranteed by the City of New York. Its steel-land-concrete fireproof buildings, twelve stories high with automatic elevators, cover five acres. Twice as many families now live in its clean, airy apartments as lived in the ugly, unsanitary slums Elliott erased.

Because rents are so low at Elliot (basic rent $6.46 a month per room), the project receives a yearly subsidy from the city of $109,595. This means that each of the 608 families living at Elliott is subsidized to the extent of about $15 a month. Families accepted are those whose living conditions are so bad and their incomes so low that without are those whose living conditions are so bad and their incomes so low that without help they never could afford anything but slum housing.

Elliott tenants do not feel that they are living on charity. "There is a feeling of getting ahead here, and bettering oneself, "Olga Thomas says happily. "It is a good thing. I do not think that I could go back to live in England and be happy now."

Olga has finally discovered America. And Elliott tenants have discovered that a clean, decent home leads to other desires, such as better schools, better medical care, and a better life for themselves and their children. To obtain these goals they have joined forces with the entire neighborhood of Chelsea, where the Elliott project is located .

It was not always so. When the first Elliott tenants moved in, they were faced with suspicion, resentment, even hatred. Much credit for the present harmonious feelings between tenants and Chelsea neighbors

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must go to Hudson Guild, asettlement house founded over fifty years ago by John Lovejoy Elliott. This settlement house is situated right on the grounds of the housing project — in fact, the project was built right around it.

To understand the job Hudson Guild has accomplished, it is necessary to know a little about the lower West Side neighborhood it serves so magnificently.

The people of Chelsea, as the area is called between 14th and 34th streets, from Sixth Avenue to the Hudson River, are a hodgepodge of conflicting nationalities — Italian, Irish, Puerto Rican, Greek. A survey of children attending the grade school across the street from Elliott shows that 20 per cent are suffering from skin diseases, 35 per cent from nutritional defects. Fully half the pupils come from broken homes. Chelsea has a high incidence of marital discord, paternal brutality and emotionally unadjusted children. Gambling and drinking are widespread. Infant mortality and deaths from tuberculosis are high — in fact, deaths from all causes place the lower West Side as second only to Central Harlem in New York City health figures.

A typical tenement in Chelsea has dark, airless bedrooms, a toilet in the hall shared by several families, a bathtub in the kitchen, no hot water and only the kitchen stove for heat in wintertime . Rents are from $25 to $30 a month, not including gas and electricity.

Chelsea was jubilant when its long fight for better housing bore fruit. The site for Elliott was razed in 1941, and former tenants were promised top priority on the new apartments to be built. Then the war came. Six years later, when the war was over and the project finally completed, veterans' families were given preference.

This led to acute resentment on the part of the former tenants, many of whom had moved into tenements nearby to await completion of the project. They referred to the veterans moving into Elliott as "outsiders" and "murderers." When they learned that Negroes would be admitted into the project, feelings reached a violen pitch. Few Negroes had ever found it healthy to stay in Chelsea for long.

At this point, Hudson Guild swung into action. Forty leaders of the neighborhood were invited to join a "welcoming committee" for Elliott tenants. Every two weeks for six months prior to the opening date, they met together at the settlement house. They reported hearing such statements around Chelsea as "Those outsiders are going to get those beautiful apartments for nothing," and "You can't have radios or visitors at the project," and "Inspectors go around and see if you make your beds every morning."

To squelch these insidious and untrue rumors, the welcoming committee

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was taken on tours of inspection of other completed housing projects. At Queensbridge Houses, a Chelsea man stopped a Negro tenant and asked her point-blank how she liked living there with the "white folks."

"When I was sick for a month, a white neighbor came in and took care of me," she told him quietly. The man was so impressed that he repeated this story not once but a hundred times around Chelsea.

By the time the project opened, there was no fear of violence toward the new Negro tenants, thanks to a vigorous educational program on the part of Hudson Guild. In fact, by the first Christmas, thirty Negro couples from Elliott enjoyed a dance with the whole neighborhood of Chelsea, for the first time in Hudson Guild's history.

As soon as the first apartments were available, a committee of neighbors fixed up a model apartment to show to the tenants. The work of buying and repairing second hand furniture, making curtains and slip covers and bookcases, was done by neighbors who knew they had very little chance of getting into the project. Neighborhood women acted as hostesses to eager applicants who came to see the model apartment, and became so interested in their hardluck stories that they actually went to the manager at Elliott and pleaded with her to accept the "outsiders" applications.

Hudson Guild shrewdly turned basement common rooms into a neighborhood center. Ceramic, sewing and carpentry classes were organized. As a result of these face-to-face and elbow-to-elbow relationships, half the Elliott tenants have joined Hudson Guild, and they are slowly but surely being fused into a working and harmonious group with the rest of Chelsea.

Chelsea neighbors, under the guidance of Hudson Guild, have fought not only for a housing project, but for a new grade school, an outdoor swimming pool, play park and health station. All these objectives became part of the city planning for the area--in fact, all but the new school and swimming pool have been built.

When Olga Thomas' baby needs her firstyear inoculations, she takes her across the street to the health station where it is all done free. Dental and eye care is also available for her children there. On hot summer days her youngsters cool off in the city park next to the project; in the evenings, her family can watch free outdoor movies there. A milk station at Hudson Guild provides her family with milk at a substantial saving. Thus not only rent, but other budget expenses, such as health and recreation, are scaled to the Thomases' pocketbook.

New York City is concerned with better housing not only for veterans like Bill Thomas who are trying to raise families on $40 a week. There are thousands of veterans earning twice Bill's salary and more who cannot afford the extreme rents demanded by private speculators.

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According to a recent city survey, rents for new apartments in Manhattan range from an average of $95 a month for two rooms, to $130 for three rooms and $170 for four rooms. To cite one example, a speculator who just built a six-story walk-up apartment house in Greenwich Village charges $250 a month for a two-bedroom apartment.

To meet the housing problem of the white collar veteran who earns too much money to qualify for a low-cost subsidized housing project like the Elliott, New York State passed the Redevelopment Companies Law in 1943. Under this law, New York City can condemn slum areas for private corporations which are interested in putting up new housing, then for twenty-five years charge them taxes which are based upon the old slum value of the land and buildings. In return, the company promises to limit its profits to 6 per cent.

Stuyvesant Town was one result — a vast 18-city-block area of new apartments on the lower East Side built by the Metropolitan Life Insurance Company (at a total cost of $90,000,000). The area was a wretched slum known as the Gas House District, stretching from First Avenue to the East River and bounded by 14th and 20th streets. Now a striking sky line of 35 fireproof buildings twelve and thirteen stories high presents itself there. Really a city within a city, it will contain 8755 families. There are a three-acre park and lawns, gardens, trees, with ten large play sections for children.

Stuyvesant Town offers truly luxurious apartments for an average of $18 a month per room, including utilities. Prices range from $50 a month for a one-bedroom, living room and kitchen apartment, to $91 for three bedrooms.

Living rooms are large and airy, with parquet floors; kitchens have modern equipment and cabinets. Bathrooms are cream tile, with bath and shower. Even the smallest apartments contain an ampleeoat closet, and two big closets in every master bedroom. The latter room, 10 by 18 feet, is big enough to hold comfortably three bureaus, twin beds and chair.

Apartments such as these, built by private speculators, now rent for three times as much else where in the City. They are a striking example of the fact that spacious, comfortable and attractive apartments can be rented reasonably and still sho a good 6 per cent profit, privided the company which builds them is given a helping hand by the city in acquiring $8-a-foot slum properties by condemation proceedings and then paying only the taxes which the former slums yielded.

