"I only meant to say that in the eighteenth century one sees the development of reflection upon architecture as a function of the aims and techniques of the government of societies." Foucault, Michel. "Space, Knowledge and Power," The Foucault Reader (New York: Pantheon Books, 1984).

Introduction: Transit Oriented Development and Housing

The studio will explore the design of urban housing in relation to density and connectivity to transportation infrastructure and the New York / New Jersey waterfront. The studio site is at the Hoboken Terminal in New Jersey but more precisely we will propose a new housing and transit structure above the existing rail lines and in conjunction with major new developments in the New York City and New Jersey Transit infrastructure.

With a focus on issues central to post-war housing in the United States including the rise of the suburban model, mass production, commuting, and relationships of housing to economic markets as well as government intervention, the studio will propose new forms of housing that are simultaneously local in scale, but also designed with an awareness of New York City, national and global issues. Particular attention will be given to the role of time in commuting both regionally and nationally: relationships between housing and infrastructure, and increasing energy costs at all levels of design will inform our work.

The site at Hoboken Terminal is a component of a larger Jersey City, Hoboken redevelopment but also a
critical component of the Port Authority of New York and New Jersey and their ability to instigate new planning in the region. There are many stakeholders in this development and our studio will derive from the complex needs of each.

Key factors include a studio-wide examination of United States housing paradigms in relation to a range of technologies that are at times literally architectural in character, or just as often, financial, social and ultimately political in nature but organized in instrumental ways as virtual "architectural" technologies. The driving force behind the studio is a hypothesis that the architect is poised at a threshold of new technical means and capabilities, and that the deep array of financial and political infrastructures that support housing are simultaneously facing immense demands to re-organize. The architect is increasingly called upon to take part in projects of immense scale that are also often newly manageable and malleable by smaller teams that are deeply organized.

The studios will follow unique paths dependent on faculty and student initiatives but each studio is expected to address issues of mass housing such as means of construction and material choices and their impact on design; aspects of energy demands and how these are factored into the macro-scale aspects of transportation and commuting; social factors such as development models and their anticipated relation to household incomes and poverty; and attempts to deliver design in a way that positions the architect as a key participant in what is possible.

The overall goals of the studio will focus on projects for the same site and with the same schematic programming allowing for comparability to our work. You work will, however, produce different proposals for the entire site. This is explained in the outline that follows.

The studio syllabus is organized in five research segments and each segment will offer input from a series of consultants. This will be material that is both technical and directly architectural as well as focused on the financial impact of development and how these issues can influence design and indeed how design can lead financial planning.

Table of Contents

The studio syllabus is organized within three chapters. The second and third chapters provide background material on the history of New York City Housing and serve as essential starting point to situate your work.

Preface. Introduction to Site

Part I. Urban Housing Issues Today

You are asked to work at two tremendously different scales: that of the city and that of the dwelling. How do these two scales interrelate?

Image: The Urban Apartment is smaller than its suburban counter but promises a shorter commute. Its design has been ruthlessly standardized: Is it Generic? Image: A quintessential 20th Century diagram: workers stream to the center city for income. A 24-hour cycle reveals itself in the centrifugal diagram of countless cities.


How do social and political figures affect and structure the discourse and potential operations within which housing is manifest. What is a “War on Poverty?” What are the techniques by which housing is produced?

Image: President Lyndon Johnson met with prominent black leaders on January 18, 1964, to discuss his war on poverty. From left to right are: Roy Wilkins, Executive Director of the NAACP; James Farmer, National Director of the Congress of Racial Equality; Martin Luther King, Jr., head of the Southern Christian Leadership Conference; Whitney Young of the Urban League; and Johnson.

Part III. Housing, Diversity and New Global Markets

How does the United States value and envision its housing goals in regard to other world markets for housing? What do the terms “market” and “housing” mean in relation to each other and what effect does this have on design?
Site Information and Redevelopment Models:

**Northern New Jersey and New York City:** Our studio site—Hoboken Terminal—is at the heart of the most significant planning and housing proposal in the Jersey City / Hoboken area in more than a generation. This is a very big project and it is backed with a convening of many city agencies and most notably the Port Authority of New York and New Jersey but also the Jersey City Housing Authority and the NJ Department of Transportation. The details of this proposal are included in three provided planning documents available studio wide (see CourseWorks to download these files) and also will be supported by critical lectures by key voices in the region from the Port Authority, the Departments of Transportation and City Planning and other stakeholders including the Jersey City Housing Authority.

