

INDEX

- Access as a factor in housing demand, 2, 9, 11, 30, 48–49, 70, 116–117, 128–129, 173–183, 191–192
Hartford, 56–57, 61, 150
Los Angeles, 55, 57, 60–61, 143–144
New York, 36, 55, 57, 62–64, 87, 194–195
Alonso, William, 179–181
Atlanta, 11, 116, 133
Baltimore, 19, 20, 22, 132–133
Beverly Hills, 60, 69, 89–91, 94–95, 146
Blumenfeld, Hans, 184–185
Boston, 17, 19, 20, 22, 125, 178, 190–191

Central business district
employment and other activities in, as factors in housing demand, 48–49, 113, 128, 174, 182
Hartford, 51–52, 60–61, 149
Los Angeles, 50–52, 60–61, 143
New York, 45, 50–52, 135
see also Decentralization of jobs
Chicago, 11, 19, 20, 22, 24, 26, 116, 133, 173–175, 183–189, 193–194
Cleveland, 19, 20, 22
Colean, Miles, 193
Columbus, Ohio, 133
Community facilities, 6, 8, 126–127, 131–133, 154, 155
New York, 136, 138

Decentralization of jobs, 2, 115–116, 179, 188, 192
Denver, 133
Detroit, 19, 20, 22, 24, 26, 132–133

Federal Housing Administration, 84, 87–88, 94–96, 101–103, 105, 110, 114–115, 138–139, 142, 146–149, 151, 155
Firey, Walter, 125, 178, 182, 190–191

Gradual rebuilding of old neighborhoods, 6–7, 121, 123–124, 126–128, 153–156
Los Angeles, 145
New York, 137–140
“Gray areas,” 2–3, 6, 49, 74, 120, 154, 192, 194–196

New York, 71, 194
Grebler, Leo, 125
Grigsby, William, 189
Haig, R. M., 176–177
Hansberry, Lorraine, 29
Hartford, *see* Access as a factor in housing demand; Central business district; Household size; Housing; Land cost; Outmigration from old neighborhoods; Population changes in central cities and suburbs; Population characteristics in declining neighborhoods; Population decline in cities; Property tax; Rent; Segregation of Negroes and other minorities; Urban renewal; Zoning
Hoover, Edgar M., 74, 180, 186–187, 194–195
Household size, 4, 21
Hartford, 42, 165
Los Angeles, 39–40, 163
New York, 33–34, 160, 189

Housing
amount of new
Hartford, 43, 55, 111
Los Angeles, 41, 54, 110, 171
New York, 37, 53, 105–107, 161, 167–168
code enforcement, 129, 154, 155, 156
Los Angeles, 145–147
New York, 136
cost calculations, 73–74
Hartford, 99–103
Los Angeles, 92–96
New York, 83–89
demand for new apartments, 3, 10–11, 104, 112, 115–119, 130, 189
Hartford, 111, 151–152, 171
Los Angeles, 110, 143, 147
New York, 105–107, 115
demand for old, 23, 104–105, 116–119, 122, 153, 195–196
Hartford, 44–45
Los Angeles, 44–45, 148
New York, 33–36, 44–45, 135, 194
demolition for public programs, 13, 109, 120–121, 123–124
New York, 134–135