In other words, the city subsidy amounts to no more than a remission on taxes which the city would not have had if the project had not been built. Thousands of middleincome families have excellent housing at a rent they can well afford without its costing the taxpayers a cent.

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Applications for apartments at Stuyvesant Town run ten times the number of housing units available. Prospective tenants are very carefully screened; they must have a veteran in the family and must provide character references. Metropolitan Life inspectors make unannounced visits to their homes to check on the wives' housekeeping abilities, and incomes must not exceed a certain amount (Metropolitan Life remains mum on figures). Negroes are not admitted, a policy which has been upheld by New York courts.

Because of its attractive, hand-picked population of young C. I. couples, Stuyvesant Town gives the impression of being a big university campus. The forest of prams clogging up the walks, the pretty wives in loafers and sports clothes, the chatter about bowling parties for the men and other varied social activities—all further the illusion. Tenants are impressed with the excellent service they receive — the minute the plumbing goes wrong or a latch sticks, a phone call down-stairs brings instant attention. The hall-ways and grounds are looked after constantly by uniformed guards to see that everything is kept in order.

"They've forever washing down the halls and removing fingerprints," says one tenant. "It's nice to live in such a beautifully kept place."

The tenants are, of course, tickled to death to be where they are. Some of them waited as long as two and a half years from the time of their first application; meanwhile they lived in furnished rooms or doubled up with relatives.

Part of this time lag was consumed in relocating the 3000 families who lived on the original site of Stuyvesant Town. In the face of the desperate housing shortage of 1945, Metropolitan Life volunteered to help find these persons other homes, although there was no such requirement by law.

With the aid of a Tenant Relocation Bureau set up on the site, a staff of thirty people, a station wagon to drive the house hunters around the city, and an apparently inexhaustible supply of tact, sympathy and humor, the job was completed in eleven months, with the result that most of the dispossessed are better off than they were before.

Stuyvesant Town proves that in spite of postwar building costs, new good housing can be erected as a sound business investment without charging exorbitant rents. It cannot be done in our great congested cities, however, without a helping hand in the form of reduced taxes. Other cities will find great profit in following New York's lead. They will find that their slums can be demolished, and good, permanent housing built, all at no cost to the city, which forgoes only the taxes upon the improved value of the land, still collects as much in taxes as the slum properties yielded. When slums go, cities save considerably in police costs, disease control. It has been estimated that slums yield only 6 per cent of and average city's revenue, while absorbing 45 per cent of its service costs.

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Let's face it: our people, best-housed in the world, still live in so many miles of slums that all the billions of dollars the Government can spare are not enough to do the job. Only by putting both public and private dollars to work can we rid ourselves of this blight upon the land.

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Mrs Adachi
Copy for you

COMMUNITY IMPROVEMENT COMMITTEE

KOBE BANCHO AREA - EXPERIMENTAL CENTER

ADVISORS

Civil Affairs Team

Governor of Hyogo Pref	S. Kishida
Chairman of Hyogo Pref Assembly	H. Yamada
Chairman of Hyogo Pref School Board	A. Kato
Mayor of Kobe	
Chairman of Kobe City Assembly	T. Kataoka
Chairman of Kobe City School Board	

CHAIRMAN OF COMMITTEE

Vice-Governor of Hyogo Pref	S. Yoshikawa

VICE-CHAIRMAN

Deputy Mayor of Kobe	T. Saito

MEMBERS OF COMMITTEE

(Note: Mark "O" means liaison man)

Member of Hyogo Pref Assembly	(W)	T. Hosomi
- " -	(")	D. Shiomi
- " -	(")	J. Moriwaki
- " -	(")	J. Ohta
- " -	(")	T. Kitaura
Chief of General Affairs Dept, Hyogo Pref	(")	T. Tanimoto
Chief of Public Health Dept, Hyogo Pref	(S)	T. Tamaki
Chief of Epidemic Prevention Sect, Hyogo Pref	(")	T. Mayeda
Technical Official attached to Epidemic Prevention Sect, Hyogo Pref	(")	S. Takii
- " -	(")	S. Yabe
Chief of Public Welfare Dept, Hyogo Pref	(W)	T. Nishimura
Chief of Welfare Sect, Hyogo Pref	(")	S. Yokoyama
Chief of Child Sect, Hyogo Pref	(")	O. Ogisaka
Chief of Civil Engineering Dept, Hyogo Pref	(")	

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Chief of Planning Sect, Hyogo Pref	(") S. Kusano
Chief of Construction Dept, Hyogo Pref	(") N. Yoshida
Chief of Construction Sect, Hyogo Pref	(") Y. Morita
Chief of Housing Sect, Hyogo Pref	(") Y. Susuki
O Chief of Public Information Room, Hyogo Pref	(I) T. Kondo
Assistant Chief of Public Information Room, Hyogo Pref	(") Y. Ishikawa
Sub Section Chief, Public Information Room, Hyogo Pref	(") K. Asahi
Chief of Board of Education, Hyogo Pref	(E) T. Hori
Chief of Guidance Dept, Hyogo Pref School Board	(") M. Onga
Chief of Administration Sect, Hyogo Pref School Board	(") T. Nishimura
Chief of Physical Training and Health Sect, Hyogo Pref School Board	(") K. Hori
Chief of Guidance Sect, Hyogo Pref School Board	(") S. Mayekawa
Sub-Section Chief, Social Education Sect, Hyogo Pref School Board	(") S. Iwasa
	(") Y. Aoki

- " -

Member of Kobe City Assembly	(") R. Takahashi
	(") M. Inada
	(") M. Nakamura
	(W,P) U. Ito
	(W) T. Nakane

- " -
- " -
- " -
- " -

Ex-Member of Kobe City Assembly	(I) S. Inagaki
Chief of Sanitation Bureau, Kobe City	(S) T. Abe
Chief of Public Sanitation Sect, Kobe City	(") H. Wada
Chief of Public Welfare Bureau, Kobe City	(W) N. Nishikawa
Chief of Welfare Sect, Kobe City	(") A. Yamamoto
Sub-Section Chief, Welfare Sect, Kobe City	(") I. Yamagami
Chief of Civil Engineering Dept, Kobe City	(") S. Morisaki

DECLASSIFIED E.O. 12065 SECTION 3-402/NNDG NO. [illegible]

Chief of Restoration Dept, Kobe City	(") T. Miyazaki
Chief of Planning Sect, Kobe City	(") M. Yoshioka
Chief of Housing Sect, Kobe City	(") J. Awa
Chief of Verdant Area & Sand Work Sect, Kobe City	(") K. Yamamoto
O Chief of Foreign Affairs Sect, Kobe City	(") T. Hara
Sub-Section Chief, Foreign Affairs Sect, Kobe City	(") J. Hashimoto
- " -	(") A. Sassa
- " -	(") M. Mikata
Chief of Operation Dept, Kobe City	(S) H. Isaka
Chief of 1st Section, Operation Dept, Kobe City	(") I. Ishii
Chief of 2nd Section, Operation Dept, Kobe City	(S) T. Fujiwara
Chief of Sanitation of Environment Sect, Kobe City	(") G. Fujita
Chief of Nagata Branch Office, Kobe City	(") T. Yoshimoto
Chief of Nagata Ward Office, Kobe City	(N) N. Kanzaki
Chief of General Affairs Sect, Nagata Ward Office, Kobe City	(I) I. Yamazaki
Kobe City School Board Member	(E) H. Koizumi
Chief of Board of Education, Kobe City	(") T. Kido
Chief of Social Education, Kobe City School Board	(E,I) T. Okamoto
Chief of Physical Training & Sanitation Sect, Kobe City School Board	(E) K. Tabuchi
Chief of Guidance Sect, Kobe City School Board	(") M. Yamamichi
Chief of School Affairs Sect, "	(") H. Kawate
Chief of Survey Sect, "	(") J. Tamura
Chief of Installation Sect, "	(") Y. Orishige
Member of Kobe City Public Safety Committee	(P) K. Susuki
Director of Kobe City Police	(") T. Koyama