Background material to situate these goals historically is partially included in our studio syllabus and is outlined in two of the three chapters we present here.

**Transit Oriented Development:** This map is available at Google Maps in annotated format. The Hoboken Terminal is included in a wider redevelopment proposal including sites owned by the Jersey City Housing Authority, the Lefrak development company, the Port Authorities of NY/NJ and a wide range of private interest. The entire zone straddles Hoboken and Jersey City.

http://maps.google.com/maps/ms?hl=en&client=firefox-a&ie=UTF8&t=h&msa=0&msa=0&msid=11549232884404959287.00048e1e92a74e7b541ef&ll=40.735332,-74.0312&spn=0.004325,0.00927&z=17
Programming and Studio Outline

Each studio will follow a unique path and invoke individual techniques but the full Housing Studio will address these four major aspects of urban development and architectural design. The projects will each find a balance between these issues and studios will each provide guidance and input on addressing the complex issues in a project of this scale and magnitude. The studio schedule outlines mid and final reviews and one all studio interim review: these reviews will coordinate the wider studio and allow us to compare and understand other work.

1. Master Planning: Each studio will address planning for complete site. While this will be done in a schematic context, it is critical that each project demonstrate a vision for the full 52-acre site. Work that follows this schematic planning will quickly adjust in scale to a more architectural level and all phases of this work will be supported by input from advisors and a set of planning documents that have already begun to provide a framework for the area.

2. Structural Design: Studio work will address aspects of designing architectural and infrastructural scale works: that is, work that is operating the level of urban transit and infrastructure but also at the level of architectural design. The link between these scales is a critical component of the studio. How transit issues and urban design and architectural issues meet is seen by the stakeholders as an opportunity to increase the quality and scope of housing in the region. In this way structural design is important at all levels of the project and central to the studio. The same is true of other rail year redevelopment projects in the region including the West Side Rail yards in Manhattan, which are currently under consideration for redevelopment. Engineers are available in studio on two occasions to assist in this work.

3. Transit and Infrastructural design and its impact on development: Analysis of transit issues and how they affect and relate to your design goals: What is the interrelation of housing and transit issues. The site currently holds a wide range of transit options: housing will be a new component in this arena and its relation, scope and means of integration is central to the studio.

4. Programming: Housing: Detailed development of a housing proposal: a limited scope of housing will be developed in detail but each studio is asked to establish a clear programming goal for housing. That is, who is the housing for and what is its relation to the stakeholders in the region. Studio lectures will address issues of public private development, income and development models for housing and issues of poverty in the NY region both today and historically.
Figure 1: Location of Redevelopment Area

Phillips Preiss Shapiro Associates, Inc. 2006
Summary of Hoboken Planning

Studio programming at the Master Planning Level is outlined in the provided Planning Documents developed by FX Fowle and Phillips, Preiss, Shapiro Associates. However, the aggregate numbers for development do not address the full 52-acre site and will thus be extrapolated to include the full proposal. The current numbers are for the Hoboken region of the 52 acres only and are shown as:

All metrics will be adjusted to show full 52-acre site

— 9.25 M SF Mixed Use: Total Development Model
— 3200 Residential Units **expect to schematically plan for 5000 units of housing in total
— 5.5 M SF commercial office and retail
— 15-20 construction period

III. Annotation / Influences

A. Number of Housing Units in current planning: 3000 - 3500 housing units

B. Programming Team: Stakeholders in the region are noted in all planning documents: Studio work will indentify the stakeholders for each project.

