§ 219-g. Limitations. An authority or city shall not initiate an emergency project after July first, nineteen hundred fifty nor unless it shall find (which finding shall be conclusive in any suit, action or proceeding) that within its territorial jurisdiction, there is a shortage of adequate, safe and sanitary dwellings for eligible tenants which impedes the orderly demobilization of the war effort and that such dwellings would not otherwise be provided when needed for eligible tenants.