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Sub-Section Chief, Foreign Affairs Sect, Kobe City	(")	N. Seiki
Member of Administration of Justice Committee, Kobe City	(")	T. Hamazaki
Member of Juvenile Committee, Kobe City	(")	M. Omori
Chief of Nagata Police Station, Kobe City	(P)	
Chairman of Criminal Offence Prevention Cooperative Association	(")	
Chief of Women and Minors Bureau, Hyogo Office	(W,L)	Mrs. T. Yoshimura
Principal of Murouchi Primary School, Kobe City	(E,I)	T. Saito
Chairman of Murouchi Primary School PTA Kobe City	(")	R. Tamutani
Vice-Chairman of Murouchi PTA	(E)	Y. Matsumoto
School Doctor of Murouchi Primary School, Kobe City	(E)	M. Yamashina
	(")	M. Kuroda
	(")	T. Nishizuka
Pharmacist	(")	T. Nakai
Principal of Maruyama Junior High School, Kobe City	(")	F. Omaye
Chairman of Maruyama Junior High School PTA Kobe City	(")	I. Okada
School Doctor of Maruyama Junior High School, Kobe City	(")	T. Fukuzawa
Principal of Nishino Kindergarten, Kobe City	(I)	Mrs. T. Ozawa
Vice-Chairman of Nishino Kindergarten PTA, Kobe City	(E)	I. Honda
	(S)	K. Sakai
Chief Priest of Kinrakuji Temple, Bancho, Kobe City	(E)	S. Fujimoto
Physician	(S)	T. Tanaka

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Chairman of Bancho Youth Group, Kobe City	(E,P) S. Minami
Member of Bancho Youth Group, Kobe City	(S) M. Wakita
Member of Bancho Youth Group, Kobe City	(P) T. Kondo
- " -	(I) T. Mizuumi
- " -	(W) K. Mizuguchi
- " -	(C) T. Sakai
- " -	(") Y. Kawaguchi
- " -	(I) N. Oya
- " -	(P) S. Honda
- " -	(L) K. Yoshimura
- " -	(") T. Yasuda
- " -	(E) Miss C. Fujimoto
- " -	(W) Miss N. Sumida
- " -	(S) Miss F. Onishi
- " -	

REMARKS:

1. In addition to the above, committee members of labor and civil engineering committees are to be appointed.

2. The letters in parentheses stand for:

(W) ..... Welfare
(I) ..... Information
(E) ..... Education
(S) ..... Sanitation
(P) ..... Public Peace
(C) ..... Civil Engineering
(L) ..... Labor

DECLASSIFIED E.O. 12065 SECTION 3-402/NNDG NO.

EDUCATION COMMITTEE

HYOGO PREF

Superintendent of Schools	R. Hori
Chief of Guidance Dept	K. Onga
Chief of Administration Dept	T. Nishimura
Chief of Physical Training & Health Section	K. Hori
Chief of Guidance Section	S. Mayekawa
Sub-Section Chief of Social Education	S. Iwasa
- " -	Y. Aoki

KOBE CITY

Member of School Board	H. Koizumi
Superintendent of Schools	T. Kido
Chief of Social Education Section	T. Okamoto
Chief of Physical Education Section	K. Tabuchi
Chief of Guidance Section	M. Yamaji
Chief of School Affairs Section	H. Kawate
Chief of Survey Section	J. Tamura
Chief of Facilities Section	Y. Orishige
Principal of Nurouchi Primary School	Y. Saito
President of Nurouchi PS PTA	T. Tarutani
Vice-President "	Y. Matsumoto
School Doctor, Nurouchi	M. Yamashina
	M. Kuroda
	T. Nishizuka
Principal of Maruyama Junior High School	F. Onaye

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President of Maryyama Junior High School PTA	T. Okada
School Doctor, Maruyama Junior High School	T. Fukuzawa
President of Nishino Kindergarten PTA	I. Honda
Chief Priest of Kinrakuji Temple	S. Fujimoto
President of Bancho Youth Group	S. Minami
Member of Bancho Youth Group	Miss C. Fujimoto

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WELFARE COMMITTEE

HYOGO PREF

Assembly member	T. Hosomi
"	D. Shihomi
"	J. Moriwaki
"	J. Ota
"	T. Kitaura
Chief, Executive Dept	T. Tanimoto
Chief, Public Health Dept	T. Tamaki
Chief, Epidemic Prevention Sect	T. Maeda
Technician, "	T. Takii
" "	S. Yabe
Chief, Public Welfare Dept	T. Nishimura
Chief, Welfare Sect	S. Yokoyama
Chief, Children's Sect	O. Ogisaka
Chief, Engineering Dept	
Chief, Planning Sect	S. Kusano
Chief, Building Dept	S. Yoshida
Chief, Building Sect	Y. Morita
Chief, House Sect	K. Suzuki

KOBE CITY

Assembly member	T. Takahashi
"	M. Inada
"	M. Nakamura
"	U. Ito
Chief, Public Welfare Bureau	C. Nishikawa
Chief, Welfare Sect	A. Yamamoto
Sub-Section Chief, Welfare Section	I. Yamagami
Chief, Engineering Dept	S. Morisaki
Chief, Rehabilitation Dept	T. Miyazaki
Chief, Planning Sect	M. Yoshioka

DECLASSIFIED E.O. 12065 SECTION 3-402/NNDG NO. _____

Chief, House Sect	J. Awa
Chief, Green & Sand Work Sect	K. Yamamoto
Chief, Nagata Ward	K. Kanzaki
Member, Bancho Youth Group	K. Mizuguchi
" " " "	Miss N. Sumita
Chief, Women's & Minors' Bureau Hyogo Office	Mrs. T. Yoshimura

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PUBLIC HEALTH COMMITTEE

Kobe City

Chief, Public Health Bureau	T. Abe
Chief, Public Health Sect	H. Wada
Chief, Operation Dept	H. Isaka
Chief, First Sect of Operation Dept	I. Ishii
Chief, Second Sect of Operation Dept	C. Fujiwara
Chief, Environmental Sanitation Sect	G. Fujita
Chief, Nagata Branch Office	T. Yoshimoto
	K. Sakai
Community Doctor	T. Tanaka
Member, Bancho Youth Group	M. Nakita
" " " "	Miss F. Onishi

PUBLIC SAFETY COMMITTEE

Kobe City

Assembly member	U. Ito

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Member Public Safety Commission	K. Susuki
Chief of Police	F. Koyama
Sub-Section Chief, Foreign Affairs Sect	N. Saiki
Member of Children's Commission	M. Omori
Chief, Nagata Police Station	
President, Crime Prevention Cooperation Association	
President, Bancho Youth Group	S. Minami
Member, Bancho Youth Group	T. Kondo
" " " "	S. Honda
Member of Legal Commission	T. Hamazaki

PUBLIC INFORMATION COMMITTEE

Hyogo Pref	
Chief, Public Information Room	T. Kondo
Sub-Section Chief, Information Room	K. Ishikawa
" " " "	K. Asahi
Kobe City	
Ex-Assembly member	F. Inagaki
Chief, Foreign Affairs Section	T. Hara
Sub-Section Chief, Foreign Affairs Sect	J. Hashimoto
" " " " "	A. Sassa
" " " " "	M. Mikata
Chief, General Affairs Sect, Nagata Ward Office	I. Yamazaki
Chief, Social Education Section	T. Okamoto
Principal, Murouchi Primary School	Y. Saito
President, Murouchi PTA	Mrs. T. Tarutani

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Principal, Nishino Kindergarten	Mr. T. Ozawa
Member, Bancho Youth Group	T. Mizuumi
" " " "	N. Oya

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Report on Bancho Area

Kinki CAR's help and guidance based on humanism and principle of democracy has aroused interest and sense of responsibility in the local government officials and has awakened the Bancho people for the first time to the fundamental human right and spirit of independence. Although many fine plans have been drawn for the improvement of the area by all the committees, lack of fund is hampering their rapid progress. We have a suggestion which may solve this financial problem.