C. Property Size and Scale: 52 +/- acres

D. Transit Rail Lines: Current and Historic:
Hudson and Manhattan Railroad (i.e. predecessor to the PATH trains)
The Immigrant Pullman Building (Ellis Island terminal and Pullman Dining Car terminal)
Trolley Service was added later: the Public Service Trolley Terminal (was where bus terminal is now).
E. Current Transportation Summary:
— Seven NJ Transit commuter rail lines
— The Hudson-Bergen Light Rail line Connects Hoboken, Jersey City, Bayonne
— The Port Authority Trans Hudson PATH subway line to Manhattan
— Trans-Hudson Ferries
— Local Buses

F. Commuters: In Transit or in Residence:
— 30,000 commuters a day: many switching modes of transportation

G. Sample Commuter Data:
— PATH: 8300 users a day at Hoboken Terminal: 1/3 use commuter rail to get to Hoboken/ 1/3 walk to Hoboken Terminal

H. Historic Preservation: Main Terminal is National Historic Register of Historic Places as is The Immigrant Pullman Buildin

I. History of Planning:
— Master Plan by Beyer Blender Belle with STV 1999 and 2004— Master Plans and studies are provided. Also parallel master planning proposals are shown for Long Island City and other regional projects for rail yard redevelopment area.
J. Major Issues in Area Redevelopment:
- Transportation
- Public and Commercial Facilities
- NJ Transit Facilities
- Infrastructure
- Housing

Image: FX Fowle Architects LLP

Schematic planning for the site shows the underexplored potential to bridge the Jersey City and Hoboken zones of the site: the rail yards divide the two cities: How would you propose to address the rail yards as a zone of transit and exchange vs. a place to live?
Site: Hoboken Terminal: Development Parameters

With guidance from your studio critic teams will propose a detailed project to address a full spectrum of the city development goals as well as focus on a smaller segment of site to provide detailed architectural design. The studio critics will provide an outline of this smaller scope of detailed work during the first week of studio. The studio will also include focused support in structural design and mechanical/environmental design during two one-week periods where engineers will be available for desk crits and one on one reviews. Particular focus is given the goals of providing “Affordable Housing” and the implications of the demographic and mixed income goals of the site. The studio will provide its final focus on housing design but you are encouraged to carefully integrate the housing goals with the full spectrum of other programs on the site.

Hoboken Terminal Station

Image: FX Fowle Architects LLP
Urban Planning and Architecture

Techniques, Power and Territory: At most American universities planning and architecture have been considered to be unique and separate concerns; divisions pointed to a role for planning as based in policy, while the role for architecture has been based in design. Yet at most schools today architectural design studios frequently engage in planning, and in fact often make attempts to analyze policy, and to map or diagram urban configurations. There has been a significant shift in how architects imagine their relationship to large-scale work, and a host of new terms have been initiated in the last 20 years to lend agency to architects who do want to engage in work at the urban level. Yet architects rarely use the empirical methods of planners—or perform more the calibrated work in demographics or research that planning agencies use. They do however, find themselves using new means of representation to visualize and examine urban space, urban demographics— to make pliant systems of urban formation that have physical and literal (transportation systems) as well as less than overtly physical manifestations. There are increasingly made legible in architectural analysis. G.I.S. provides a mapping of income levels, commuting times, race, income— these reveal themselves quite easily— but it’s the comparative work that lends insight and reveals subtle shapes, surfaces of urban life that are both immense and infrastructural— technological; yet also, intimate and tremendously private. How is this information used? Who controls it? What does it control?

A new generation of young architects is assembling new means of urban analysis, as well as new means of visualization, and fabrication to conceive, and to convince a wider public of what is possible and indeed what is seen as imperative. The scale of questions asked, projects conceived, and social /political engagement is tremendously magnified even as our work becomes more immediate and often personal. This has allowed and instigated a re-entry into questions whose scale is immense, yet that we imagine we can address with intimacy and new agency.

