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A first, there was some hesitation on the part of the colored people on account of the small rooms and strict leases. Many wanted larger rooms and less regulation and they considered the rents high. Indeed, the carefully worked out rentals proved that Harlem rents in general were not high for the accommodations afforded, and in comparison with other parts of the city. The appeal of the Dunbar Apartments lay rather in the security of the investment and the standard of the tenants.

The buildings were opened in February, 1928, and in less than six months, every one of the 511 apartments had been sold. Most of the tenants realized that while they were making a sort of self denying ordinance; they were setting a new standard for Harlem living. The great evils of living in Harlem, and, so far as that is concerned, in any poor neighborhood, with people of any race, are noise, overcrowding, crime and delinquency, dirt and ugliness. In the Dunbar Apartment, noise is regulated by playgrounds and by time limits for parties, radio and music, limits which are sometimes irksome, but which allow people to sleep. Overcrowding is limited by the size of the rooms themselves and by rules against lodgers. Delinquency and crime are kept down by a careful sifting of applicants, by the uniformed watchmen day and night, and by peremptory dispossess for evil doers. Dirt and ugliness are attacked by various and sometimes minute regulations about bottles on window-sills, shaking mops or t of windows and down the dumb waiters, disposal of garbage, hanging of clothes, and other rules of that sort which seem to many people an interference

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with individual liberty, but which are in fact education for the necessities of a changed social existence.

The experiment has had its difficulties but on the testimony of people who live there, it has been unusually successful, although it is but eight months old. The amount of noise has been astonishingly reduced, compared with other communities of that size, and the buildings are kept clean and beautiful. There are still numbers of lodgers but not nearly as many as elsewhere and, on the whole, the people are contented and happy and are paying their rents.

Already the success of the experiment is leading to other projects. Mr. Rockefeller himself, on a neighboring square, is going to erect a second set of buildings. Julius Rosenwald in Chicago, is planning a similar project and elsewhere there are proposals and plans. Thus, for the first time in America, organized capital faces the Negro problem, not in almsgiving, but with a definite business proposition, involving restricted profit, regulated conduct on the part of the recipients and not simply bare utility, but beauty of product. It is an experiment of interest far beyond racial lines.

Possibility of Democracy

(Continued from page 336)

We can see here the enfranchisement of the Negro (1872-76). His disfranchisement first by intimidation (1880-84) and then by law (1892-1904); then a slow increase of the white vote, accelerated by the 19th Amendment in 1920 but checked in 1924.

The effect of the 19th Amendment is interesting: not only Negroes but white men of these states gradually stopped voting after Negro disfranchisement; the million voters of 1892 falling to less than 400,000 in 1904. A hundred thousand were added to the polls, 1904-16, although a million and a half had been added to the population. A hundred and fifty thousand women came to the polls right after the adoption of the woman's suffrage amendment out of a possible two million and 50,000 of these disappeared four years later in spite of a million increase in population.

I N other words, in these five states, out of a total of 5,145,282 persons 21 years of age and over, there were 635,512 votes cast in 1920. There were in this election, therefore, disfranchised voluntarily or involuntarily, 4,489,770 persons. Subtracting 19,000 Negroes as actually voting from the

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