There are two public bathhouses and real estate which are public properties of the community. These properties are in the hands of 12 oldest families of Bancho. Kobe city turned over these properties to 20 families who constituted Bancho community toward the end of last century, the number having decreased to 12 since.

There is a community council which consists of 20 members. However, 8 chairs are vacant. About 150 people who have the right to vote carry out election every 4 years. But of course it is inevitable that the same old people are elected.

These people make yearly profit of ¥3,000,000 from those public bathhouses.

Now the youth group people wonder if the Community Council cannot be reorganized into more democratic Council, and if all the people of the community can take part in the election as well as in the Council. If this recommendation proved possible, we would have a pretty big fund for the Community improvement program.

13 Feb 50.

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Report on the Works Carried out in 1949 by
the Kobe Bancho Area Improvement Committee

DECLASSIFIED E.O. 12065 SECTION 3-402/NNDG NO. _____

PROGRAM

(1) Opening address: Chief of the Hyogo Prefectural Public Information Office.

(1) Governor's address. Mr. Kishida

(1) Mayor's address. Mr. Haraguchi

(1) Address of chairman of Bancho Area Improvement Committee.

(1) Report on the general situation of Bancho Area by Vice-chairman of Bancho Area Improvement Committee:
Deputy Mayor: T. Nagahama

(1) Message of the representative of the Kinki Civil Affairs Region.

(1) Address of the representative of the Bancho Area.

(1) Report on the progress of the work of each Department by its Chief and plan for the work of each Department for 1950.

Sanitary Department — Labor Department

Education Department — Public Welfair Department

Public Safety Department — Public Works Department

Public Information Department.

(1) Discussion.

Inspecting the spot of the Bancho Area by interested persons.

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Mr. Pike

Report on the works carried out in 1949 by the Kobe Bancho Area Improvement Committee

I. Education Department

The origin of work of this Department is the establishment of adult education course for the people of Bancho Area as a measure for improvement of Bancho Area started from about August in the year 1949 when Miss Josephine Colletti, Civil Education Section, Kinki Civil Affairs Region was in office of Civil Education Section, Hyogo Civil Affairs Team, Kobe. This course is also the beginning of all the works of the Bancho Area Improvement Committee.

1. Promotion of civic education

A. Establishmeht of adult course.
(a) First time: (August 26, 1949 to Oct. 4, 1949) 12 times.
(b) Second time: (Sept. 27, 1949 to Nov. 18, 1949) 14 times.
(1) Main subjects are as follows:
Organizations in community. State of affairs in America.
Problems of outcaste community. Labor problems. Public safety. Religion. YMCA movement. Public sanitation. Public welfare problems. Education. Public morality. International problems.
(2) Points which are worth notice.
Members of the Youth Association did their best in gathering as many attendants as possible to the course.

We made efforts in continuing the course on an interesting basis by arranging movies, attractions and all kinds of recreations.

(3) Result:
It can be said that it was successful as the first work for this area.

B. Furtherance of the movement for establishment of the Citizens' Public Hall.
We proposed to construct a citizens' public hall having a floor space of 150 to 200 "tsubo" in all and equipped with education, work relief and recreation rooms, and created a committee composed of members of Prefectural and Municipal School Boards and Bancho Area.
This Committee studied the concrete plan and decided to put the plan into effect.

2. Improvement of School Education.

(a) Organization and establishment of special class
(Began on January 16, 1950)
We decided to organize special classes accroding to Article 75, School Education Law and to relieve those children who reach school age but don't attend school and who are absent from school for a long time.

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(1) Children to be accomodated.
Abnormal and weak-minded children who reached lower secondary and primary school age.
Children who are poor and engaged in works.
Children who are engaged in household affairs in the day time.
Children who have no parents or other protectors.

(2) Method:
The number of school children was Mixed 61 (male 26, female 35) and number of classes was 2. Classes were organized to accommodate the First-year children of Primary schools to the Third-year children of lower secondary schools.

Two regular teachers and other two were arranged.

Classes rooms are placed in the building of the Nishino Kindergarten located at Bancho Area and school hours are from 5 p.m. to 8 p.m.

Suitable teaching materials are chosen.

Mothers education course is established and their mothers are enlightened.

Reference:
Number of children who reach school age but don't attend school or number of children who are absent from school for a long time.
Male: 103 Female: 144 Total: 247

(b) Improvement of sanitation facilities.

(1) Improvement of school sanitation rooms.
We improved the sanitation room of the Murouchi Primary School and succeeded in the restoration of school sanitation to cultural standard.

(2) Improvement of school lunch.
We made the sanitary improvement of facilities for school lunch by newly establishing 4 cooking-ranges and cooking-rooms, and by newly devising the anti-worm facilities for provisions.

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2. Welfare Department

I. Loan of welfare fund

We contribute to the aid of livlihood by promoting the leather processing industry which is characteristic industry in this area and by relieving the medium and minor enterprises with the loan of welfare fund. The total amount of welfare fund is 675,000 yen (2 accounts). The number of workers directly obtained a loan amounted to 75 persons, ---- 45 persons in 2 debtor's association and other 30 persons respectively.

II. Grant of operating fund for Public Hall

For the contribution of children's elevation, 20,000 yen fund for public hall was granted and appropriated for tea-ceremony, flower arrangement, record-concert, cultivation lectures and provision of books.

III. Preventive measures for juvenile delinquency

(1) Laying of Children's Recreation Centre

Children's Recreation Centre was laid as one of the preventive measures for juvenile delinquency. It is located at the vacant lot adjacent to "Kinrakuji" Temple and covers 400 "tsubo". It is equipped with 2 swings and 1 chute. Cost of construction is 265,000 yen.

(2) Appointment of inspectors who are in charge of the area only.

3 inspectors who are in charge of the area only were appointed for the aim of prevention of juvenile delinquency and proper guidance of children.

(3) Establishment of regular children's meeting.

Monthly regular children's meeting are established for the purpose of proper guidance of children in accordance with Juvenile Welfare Act. Recreation used to get more intimacy

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3. Sanitation Department.

I. Counter-measures for Environment Sanitation.

(1) Temporary ones:
To receive 750 laborers who are out of work, and let them serve in cleaning of the area.
a. Cleaning of sewers.
b. " " ditches.
c. Disposal of accumulated rubbish and weeding.
Remarks: Carried out from 12th to 28th Oct., 1949.
Total number of laborers for this term: 750 persons.
Total length of sewers: 90,000 meters
" " " ditches: 9,000 "
" " " weeding: 7,500 "
Disposal of rubbish: 226,000 tons.