This studio will seek to use new crossover methods; to clear means to reveal and to work at this juncture where a new private life is manifest against and indeed by intuiting a scale of circumstance well beyond what we normally consider private. In this realm architects do not become planners, but instead intuit and occupy spaces that operated between architecture and planning. This is our new base: a site to work from and to also define.
Traffic: Long Island City, New York City: The confluence of the LIRR and LIE dovetail at Hunters Point. EZ Pass, Electronic Ticketing abet the transition from New York’s Manhattan to Queens and Long Island. Transit Sites in the NYC region are all being reconsidered as complex zones for mixed use redevelopment but also increasingly as sites for housing.
What is Affordable Housing: What does it appear as and how do cities characterize their goals in housing:

Abstract: Cities today often propose affordable housing as a major component in urban redevelopment. This term’s history and its literal implications vary a great deal depending on context and how it’s being implemented. At times it may be no more than a metaphorical goal, but it also can be a complex financial and social endeavor and have direct architectural consequences. The following passage places the term affordable into a wider context of housing that is developed with social or political purpose at its core.

Between 1996 and 2001, as U.S. housing policy increasingly moved toward less reliance on direct subsidy of low-income and poverty housing, more than fifty-one thousand public housing units were razed or converted. Most of this transformation—directed to a nationwide network of U.S. Housing Authority sites was done through a program based within the Department of Housing and Urban Development (HUD). The program is now central and well known, but 13 years ago what has simply become known as HOPE VI housing was not only radical in what it signified but decidedly non-radical in appearance and rhetoric. HOPE VI programs supply funding to demolish “distressed” public housing units, while simultaneously rebuilding a new mixture of market rate or subsidized housing on the same site. The density of housing actually increases in that more housing is re-built than was taken down, but the demographic of the new housing changes. HOPE VI was intended to create a greater demographic mix in public housing.

You do not need to be an economist to note these financial transformations: the United States Department of Housing and Urban Development has long been in decline as the direct provider of housing to the poor, yet it has increased subsidies and programs to implement affordable housing for households that earn between 50% and 80% of area mean income (in some cases such as those in NYC where housing costs are very high, affordable housing is planned for up to 160% of AMI). During the last quarter century HUD has increasingly relied on subsidy vouchers, or other incentive means to bring the private sector into housing for lower income household and our studio site is an example of this momentum. The work on affordable housing is thus directly linked to work on Public Housing. In New York City the Bloomberg Administration has begun to build affordable housing on Public Housing site that it deems underdeveloped.

What is well known to housing policy experts and those in housing development is that there are not so much HUD programs as IRS programs—that is, these incentive take the form of tax exemptions in which
the federal government forgoes revenue rather than makes a direct expenditure. As a sea change, these programs, for Section 8 vouchers, low-income housing tax credits, or HOPE VI funds, all represent a logic by which the market is seen as more capable of producing heterogeneity in housing demographics than the government.

Our studio site is planned to include a great majority of affordable housing in part to sustain a heterogeneous population in Long Island City. At the political science level, these market incentives also, migrate government assistance to the lower-income and the poor—and those that have not appeared capable of surviving in market rate housing—towards a more entrepreneurial yet still subsidized form of assistance. They bolster the market so that it is inclined to operate in an arena it would otherwise ignore.

If HOPE VI housing usually appears conventional in its outward appearance or its guise of vernacular styling, it nonetheless represented a radical shift from the policies that preceded it—federal housing law from the 1930’s; the 1950’s and even the 1970’s. While earlier eras of public housing took shape amid the formal principles of modern housing, and modern urban planning, they also were funded in ways that were profoundly different then HOPE VI or affordable housing policies. Bonds issued by the federal government and paid for by rental roles or outright grants and other direct expenditures were forms of central funding and central organization of Public Housing until the emergence of public private partnerships and tax credit programs. The radical aspect of this shift was on one hand an attempt to decentralize and break down the monolithic aspect of housing development for the poor—on the surface the drive towards heterogeneity or diversity in public housing make up was crucial, but the devices to move this housing towards market principles did create new waves of displacement (HOPE VI demolished PHA units). New York, It also dismantled or orphaned the tenets of how or why a government should care for the poor—low income and poverty housing would henceforth exist an adjunct of market housing and a quasi dependent on successful participant forms of high-end capitalism.

