

WHY HOUSING?

THE HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
and
THE HOUSING AUTHORITY OF THE CITY OF NEEDLES

BOARD OF COMMISSIONERS

DOUGLAS M. SHAW
Chairman
San Bernardino

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FRED A. LOEHR
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DO WE HAVE SLUMS?

Yes a single substandard dwelling is a slum in itself and it contains all of the vicious elements that are contained in a multiplicity of substandard dwellings. We must also recognize that a slum is people, and like active volcanic lava the slum is a teeming restless

mass gradually eating its way into the better neighborhoods.

The 1940 Bureau of Census records reveal the magnitude of our slums.

City	Total Dwelling Units	Total Substandard Units	Substandard Percentage
San Bernardino.....	14,229	2,657	18.66%
Redlands	4,863	1,137	23.38%
Ontario	4,533	788	17.38%
Colton	2,676	596	22.27%
*Upland	2,143	588	27.43%
Needles	1,021	307	30.07%
Chino	1,001	402	40.15%
*Rialto	521	192	36.85%
*7 Unincorporated areas	7,135	3,318	45.10%

(*1941 Census estimate)

It is appalling to note that better than 90% of the dwelling units in one unincorporated community are substandard.



Private property becomes clothed with public interest when used in this manner



Desirable environment is by assimilation of congenial elements (Waterman Gardens)

WHAT DO SLUMS COST YOU?

Our slums have become a burden that our communities can no longer afford to carry. The price paid by the slum dweller is in terms of human misery and degradation. The price paid by the rest of the tax paying community is staggering. We are paying a hidden subsidy for the perpetuation of these areas which are a constant source of danger as a breeding

place for social and physical evils that affect all people.

Startling figures on what John Q. Public pays to maintain slums over the nation are given in the U. S. Municipal news for March 1945: Although slums and blighted districts comprise about 20% of the metropolitan residential areas they account for:

60% of the Tuberculosis Victims

55% of the Juvenile Delinquency

50% of the Disease

45% of the Major Crimes

45% of the City Service Costs

35% of the Fires

33% of the Population

But yield only 6% of the tax revenues.



Give me a square deal and I promise it will yield a good result.



Within us lie the seed of another generation

An Intelligent Citizenship Will Safeguard and Amplify Its Social Gains

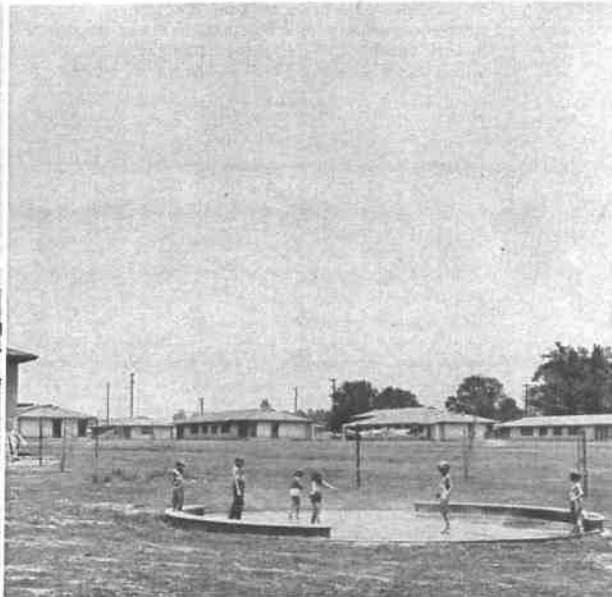
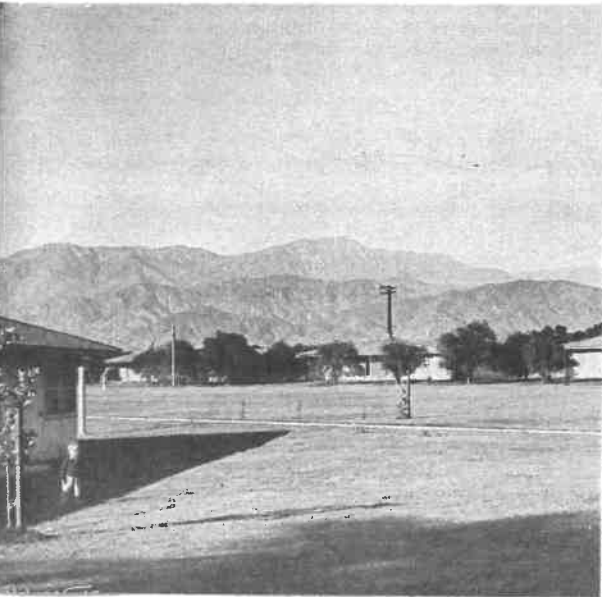
When you put a decent roof, in decent surroundings, over the heads of deserving people the process of community rehabilitation has just begun; but it is a start toward the final goal, namely, the building of a better citizenship.