(2) Permanent ones:
a. To increase efficiency in removing rubbish out of dwelling houses by 7 laborers with 7 carts.
b. To clean up the streets by a group of three laborers.
c. To organize a special sanitation group consisted of 14 laborers and let them clean the whole area every week.
d. Thorough removal of night soil.
Using 2 trucks for disposal of night-soil of dwelling houses twice a month, 1 rear-car for disposal of night-soil of 24 public lavatories daily.

II. Complete treatment for Trachoma.

A. To promote the activities of Trachoma Clinic.
Number of patients after the organization of Sanitation Department is as follows:

Sept.	234 persons	Oct.	267 persons
Nov.	303 "	Dec.	346 "
Jan.(1950)	328 ".		

B. To apply Homo-Sulphamin (Ointment for Trachoma).
In cooperation with eye-doctors and PTA, got 312 effective patients of 316 by home treatment.

III. Counter-measure for V.D.

Thorough treatment was made at Murouchi Clinic with the Penisilin released by Kobe Base.
Number of patients by month is as follows:

Sept.	369	Oct.	392	Nov.	427
Dec.	327	Jan. 1950	421	Feb.	407

IV. Counter-measure for T.B.
The plan of holding mass examination was not carried out owing to unavailability of Tuberculin and BCG vaccine.

V. Counter-measure for Parasites.
Examined 1,000 school-pupils and handed Santonin to 800 of them.

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PUBLIC SAFETY DIVISION

Report for 1949

1. Strengthening of the police force.

For the concentration of police force, the following measures were taken:-

a. Assignment of more policemen on the beat.

b. Special assignment of one special patrol squad (one police sergeant and 4 men.)

c. Assignment of a special detection squad (one sergeant and 2 men.)

d. Assignment of the district supervisor (one police inspector.)

e. Strengthening of police box force.

(1) Better supervision and guidance.

(2) Strengthening of closer patrolling.

(3) Oftener house-to-house visits.

f. Request of better co-operation of local residents

(1) Assignment of special supervisors (one police sergeant and one policemen.)

(2) Organization of anti-crime societies (one for each police box district.)

2. As the first countermeasures, the following matters were executed:-

1. Control of public morality.

Made special listing of prostitutes in order to eliminate them, and as a result the prostitutes who numbered over 100 decreased to a few scores.

2. Control of narcotic peddling.

Made suspect lists and endeavored to pinch them as much as possible, and the number of suspects is on the considerable decline.

3. Prevention of criminal suspects entering this district.

Made close contact with the district office and had close house-to-house visits, and endeavored for the prevention of entrance of criminal suspects, and as a result not only the felonious but ordinary criminal suspects did not enter the district and apprehension had also good results.

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4. Control and suspension of hoodlums.

Closer inspection and control resulted in good tendency and now hardly any hoodlum or villain is seen in this district.

5. Prevention of juvenile delinquencies.

In co-operation with Anti-crime Organizations, Children's Welfare Committee, and Youths' Organization, we tried the Prevention of juvenile delinquencies, such as roadside gambling, etc.

3. Organization of Anti-crime Societies.

As the co-operating anti-crime organization, we organized anti-crime societies (3) with the police box district as the unit. For their work, these organizations did:

1. Set up 12 street lamps (anti-crime lamps)
2. Propagation of "crime does not pay" ideas.
3. Night watch (180 men in total)
4. Execution of anti-crime movement in the year-end and New Year periods.

4. Organization of Private Fire Fighting Squad.

With 26 men, an autonomous fire fighting squad was organized and police co-operated with this squad in the performance of their work.

5. Organization of Service Children's Group

A service children's group was organized for the purpose of fire prevention and street cleaning, etc.

REFERENCES

Comparative List of Crimes and Arrests in Nagata Police Station Jurisdiction and Bamho District

Nagata Police District Crimes and Arrests

Oct.48-Feb.49	Felonies	Others	Total	Arrest %	Comparision
Crimes	20	2126	2146	52 %	
Arrests	12	1107	1119		
Oct.49-Feb.50					
Crimes	21	1989	2010	60%	7% Decrease
Arrests	14	1198	1212		10% Increase

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Thefts in Rancho District (By officially registered complaints)

Oct.48-Feb.49	134	
Oct.49-Feb.50	76	44% Decrease

Arrests of Suspects (Rancho Residents)

	Felonies	Others	Total	Comparison
Oct.48-Feb.49	4	165	169	
Oct.49-Feb.50	0	141	141	20% Decrease

Arrests of Rancho Resident Suspects

Adults (Over 20 years of age)

	Felonies	Others	Total	Comparison
Oct.48-Feb.49	2	32	34	
Oct.49-Feb.50	0	58	58	70% Increase

Minors (less than 20 years of age)

Oct.48-Feb.49	2	134	136	
Oct.49-Feb.50	0	83	83	40% Decrease

1950 plans

More police
more lights
Build dormitory for unmarried policemen

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5. Labor Department

Labour Department started on November 1949 as one of departments in charge of labour fields of "Bancho Area Improvement Committee".

I. Diffusion of labour education

Lectures on labour education together with movie performance was held thrice for labourers and general inhabitants in this area. Participated by around 200 persons in each occasion, it can be generally said successful.

The main subjects was as follows:
Those who work are protected.
Democracy and workers.
Employment problem.

2. Enforcement of employment counter-measure works

(1) Branch office of public employment security office was transferred from Kandecho to Hatada-cho, adjacent to this area in order to make labour exchangeconvenient.

(2) Establishment of temporary employment consultation office.

In anticipation of one time a week, 3 or 4 officials of Public Employment Security Office were dispatched to Youth Association Office and employment consultation was accepted.

Number of workloads of employment consultation amounted to 34 (male 21, female 13) during 3 weeks since the opening of temporary employment consultation office. (it was opened on Dec. 12, 1949)

(3) Investigation of actual state of job seekers.

Investigating the actual state of enlisted workers mainly (male 354, female 221) in respect of their schooling, job career and desire, what to do in employment counter-measure was searched.

(4) Labour exchange into general private enterprises.

Labour exchange of job-seekers into private enterprises was done. 36 persons (male 30, female 6) on the average daily got job.

(5) Labour exchange into unemployment counter-measure works.

Commenced on November 1, 1949. By prefectural authorities labour exchange of average 300 persons daily was done into land arrangement work for the site of Nagata Senior High School and "Ishii-gawa" river repair works. Incase of city authorities, it totals to 595 persons (male 314, female 281) as of March 10, 1950.

(6) Assistance through day labourer unemployment insurance.

Insurance money was given to 83 persons (male 19, female 64) of 169 eligible persons to receive it in this area in accordance with unemployment insurance system for day labourers.
(enforced on and after Jan. 1, 1950)

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(7) Enforcement of vocational training for the new graduates.
Lectures on employment quality and mental test and labour consultation were held for the new graduates.

(Reference:)
Record of labour exchange at "Maruyama" Junior High School. Total number enrolled: 335 (male 199, female 136).
Applicant for employment at employment security office: male 35 (15) female 21(17)
Applicant who got job. 18(8), female 0. Total 18(8).
Classification of the jobs of the above:(worker 11, shop clerk 3, communication workers 2, shoe makers 2).

Remarks: Figures bracketed show those of the graduates in the area.

(8) Year-End Full Employment Campaign
As a result of Year-End Full employment Campaign, members of newly enlisted labourers in "Bancho Area" reached 248 (male 146, female 102), representing around 2.3 times as many as that of the previous ones.