Within all of these complex transactions, however, a twist arises: New York City barely took part in HOPE VI. The city has a deep and successful history of public housing that have never faced the same level of threats of being diminished as housing in Chicago, for example. That said, the city does face a serious housing crisis and the sector of affordable housing is a broad but often quite accurately defined term that evolves in tandem with HOPE VI though without the same overt basis in the modern planning that was the basis of most Public Housing. In short: what is “affordable housing” and what does it look like?

The issues are not entirely financial, economic or legal, of course—they need design. They indeed already have aspects of design and of zoning. They are also ultimately social and philosophical and they directly intersect the theoretical and formal histories of architecture. How do architects engage questions of markets, governments and are there clear lines between design and social goals? During the 1990’s these questions were often central to architectural theory as schools acknowledged the scope and power of newly liberalized global markets and their impact on local or regional zones:

Michael Hays’ *Introduction to Architecture Theory: Since 1968*—a Columbia publication—concluded with the acknowledgement that a younger audience may have such an "altogether altered" relationship to economic consumption that they may be hesitant to engage in practices that resist the dominant productive economies of the city. Hays suggested that an overt resistance to the commodity processes—to architectures attempt to moderate, resist or negate the affects of markets, of capital processes, etc—was under tremendous pressure, in part due to the pervasiveness and growth of capital economies in the 1990’s. If one compares this to HUD text on affordable housing goals and responsibilities the parallels are rapidly evident—an economic expansion creates a need to redefine not only objectives but also the means to reply to a crisis of new proportions.
— From the HUD definition of Affordable Housing: “The economic expansion of the 1990s obscured certain trends and statistics that point to an increased, not decreased, need for affordable housing. The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more then 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families.” —

The production of architecture based in the work of Theodor Adorno and intellectual descendents such as Manfredo Tafuri or Massimo Cacciari, Hays wrote, may no longer hold appeal to younger architects. But what persists is the need for innovation, for action, for design, for the formulation of agendas and or a reconciliation with restraints, and with the status of markets, of city plans…where to begin? How to begin?

This syllabus introduces political aspects of housing and in the studio we will attempt to reveal the formal and material manifestation of how architecture, urban planning and social life have been discussed in regard to housing and how these intersect the design of housing. Your site is an up to the minute condition—it is possible to address it in this regard, but you will find much depth in the history of the concepts of Affordable, Public, Market, etc housing and we encourage you to make these ideas yours and to engage these terms in every dimension.
Previous Case Study: 2009
Site: Hunters Point South Time Line and Planning Concepts for Housing at Hunters Point South

The Housing Studio has focused its attention on two other regional rail site including Hunters Point at Long Island City. What follows are documents presenting that site. They serve as a comparison to what is becoming a national model for transit based housing explorations.

2009: Hunters Point South in Long Island City. Studio focus will be on a parcel of the two sites—a parcel that spans both Site A and Site B and that bridges from East River to New Town Creek.

How long does redevelopment take to complete? Is it ever complete?

Compare the nascent stages of development at Hoboken Terminal with the extended duration of planning for Hunters Point in Queens. The current planning for the site at Hunters Point was the culmination of more then twenty years of redevelopment plans lead by multiple city agencies. The final planning was achieved within a broad set of concerns that are fully outlined in documents available at:
http://www.nycdec.com/ProjectsOpportunities/CurrentProjects/Queens/HuntersPointSouth/Pages/HuntersPointSouth.aspx

1982-84: New York City Waterfront Revitalization Program: Planning efforts for Site A were initiated by NYCDCP in 1982 with the adoption of the New York City Waterfront Revitalization Program, which identified 10 areas in the City with potential for reuse, including a 7.5-mile coastal strip in Queens that included the Hunter’s Point waterfront. NYCDCP completed a land use policy study for the Hunter’s Point waterfront in 1984.

1990: Market Rate Housing: Site A was approved for redevelopment by the New York City Board of Estimate at its last meeting on August 16, 1990. Approvals for the project were also issued by the New York State Urban Development Corporation (UDC, now doing business as ESDC) and PANYNJ. The approvals were for a mix of predominantly market-rate housing, offices, local retail, and new public parkland and streets. However, Site A has remained largely vacant.