INDEX

- Housing (continued)
density of new, 9, 52, 104, 112, 114-115, 130
Hartford, 66-68, 99-103, 111, 171
Los Angeles, 66-69, 93-96, 110, 171
New York, 66-68, 80-81, 83-89, 108, 139, 140-142, 167-170
density of old, 9, 36, 104, 112-116
Hartford, 43, 98-99, 113, 152, 171-172
Los Angeles, 41, 91, 113, 171
New York, 36, 79-80, 113, 168, 170
density preferences, 9, 66, 114, 117-119, 130, 188-189
discrimination, *see* Segregation of Negroes and other minorities
land needed for new apartments, 8, 10-11, 104
Hartford, 43, 111-112, 151-152, 171-172
Los Angeles, 41, 110, 170-171
New York, 37, 105-109, 135, 167-170
location of new, 52-54, 116, 131
Hartford, 43, 45, 55-56
Los Angeles, 41, 45, 54-56, 110
New York, 37, 45, 53-56, 105-109
locational preferences for, 2-3, 10, 30, 48-50, 70, 73, 104, 112-113, 116-119, 128, 186-189
Hartford, 69-70, 149
Los Angeles, 69-70, 110
New York, 69-72, 74, 105, 135, 194
low-cost, 5, 23, 108, 117-119, 122-123, 129, 132, 153-154, 156, 195
Los Angeles, 40
New York, 34-35, 108, 134
luxury
Hartford, 111, 149, 152
Los Angeles, 69
New York, 34, 81, 85, 105-106, 135
occupancy of, in declining neighborhoods, 4, 12-13, 120, 123-127, 129-130, 153, 156, 193-196
Hartford, 42-44, 165-166
Los Angeles, 40, 44, 147-148, 163-164
New York, 33-36, 44, 125, 160-161
old-law tenements (New York), 35, 36, 108, 170
overcrowding, 20, 21, 23, 25
Hartford, 43, 166
Los Angeles, 20, 26, 40, 164
New York, 20, 26, 35, 138, 161
public, *see* Public housing
renovation of, 5, 21-23, 27, 131, 132, 154, 155
Los Angeles, 22, 146, 148
New York, 22, 135, 138, 139
rents, *see* Rent
segregation in, *see* Segregation of Negroes and other minorities
substandard, 5, 22-25, 156
Hartford, 43, 44, 111-112, 171-172
Los Angeles, 24, 41, 44, 109, 143, 145, 171
New York, 24, 35, 44, 107-108, 138, 168-170, 194
vacancies, 4, 6, 19, 20-21, 28-29, 52, 121, 125-126, 129, 132, 153, 156, 196
Hartford, 42-44, 65-66, 112, 149, 166
Los Angeles, 20, 40, 44, 65, 109, 143, 163-164
New York, 20, 34-35, 44, 65-66, 107-109, 125, 134, 160-161
vacant land for, 2, 9, 30-31, 48, 49, 113, 115, 128-129, 154, 188-189, 192
Hartford, 50-51, 56, 98, 150
Los Angeles, 51, 95
New York, 45, 51, 77-78
see also Access as a factor in housing demand; Central business district, employment and other activities in, as factors in housing demand
Hoyt, Homer, 173-176, 183-184, 187-188, 190-191, 193-194
Hurd, Richard M., 175, 181
Indianapolis, 125
Jersey City, 31-32, 35, 37
Land cost, 2, 3, 6, 8, 9, 113-119, 127, 154, 155, 157, 179-180, 190-192, 195-196
Hartford, 97-103, 150-151
Los Angeles, 91-96, 144-145
New York, 75, 77-80, 83-88, 139, 141, 144, 194-195
Land utilization rates for new housing, *see* Housing, land needed for new apartments
Long Beach, 22, 89, 90
Los Angeles, *see* Access as a factor in housing demand; Central business district; Gradual rebuilding of old neighborhoods; Household size; Housing; Land cost; Outmigration from old neighborhoods; Population changes in central cities and suburbs; Population characteristics in declining neighborhoods; Population decline in cities; Property tax; Rent; Segregation of Negroes and other minorities; Urban renewal; Zoning
Miami, 11, 116
Migration to the cities, 1, 4, 12, 13-14, 25, 104-105, 117, 122
historical, 13-14, 125, 188, 193
of Negroes, 4, 12-14, 25, 122
to New York, 31
of Puerto Ricans, 4, 14
to New York, 31