3. Enforcement of Work Relief Measures

(1) Solicitation of utilization of joint work shop.
15 persons from the area are accomodated in Kobe Municipal Joint Work Shop for Dressing and there 10 persons are engaged mainly in carpet repair works. Besides that, the intermediation of home side job was publicized, but applicants were none.

(2) Strengthening of the Activities of Employment Guidance Office.
6 persons in this area were accomodated in Kobe Public Employment Guidance Office and one of them graduated and is now employed.

(3) Enlightenment and Propagation on Employment Guidance Institution
Enlightenment and Propagation on Employment Guidance institutions was made for inhabitants in this area at Prefectural Employment Guidance, Kyorei-Kan Hall.

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6. Public Works Department

This department started on January 1950 as one of the department of "Bancho Area Improvement Committee". In 1949, nothing particular was carried out except the decision of work program in 1950.

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7.***** **Information Department (Report)**

(1) Communication of each department and regulation of their activities

(2) Performed as follows (Object...Bancho Area)

1. Distributed 4,000 leaflet (activities of Bancho Improving Committee)
2. Settlement of contributing box (10)
3. Settlement of information bulletin board (20)
4. Supply of paper which is necessary to the activities of local young men's association
5. Other information activities

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Bancho Area Improvement Committee Meeting will be held on 24th March Friday at 13:00 at the Kaiyo Kaikan which is situated at Shimoyamate-dori 3-chome, Ikuta-ku, Kobe.

We should be much obliged to you if you would kindly attend this meeting.

Purpose: (1) To report the progress of improvement works for 1949 and to explain the plan for works in 1950 for the Bancho Area.

(2) Inspecting the Bancho Area.

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PROGRAM

(1) Opening address: Chief of the Hyogo Prefectural Public Information Office.

(2) Governor's address.

(3) Mayor's address.

(4) Address of chairman of Bancho Area Improvement Committee.

(5) Report on the general situation of Bancho Area by Vice-chairman of Bancho Area Improvement Committee.

(6) Message of the representative of the Kinki Civil Affairs Region.

(7) Address of the representative of the Bancho Area.

(8) Report on the progress of the work of each Department by its Chief and plan for the work of each Department for 1950.

Sanitary Department	Labor Department
Education Department	Public Welfare Department
Public Safety Department	Public Works Department
Public Information Department.	

(9) Exchange of opinions.

(10) Closing address — Chief of the Foreign Section, Kobe City Hall.

(11) Inspecting the spot of the Bancho Area by interested persons.

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*CITY SLUMS ..... Before and After

Before and After

America is faced today with the dramatic choice – allowing one third of its children to grow up in filth and squalor, or providing them with decent homes and a place in the sun. No one deliberately chooses to live in a slum. Yet today more people are worse housed than at any time in U.S. history, simply because slums are the only place they can afford to live.

Hardest hit are the young married veterans. Bill Thomas, after five years in the Army, returned to this country with his fresh-cheeked British war bride and baby. Unable to find a place to live, they moved in with his family in a lower West Side tenement in New York City.

Into the dark, cluttered five-room apartment crowded Bill's mother, two unmarried sisters, a married sister and her husband, and Bill and Olga and their baby. As in many old New York tenements, there were no doors between any of the rooms, and to get from the cot-crowded front living room to the bathroom required walking through the bedrooms. To the young couple, reunited after months of fearful separation while Bill was fighting in Italy, the worst thing about their tripled-up tenement home was the utter lack of any kind of privacy.

Money was another problem. Bill, still in the Army, received a private's pay of $80 a month, half of which went to his mother for their keep. In England, Olga had considered $80 a month an adequate amount of money. But New York prices took her breath away. "We could spend that just in a week," she found.

When the jam-packed Eighth Avenue tenement became intolerable, and Bill's mother requested them to leave, they were without any funds at all and Olga was again pregnant.

This was in the summer of '47. Then began a desperate hand-to-mouth existence, moving from one cheap hotel room to another, aided by Department of Welfare funds. Once they had a few blissful weeks in two front rooms of a furnished house, but left when the landlady suddenly demanded $150 a month.

Finally they settled in one furnished room on Ninth Avenue. This room had a narrow single bed, infested with bedbugs and provided with one sheet, upon which both pregnant Olga and her husband slept. The baby was next to them in a broken carriage they found in the basement.

Ladies Home Journal
Sept. 1949, pgs. 23, 230-232

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The indescribably dirty room had but one window, which faced on a brick wall.

It was mid-July and Olga, now six months pregnant, said that she had the sensation of being slowly roasted in a brick oven. For every meal, she had to take her little boy out with her to buy provisions, since they had no way of keeping food. Even the baby's milk soured in an hour on the window sill.

Each morning the husband left for Mitchel Field on Long Island, leaving Olga with year-old Billy, without friends almost penniless, in a strange city in a strange land. Each day she felt herself grow more physically ill with loneliness and despair. Yet never once did she let her family in England know of her predicament. "We moved away from Bill's family, as it was too crowded, and now we have a place of our own," she wrote.

If she had had the money, she would have taken the first boat home. Her husband was a torn equally between indignation and a sense of complete helplessness. There were sharp, acrid quarrels. Her marriage seemed to be disintegrating along with her sanity.

Olga's story has a happy ending. One day someone pointed out to her a new housing project being erected on the lower West Side, and urged her to apply for an apartment. On sunny days Olga would push the baby over to the site and watch the completion of the John Lovejoy Elliott Houses. Soon she was going over two and three times a week to plead for an apartment.

The manager's office was so jammed with applicants that thirty-one were rejected for every one accepted. But Olga got an apartment after a housing inspector visited their furnished room. They moved in before the paint was entirely dry on the walls. Two months later Olga's second child, a girl, was born.

This writer found Olga on a ground-floor apartment of the twelve-story Elliott project, energetically washing windows while her two youngsters played in a large sunny yard with a bevy of small fry. Olga, slim and dark-haired, her face still showing some strain had just celebrated her twenty-first birthday.

"It's heaven to be here, just heaven," she said in her pleasantly clipped British way. She showed off the apartment with obvious pride—the bright, spacious living room with dinette at one end, gleaming, modern kitchen, bath and two good-sized bedrooms. For all this, the

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Thomases pay $36.50 a month, including utilities. This is just $4.50 a month more than they paid for that one wretched furnished room.

Olga's husband, now discharged from the Army, has a job at a restaurant earning $40 a week. If he should get a $5-a-week raise, his rent at Elliott would be raised about $4 a month, as all rents there are based upon ability to pay. On the other hand, if he should lose his job and go on relief, or get another job at less pay, he would be allowed to stay on a Elliott at a rent he could afford.

This system of scaling rent to income applies to all public low-cost housing projects in New York City. Top income for admittance to Eliott is $2520 a year for a family. Most of the tenants are in civil service or have jobs as factory workers, taxi drivers or laborers.

The first postwar housing project to be completed in New York City, when building costs were sky-high, Elliott was built without state or Federal funds. The $5,000,000 total cost was raised by selling bonds to private investors, guaranteed by the City of New York. Its steel-land-concrete fireproof buildings, twelve stories high with automatic elevators, cover five acres. Twice as many families now live in its clean, airy apartments as lived in the ugly, unsanitary slums Elliott erased.

Because rents are so low at Elliot (basic rent $6.46 a month per room), the project receives a yearly subsidy from the city of $109,595. This means that each of the 608 families living at Elliott is subsidized to the extent of about $15 a month. Families accepted are those whose living conditions are so bad and their incomes so low that without are those whose living conditions are so bad and their incomes so low that without help they never could afford anything but slum housing.