2004: NYC 2012 Planning: In 2004, New York City, in collaboration with ESDC and PANYNJ, developed a plan for a 48-acre area in Hunter’s Point as part of the City’s bid for the 2012 Summer Olympic Games. This area included Sites A and B and additional parcels along Newtown Creek and was proposed to be developed with the Olympic Village. The Olympic Village was to contain a residential development of approximately 4,500 units in a mix of high-rise and low-rise buildings, a substantial amount of public parkland, and athlete training facilities, such as multi-sport fields and tennis courts.

2006: Queens West Planning becomes Hunters Point South: After a re-evaluation of the original Queens West development plan, the City concluded that residential development, focused predominantly on affordable middle-income housing accompanied by recreation and retail uses, should be developed on Site A. The City reached an agreement with the PANYNJ for the acquisition of its 24-acre portion of the property, which was approved by the PANYNJ Board on October 19, 2006, and simultaneously QWDC agreed to consider transfer of its 6-acre portion of the property to the City in order to achieve the plan. Subsequently, an inter-agency team began working with community representatives to develop a plan for the site (Site A), in addition to a key adjacent privately owned site (Site B). The inter-agency team consists of the Office of the Deputy Mayor for Economic Development, NYCEDC, NYCDCP, NYCHPD, and NYCDPR, all of which have been extensively involved in the planning of the project.

The purpose of the proposed actions is to implement a development plan for a large-scale housing development on Site A that provides a substantial amount of affordable units, with associated ground-floor retail amenities and community facility uses. The proposed new housing would be an integral part of the City’s New Housing Marketplace plan for the provision of 165,000 units of affordable housing. Site: Hunters Point South
2009: Hunters Point South: Map showing Long Island Expressway and Mid Town Tunnel

2009: Artist’s Rendering: Hunters Point South: NYCEDC: Twenty years of planning leads to the work of the architect. How can this process change and when does an image of architecture appear? What is it role?
2009: Schematic Planning prepared for Hunters Point South: Studio Programming and Design will focus on two blocks within the City’s proposed planning and zoning. One new and one old—Site A / Parcel D and Site B / northern block.
2009: Hunters Point South: Map showing Long Island Expressway and Mid Town Tunnel. The LIRR Station was not included in the NYC EDC proposal. At Hoboken Terminal the rail station is proposed as the basis for housing design.
2009: Hunters Point South: The Test Case—An Immense Portion of an Immense Project.

City Projective Plans: Please examine City Documents (HPS2_01 Project Description.pdf) and design a prototypical section of the studio Hunters Point site. Your prototypical section is a test set against 20+ years of urban design for the site. It is set in the context of studies for planning and a century of housing goals—from Public Housing to Market Rate, Urban to Suburban, Mass Transit based to Automobile. Examine the Reasonable Worst Case Development Scenario given in the City Documents and develop the two blocks shown in orange.

Step A: The Reasonable Worst Case Development Scenario assumes that development on Site A and Site B would be undertaken pursuant to maximum building envelopes and other controls established by the new Special Zoning District; Sites A and B would be constructed in one phase incrementally starting in late 2009; and that construction would be completed by 2017.

Step B: Provide: On site marked in Orange provide 1786 apartments + 510 parking spaces + 35,000 sq feet of retail space. 60% of your apartments should be considered to be affordable.

Step C: During the final ¼ of the semester you are asked to provide a design for the site at Hunters Point South.
Large Housing Projects Developed in Time

At the time of its design and execution The Berlin Free University—by Candilis-Josic-Woods—there was already an indicator of vulnerability in Team X. Faced with criticism from both within and without the group there was a sense that the work of Team X was being realized with an over-abundance of top-down central authority. That is, works by Team X were being realized by state organizations that ran counter to the ideals of an emergent and self-organizing social life in the work. In 1968 Aldo Van Eyck, architect and professor at Delft, was called a “lackey of capitalism.” Candilis’ massive housing development at Toulouse-Le Mirail was ten years into its design and execution: it now served 20,000 people—and according to Candilis could now be examined to gage how this experience had turned out and how their relationship to the political environment was effecting the work and people’s lives.