INDEX

- Minneapolis, 11, 17, 116
Mitchell, Robert B., 178-179
- Nashville, 133
Newark, 31-32, 34, 35, 37
New Haven, 133
- New York, *see* Access as a factor in housing demand; Central business district; Community facilities; Gradual rebuilding of old neighborhoods; "Gray areas"; Household size; Housing; Land cost; Migration to the cities; Outmigration from old neighborhoods; Population changes in central cities and suburbs; Population characteristics in declining neighborhoods; Population decline in cities; Population density; Property tax; Public housing; Relocation of people from old neighborhoods; Rent; Rent control; Segregation of Negroes and other minorities; Urban renewal; Zoning
- Oakland, 22, 24-26, 133
Orwell, George, 123
- Outmigration from old neighborhoods, 1, 4, 12, 28, 117-118, 125-126, 129-130
- Hartford, 43
Los Angeles, 38-39, 162
New York, 125
of Negroes, 5, 15, 28-29, 157
Hartford, 42, 164-165
Los Angeles, 39, 147, 162
New York, 31-33, 158-159
of Puerto Ricans, 5
New York, 31-33, 159
- Philadelphia, 11, 19, 20, 22, 24, 26, 116, 133, 184-185, 188-189, 196
- Pittsburgh, 19, 20, 22
- Population changes in central cities and suburbs, 15-18, 21
Hartford, 42, 164-165
Los Angeles, 38-39, 161-163
New York, 31-33, 34, 158-159
see also Outmigration from old neighborhoods
- Population characteristics in declining neighborhoods, 4, 6, 120, 123-126, 156, 193-194
Hartford, 42, 164-165
Los Angeles, 38-40, 147-148, 162-163
New York, 31-34, 158-159
- Population decline in cities, 1, 4, 6, 12, 17, 30, 124-126, 183-189, 193-196
Hartford, 42, 164
Los Angeles, 19, 38, 163
New York, 19, 31, 36, 125, 158
- Population density, 175, 182-187
New York, 180, 186-187
- Property tax, 113, 118, 192
- Hartford, 96-97
Los Angeles, 89-91
New York, 75-77, 136
- Public housing, 5, 119, 129, 131, 154
New York, 78-80, 87, 106, 108-109, 135, 139, 161, 168-170
- Rapkin, Chester, 49, 178-179, 189, 195-196
- Ratcliff, Richard U., 177-178
- Relocation of people from old neighborhoods, 6, 7, 119, 120-124, 132
New York, 123, 139
- Rent, 56-57, 130, 190-191
Hartford, 57, 59-61, 99-103
Los Angeles, 57, 59-61, 93-96, 110
New York, 35-36, 57-59, 62-64, 71-72, 83-88, 105, 136-137, 139
- Rent control
New York, 35-36, 44
- Rent, land, 175-177, 180-182, 184, 193-194
- Roth, Philip, 12
- St. Louis, 19, 20, 22, 24, 26
- San Diego, 11, 116
- San Francisco, 11, 19, 20, 22, 24, 26, 116
- Santa Monica, 60, 89, 90, 94, 95, 145, 146
- Seattle, 11, 116
- Segregation of Negroes and other minorities, 25, 27-29, 129-130, 156-157
Hartford, 42, 165
Los Angeles, 39, 147-148, 162
New York, 32-33, 135, 159
Washington, 27-28
- Tax policy, 11, 115, 127, 129, 154, 156
- Urban renewal, 7, 49-50, 87, 120-124, 129, 132-134, 190-191
Hartford, 121, 149-151
Los Angeles, 92, 121, 144-145
New York, 71, 78-79, 87, 121, 134-143
see also Housing, demolition for public programs; Relocation of people from old neighborhoods
- Vacant land, *see* Housing, vacant land for Vernon, Raymond, 74, 126, 180, 186-187, 192, 194-195
- Washington, 11, 19, 20, 22, 24, 26, 116
see also Segregation of Negroes and other minorities
- Westchester County, 62-63, 75-78, 84, 86
- Wingo, Lowdon, Jr., 181-182
- "Zones of passage," 120
- Zoning, 130, 154, 191
Hartford, 56, 150
Los Angeles, 69
New York, 75, 81, 140-142