Elliott tenants do not feel that they are living on charity. "There is a feeling of getting ahead here, and bettering oneself," Olga Thomas says happily. "It is a good thing. I do not think that I could go back to live in England and be happy now."

Olga has finally discovered America. And Elliott tenants have discovered that a clean, decent home leads to other desires, such as better schools, better medical care, and a better life for themselves and their children. To obtain these goals they have joined forces with the entire neighborhood of Chelsea, where the Elliott project is located .

It was not always so. When the first Elliott tenants moved in, they were faced with suspicion, resentment, even hatred. Much credit for the present harmonious feelings between tenants and Chelsea neighbors

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must go to Hudson Guild, asettlement house founded over fifty years ago by John Lovejoy Elliott. This settlement house is situated right on the grounds of the housing project — in fact, the project was built right around it.

To understand the job Hudson Guild has accomplished, it is necessary to know a little about the lower West Side neighborhood it serves so magnificently.

The people of Chelsea, as the area is called between 14th and 34th streets, from Sixth Avenue to the Hudson River, are a hodgepodge of conflicting nationalities — Italian, Irish, Puerto Rican, Greek. A survey of children attending the grade school across the street from Elliott shows that 20 per cent are suffering from skin diseases, 35 per cent from nutritional defects. Fully half the pupils come from broken homes. Chelsea has a high incidence of marital discord, paternal brutality and emotionally unadjusted children. Gambling and drinking are widespread. Infant mortality and deaths from tuberculosis are high — in fact, deaths from all causes place the lower West Side as second only to Central Harlem in New York City health figures.

A typical tenement in Chelsea has dark, airless bedrooms, a toilet in the hall shared by several families, a bathtub in the kitchen, no hot water and only the kitchen stove for heat in wintertime . Rents are from $25 to $30 a month, not including gas and electricity.

Chelsea was jubilant when its long fight for better housing bore fruit. The site for Elliott was razed in 1941, and former tenants were promised top priority on the new apartments to be built. Then the war came. Six years later, when the war was over and the project finally completed, veterans' families were given preference.

This led to acute resentment on the part of the former tenants, many of whom had moved into tenements nearby to await completion of the project. They referred to the veterans moving into Elliott as "outsiders" and "murderers." When they learned that Negroes would be admitted into the project, feelings reached a violen pitch. Few Negroes had ever found it healthy to stay in Chelsea for long.

At this point, Hudson Guildswung into action. Forty leaders of the neighborhood were invited to join a "welcoming committee" for Elliott tenants. Every two weeks for six months prior to the opening date, they met together at the settlement house. They reported hearing such statements around Chelsea as "Those outsiders are going to get those beautiful apartments for nothing," and "You can't have radios or visitors at the project," and "Inspectors go around and see if you make your beds every morning."

To squelch these insidious and untrue rumors, the welcoming committee

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was taken on tours of inspection of other completed housing projects. At Queensbridge Houses, a Chelsea man stopped a Negro tenant and asked her point-blank how she liked living there with the "white folks."

"When I was sick for a month, a white neighbor came in and took care of me," she told him quietly. The man was so impressed that he repeated this story not once but a hundred times around Chelsea.

By the time the project opened, there was no fear of violence toward the new Negro tenants, thanks to a vigorous educational program on the part of Hudson Guild. In fact, by the first Christmas, thirty Negro couples from Elliott enjoyed a dance with the whole neighborhood of Chelsea, for the first time in Hudson Guild's history.

As soon as the first apartments were available, a committee of neighbors fixed up a model apartment to show to the tenants. The work of buying and repairing second hand furniture, making curtains and slip covers and bookcases, was done by neighbors who knew they had very little chance of getting into the project. Neighborhood women acted as hostesses to eager applicants who came to see the model apartment, and became so interested in their hardluck stories that they actually went to the manager at Elliott and pleaded with her to accept the "outsiders" applications.

Hudson Guild shrewdly turned basement common rooms into a neighborhood center. Ceramic, sewing and carpentry classes were organized. As a result of these face-to-face and elbow-to-elbow relationships, half the Elliott tenants have joined Hudson Guild, and they are slowly but surely being fused into a working and harmonious group with the rest of Chelsea.

Chelsea neighbors, under the guidance of Hudson Guild, have fought not only for a housing project, but for a new grade school, an outdoor swimming pool, play park and health station. All these objectives became part of the city planning for the area-in fact, all but the new school and swimming pool have been built.

Wheh Olga Thomas' baby needs her firstyear inoculations, she takes her across the street to the health station where it is all done free. Dental and eye care is also available for her children there. On hot summer days her youngsters cool off in the city park next to the project; in the evenings, her family can watch free outdoor movies there. A milk station at Hudson Guild provides her family with milk at a substantial saving. Thus not only rent, but other budget expenses, such as health and recreation, are sealed to the Thomases' pocketbook.

New York City is concerned with better housing not only for veterans like Bill Thomas who are trying to raise families on $40 a week. There are thousands of veterans earning twice Bill's salary and more who cannot afford the extreme rents demanded by private speculators.

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According to a recent city survey, rents for new apartments in Manhattan range from an average of $95 a month for two rooms, to $130 for three rooms and $170 for four rooms. To cite one example, a speculator who just built a six-story walk-up apartment house in Greenwich Village charges $250 a month for a two-bedroom apartment.

To meet the housing problem of the white collar veteran who earns too much money to qualify for a low-cost subsidized housing project like the Elliott, New York State passed the Redevelopment Companies Law in 1943. Under this law, New York City can condemn slum areas for private corporations which are interested in putting up new housing, then for twenty-five years charge them taxes which are based upon the old slum value of the land and buildings. In return, the company promisses to limit its profits to 6 per cent.

Stuyvesant Town was one result — a vast 18-city-block area of new apartments on the lower East Side built by the Metropolitan Life Insurance Company (at a total cost of $90,000,000). The area was a wretched slum known as the Gas House District, stretching from First Avenue to the East River and bounded by 14th and 20th streets. Now a striking sky line of 35 fireproof buildings twelve and thirteen stories high presents itself there. Really a city within a city, it will contain 8755 families. There are a three-acre park and lawns, gardens, trees, with ten large play sections for children.

Stuyvesant Town offers truly luxurious apartments for an average of $18 a month per room, including utilities. Prices range from $50 a month for a one-bedroom, living room and kitchen apartment, to $91 for three bedrooms.

Living rooms are large and airy, with parquet floors; kitchens have modern equipment and cabinets. Bathrooms are cream tile, with bath and shower. Even the smallest apartments contain an ample coat closet, and two big closets in every master bedroom. The latter room, 10 by 18 feet, is big enough to hold comfortably three bureaus, twin beds and chair.

Apartments such as these, built by private speculators, now rent for three times as much else where in the city. They are a striking example of the fact that spacious, comfortable and attractive apartments can be rented reasonably and still sho a good 6 per cent profit, privided the company which builds them is given a helping hand by the city in acquiring $8-a-foot slum properties by condemnation proceedings and then paying only the taxes which the former slums yielded.

In other words, the city subsidy amounts to no more than a remission on taxes which the city would not have had if the project had not been built. Thousands of middleincome families have excellent housing at a rent they can well afford without its costing the taxpayers a cent.

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Applications for apartments at Stuyvesant Town run ten times the number of housing units available. Prospective tenants are very carefully screened; they must have a veteran in the family and must provide character references. Metropolitan Life inspectors make unannounced visits to their homes to check on the wives' housekeeping abilities, and incomes must not exceed a certain amount (Metropolitan Life remains mum on figures). Negroes are not admitted, a policy which has been upheld by New York courts.