Dollars and cents cannot be employed to measure human improvement achieved when you lift a life — a young life especially, from squalor and social degradation into independent citizenship and self-respect.

Replacement of dingy, unhealthy, unsightly, fire-hazardous districts — civic eye-sores and municipal abominations — by clean, decent, self-respecting housing, should be a matter of civic pride, even if we could for a minute blind ourselves to the beneficial impact of such a constructive course on the lives of human beings who get the direct benefits from such a transformation.

He who helps a child helps humanity (Lugonia Homes)

Noble manhood and womanhood in the making (Watermen Gardens)





You cannot separate yourself from our woes and wrongs (7 people live in this home)



Poverty is the parent and the slum is the kindergarten of disease, vice and crime

PEOPLE MUST NOT LIVE LIKE RODENTS

A community must realize that slum residence breeds slum psychology. A man who must crowd his wife and children into an unsafe and insanitary home soon becomes an unstable citizen. Frustrated and dogged by his sordid surroundings he frequently evinces reactions which are anti-social. All need air, sun-light and beauty. All would rather that their children play in well kept yards than in gutters.

Low income workers have little or no bargaining

power when they seek housing. They take what they can get "and like it". Their threats to move are empty, for there are few places for them to move. If they do move they revolve in a narrow circle, like rats-in-a-maze, from one substandard dwelling to another. Industry, government, education and health — cannot possibly reach satisfying fulfillment without mature and far-reaching consideration of decent housing for all people.

Home—The great moulding force of mind and character

The best defense of democracy is the better use of democracy





Every privilege you have is balanced by a responsibility



Home—A place of retirement, of refuge, of comfort, and contentment (Waterman Gardens)

Disease Germs Do Not Recognize Railroad Tracks as a Barrier

Disease, contagion and epidemic are no respectors of economic concepts or imaginary lines. Health regulations relating to housing should be as adequate and strictly enforced as those governing the handling of food or the prompt quarantine of individuals afflicted with communicable disease.

To the eradication of bad housing, every resource must be used, every obstacle overcome.

No man has an instinctive urge for ugliness. Regardless of his race, color, creed or condition of servitude.

Blight is our biggest, ugliest community problem. It is like a cancerous growth. It gradually spreads and destroys all healthy elements in its path. It devalues real property and reduces the tax base to a point where the cost of community services far exceeds the tax revenue from the blighted area.

GOOD HOUSING IS A GOOD INVESTMENT

The greatest asset of any community is a healthy people. Even if money were lost in the attempt to achieve this, it would be a good investment. It has been learned that money spent on health, education and welfare is a necessary and justifiable expenditure that eventually saves the community more than it costs. Good housing is directly related to health and welfare and it is unquestionably as sound a practice to promote good housing as it is to promote these other programs.

We have the resources for producing good housing: manpower, land, materials, ideas, yes, and money too. But all of that is not enough. The full cooperation of public and private enterprise, local initiative and your active interest, are all essential if slums are to be transformed into good neighborhoods. Here is our chance to discharge our social obligations to posterity so that in retrospect we as a people may feel that we made the most of our opportunities.

THIS IS EVERYBODY'S CONCERN

Shall we turn our peace time efforts toward transforming our communities into better places to live, work and play; to raise healthy, happy families who can face the future with confidence and courage? Shall we build our communities so that we can have a justifiable feeling of pride and hand down to posterity the record of a vigorous democratic people? Or shall we permit our communities to continue to decay? It is for you to write the record.

The future development of decent housing for all people is a challenge to private industry and government. To meet this challenge would be a great and valuable contribution to the general welfare of our communities. It would be a boon to business, an aid to government, and of benefit to community finances.

Within the framework of federal, state and local housing laws — and with full appreciation of the rights and views of private industry and private ownership — we shall endeavor to produce decent housing for those people that private industry cannot profitably serve.

GEO. L. BLACK
Executive Director