

APR 19 1966

St. Patrick's Community Council
2551 John R
April 15, 1966

Goodman Bros. & Co.
313 Michigan Ave.
Detroit 26, Michigan

Gentlemen:

We are an organization interested in upgrading our neighborhood and improving living conditions for our residents. Some of the members of our Community Council are tenants of your buildings at 104 Watson and 124 Alfred. They have many times asked for repairs to be made in their apartments with little results.

We are enclosing a recent survey made of these buildings which shows the conditions under which tenants are living. Fifteen out of around 22 occupied apartments were surveyed at 104 Watson. Only seven were surveyed at 124 Alfred, but these were selected in a random manner, and it is our feeling that they are typical of the remainder of the building. Although we have not made a thorough survey of 2852 John R, conversations with some of the tenants indicate that the tenants seldom have hot water and are sometimes without heat, too.

In behalf of your caretaker at 104 Watson, he is not equipped to deal with the tenants or their visitors in a courteous manner. As you will note in the survey of 124 Alfred, tenants in that building feel unsafe in the building because of the activities of other tenants and of outsiders who come into the building at night.


In spite of the lack of maintenance or improvements to the building, rents have been raised to \$20 per week for certain tenants in both buildings, although you are presently advertising your apartments at 104 Watson in the Detroit News

at \$16 per week. Moreover, some tenants at 104 Watson have been removed from the master electric meter and placed on individual meters so that they must pay for their electricity in addition to the rent.

We would like to hear from you regarding your plans for these buildings. If you would like to discuss some of the problems, a few of our members will be glad to meet with you at your convenience.

Very truly yours,

ST. PATRICK'S COMMUNITY COUNCIL


Lucy L. Brown
Chairman

cc: Councilman Mel Pavitz
Common Council of Detroit

Commissioner C. Dougherty
Department of Buildings and Safety Engineering

Mr. Andrew T. Dempster
Department of Health, Bureau of Sanitary Engineering

Mr. Edmondson, Inspector
Department of Health, Bureau of Sanitary Engineering

bc: ✓ Mr. Arthur Featherstone
NAACP
242 East Warren
Detroit, Michigan

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Results of Housing Survey
104 Watson - March, 1966
St. Patrick's Community Council

	<u>No. of Apts.</u>	<u>% of Total Surveyed</u>
Stopped-up plumbing (commode or sink)	3	20%
Sink or wash basin that leaks underneath	6	40
Stove working improperly	5	33
Refrigerator working improperly	6	40
Windows with broken or loose panes	7	47
Defective front door (door frame loose or broken; lock or door knob broken)	6	40
Cracked or falling ceiling plaster	12	80
Broken light fixture*	7	47
Rats or mice	12	80
Roaches	14	93
Floor needs repair	2	13
Furniture in bad condition	2	13
Need new linoleum	2	13

*One has an exposed, live wire.

In addition, one apartment has no running water in the kitchen, one has no running water in the bathtub, and one has a heater which will not shut off. The elevator is often inoperative, there is a hall door frame which is in danger of breaking loose from the wall, a hall light fixture is in need of repair, the walls of the hallways are dirty, some of the floor tiles need replacing, and some of the tenants have no downstairs buzzer by which their visitors can gain admittance to the building.

Results of Housing Survey
124 Alfred - March, 1966
St. Patrick's Community Council

Stopped-up plumbing (commode or sink)	4
Sink or wash basin that leaks underneath	3
Stove working improperly	1
Broken windows*	6
Front door or doorframe loose or broken	4
Cracked or falling ceiling plaster	7
Broken light fixture	5
Rats or mice	6
Roaches	6
Radiator leaking	1
Peeling paint	1
Lights often out	1

*One has been broken for 1 year.

This building is often without heat or hot water. Halls are dirty and smelly; some hall windows are broken and the front entrance is not fully enclosed so that hallways are cold. There is no light in the second-floor hall and no light on the rear stairs from the fourth floor to the basement. Cement in one of the hall landings is broken and worn to the extent of being dangerous. The outside, rear stairway to the basement is filled with rubbish.

In addition there are some furniture needs. One tenant has no bedstead but uses a mattress supported by bricks; another has no mattress. Three tenants need new shades. Three need to have their apartments repainted. Two have no mirrors and one has no pillows.

A number of tenants feel unsafe in the building (one does not leave the apartment unattended for fear that it will be broken into) to the extent of feeling the need for police protection. Apparently there is no screening of tenants, and outsiders can and do wander in and out of the building at night.