Because of its attractive, hand-picked population of young G. I. couples, Stuyvesant Town gives the impression of being a big university campus. The forest of prams clogging up the walks, the pretty wives in loafers and sports clothes, the chatter about bowling parties for the men and other varied social activities—all further the illusion. Tenants are impressed with the excellent service they receive — the minute the plumbing goes wrong or a latch sticks, a phone call down-stairs brings instant attention. The hall-ways and grounds are looked after constantly by uniformed guards to see that everything is kept in order.

"They'ne forever washing down the halls and removing fingerprints," says one tenant. "It's nice to live in such a beautifully kept place."

The tenants are, of course, tickled to death to be where they are. Some of them waited as long as two and a half years from the time of their first application; meanwhile they lived in furnished rooms or doubled up with relatives.

Part of this time lag was consumed in relocating the 3000 families who lived on the original site of Stuyvesant Town. In the face of the desperate housing shortage of 1945, Metropolitan Life volunteered to help find these persons other homes, although there was no such requirement by law.

With the aid of a Tenant Relocation Bureau set up on the site, a staff of thirty people, a station wagon to drive the house hunters around the city, and an apparently inexhaustible supply of tact, sympathy and humor, the job was completed in eleven months, with the result that most of the dispossessed are better off than they were before.

Stuyvesant Town proves that in spite of postwar building costs, new good housing can be erected as a sound business investment without charging exorbitant rents. It cannot be done in our great congested cities, however, without a helping hand in the formof reduced taxes. Other cities will find great profit in following New York's lead. They will find that their slums can be demolished, and good, permanent housing built, all at no cost to the city, which forgoes only the taxes upon the improved value of the land, still collects as much in taxes as the slum properties yielded. When slums go, cities save considerably in police costs, disease control. It has been estimated that slums yield only 6 per cent of and average city's revenue, while absorbing 45 per cent of its service costs.

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Let's face it: our people, best-housed in the world, still live in so many miles of slums that all the billions of dollars the Government can spare are not enough to do the job. Only by putting both public and private dollars to work can we rid ourselves of this blight upon the land.

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FIELD REPORT

Date: 19 March 1951

Place:

Purpose: Bancho Conference

Participant:
Mr. Kondo ------- Ward Office
Mr. Mizuumi ------- Seinendan President
Mr. Kusabe-------- Chief Public Relations, Kobe City Office

Program:

Purpose - 1950 report
1951 plans and decisions

Adult Education

1. Bookmobile
2. Up till now used Nishino
   but to get small neighborhood group.
3. Children, adults (old people group and young)
   Systematic training of these smallgroup.
4. Religious group - Buddhist group go into.

Those - VD
Trachoma.
Death rate very high here.

Plans for 1950 and what has been done

Sub Committee - 1. Education
2. Welfare
3. Police - Safety
4. Labor
5. Sewage - Public works
6. Sanitation
7. Information

Deputy Governor - chairman of Improvement Committee
No members in each sub committee.

KCAR - one of advisers

27 March - General meeting of all committee

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Decision made on 1950

1. Adult Education

   100 participants

   Approximately 2 0,000 or 30,000 yen

   7 times - once a week

2. CPH construction

   Budget large

   Petition sent to Kobe Assembly 2,300,000 yen for the building
   This year the construction is to be constructed.

3. Night schools for children who cannot go to day school.- about ~~60~~ 144

   Students at present - Nishino Kindergarten

   70,000 yen - City budget

   Teachers salary from Prefecture Government

4. School Sanitation -

   Health Room)
   School lunch) 450,000 yen City Government

5. ~~Welfare~~ Committee

   Promotion

   1. Borrowed money to start industry

      Shoes - make and repair - cooperative

      755,000 yen - 15,000 per person

      To return 10,000 per month

      50 1/3

   2. Playground children

Sanitation Committee

1. Veneral Disease Clinic - 173 patients treated

Labor Committee

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1. Adult education for laborers with movie films - once a month.

   Had better attendance than adult education - labor union formed and members attended.

   Public Works - sewage roads
   Petition sent in June to clear old buildings and unsafe homes came for investigation

   Feb. - report received - plan next year to start

1950 - Investigation completed
1951 - Plans made
1952-1953 - Put into practice

Information Committee

1. Posters for publicity
2. Asking for cooperation of the citizen
3. Bancho newspapers
4. Bulletin boards
   Progress publicized

(Survey made on lavatories and water tops)

1. Kindergarten
2. CPH
3. Training (Vocational) - shoe making
4. Health Center - plan to build this by citizens of this area
5. Public toilet - in parks
6. Road cleaning and building
7. Apartment

1,100 sq. meter
population - 16,000
4,000 houses

DECLASSIFIED E.O. 12065 SECTION 3-402/NNDG NO. [illegible]

No. 68, 3Chome, 4Bancho,
Nagata-ku, Kobe City
May 22, 1951

Dear Miss Colletti,

It is early summer now and we have come to hear the laughter of little children playing near the water.

At the time when we are full of new hope with the coming approach of the signing of the Peace Pact, the Korean War has effected even our small town in various ways and has not been advantageous to any of our enterprises. For instance in regard to the freedom of speech, the uneducated has often slashed anyone with progressive ideas as communist. The limitation forced upon us by the war, has clipped the buds of democracy which was on the way to development. We sincerely hope for a quick termination of the war and establishment of peace in the Orient.

There is a proverb, "Out of nothing, nothing comes". And so the seed which is sown, will not grow up to bear good fruits without good care. The seed you have sown is just in the stage of a bud. We are the earth where the seed was sown, as well as the farmers.who must tend it. The earth contains not only harmful poison but water and potassium which are useful. We are at times troubled by this poison, and must eliminate it. We have resolved to continue our endeavour with the thought of you as a star shining for us to support and encouragement. We wish to return your past favor and your teaching of good neighborliness as writted in the Bible by a good report that our district has been improved and may your past guidance help us to become better leaders.

I wish you good luck and good health.

Sincerely yours,

Toshihiro Mizuumi
Leader of Bancho Seinendan

P.S. The other day I read in the newspaper of your accident and am praying for your early recovery.

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No. 118, 2Chome, 3Bancho,
Nagata-ku, Kobe City
May 22, 1951

Dear Miss Colletti

I was very surprised to read in today's Japanese Mainichi that Miss Colletti has been injured in an automobile accident. The picture of you and Principal Matsuura of Kobe Municipal Takatori Lower Secondary School was also shown in this newspaper and am writing this letter of sympathy, recalling the days when you were here with us.

I shall give you a report of the development of our district's improvement project of which you were very much concerned. On the 27th March of this year, we held the 2nd general meeting of the Bancho District Improvement Committee in the presence of Miss Head, KCAR and made the activity plans for this year.

Bancho Citizens' Public Hall is going to be built this year with the budget of ¥ 4,600,000 appropriated by the Prefecture and the City where children's park, now is, on the western side of Kinraku Temple. I shall send you the picture of the CPH as soon as it is completed. We have obtained budgets for the repair of public latrines and the construction of sewage system and hope to see the town more sanitary by this summer. Also in regard to the project of housing improvement which is considered the most difficult, we expect to obtain a budget next year because the Ministry of Construction has already investigated the real condition of this area. We hope that from this will result a reforming of the dirty town into a beautiful, fresh district where poor people can live in clean, neat rooms.

I shall write you of the future development again. I hope for your quick recovery from the injury and your early return to your work in Hunter College.

Sincerely yours,

Takeshi Kondo