Housing is realized today in scales that far exceed Team X’s works—American housing is a homogeneous commodity process of massive scale—a reaction to Team X can be traced in the rise of works by Robert Venturi and Denise Scott Brown or OMA and Bernard Tschumi. Works that counter state or top down sponsorship while relying on it with the mobilization of difference, fragmentation, counter movements or cross programming and heterogeneity—a reaction to the master planning of Team X that despite its social intentions came to be easily attacked as overt social planning or productions of a homogeneous environment. The Berlin Free University attempted to create singular but diverse environment for the humanities faculty—a building of building and an assembly of smoothly integrated programs—but it later became also a symbol of the struggle to allow for difference or heterogeneity.

Le Mirail, Toulouse, France, circa 1967

Aldo Rossi’s early work depicted a kind of tragic post utopia—a series of fragments and parcels of rationalized work and social programs—coupled with Michel Foucault’s description of “other spaces” or heterotopias it is difficult to imagine how one engages in large scale works, reliant on major forms of centralized power today even as seems that such interventions at massive scale are needed—they are critical to the health of the city.

Woods text “The Man in the Street” is just one of a myriad of questions that seek to address the scale of massive enterprise and the experience of urban life of the individual and the masses. New York City is addressing change at levels that are nothing short of immense. How do you design for the person on the street, however, when these is no street?
NYC: Water Front: A new federal emphasis on policies that foster the role of private finance in housing development, coupled with a city and state focus on the waterfront as a factor in the redevelopment of New York City. A diagram of areas facing redevelopment and new housing initiatives in New York City since 2001.

1. Long Island City Waterfront and “Art Loop” including MoMA QNS
2. Greenpoint: Waterfront
3. Williamsburg: Waterfront
4. Brooklyn Atlantic Yards/ Atlantic Terminal
5. The Mayor’s Plan for Housing / 6. The Lower Manhattan Redevelopment Corporation
7. WTC and “Ground Zero”
8. West Side Manhattan/ West Side Rail Yards, Clinton/Hell’s Kitchen: New York City 2012 Stadium
9. Columbia University Expansion
Part I. Urban Housing Issues Today

A. The 20 - Minute Apartment

*How are household and work connected today in ways that have architectural and urban ramifications? How do contemporary issues of network culture and commerce interact and alter former versions of urban connectivity and networks?*

![Station-to-Station: PATH Train Schedule for Journal Square to West 14th Street, Manhattan. Home in 20 minutes.](image)

**Image:** Station-to-Station: PATH Train Schedule for Journal Square to West 14th Street, Manhattan. Home in 20 minutes.

Synopsis: Network logics and the idea of a mobile but connected populace are not new to urban planning or architecture, but they have recently taken on a broad-based consumer appearance and increasingly form the embedded structure that organizes our lives. In this realm it is the connections between things that matter as much as the things (or places) themselves. Cities—long the physical network that have been a measure of social life—are again infused with processes of connection that are more likely to be based in digital communications but also re-examined in light of physical connectivity, distance and ultimately time. The values associated with time are newly made elastic and with it compensatory aspects of how we see or imagine time and how we use it to shape our being (in pragmatic or abstract ways). Time has become both more and less real simultaneously—more fully measured, annotated, organized and striated, as it is also more fully discounted in relation to space and to the forms of value that are infused in the lived world.

— The first is the realization that space is not a passive, unchanging physical object inside of which interesting things happen but is actually the interesting thing itself: a living tissue constantly changing and adapting to events. Indeed space is created by those events and is inseparable from them: it is an event or organism itself and not just the container for them or a background phenomenon. The second insight is that matter—I mean literally the material world—is made up not of particles but of relations, in other words, by ceaseless exchanges, not only of energy but of information. An Interview with Sanford Kwinter by Johan Bettum

What impact do new modes or digital networks have in relation to time and to our daily lives if examined against such direct aspects of housing and urban life as commuting, or making a meal? Where do we live and where do we work—how far apart are they and what aspects of these relations are newly plastic today?

If new forms of networked life are in their infancy even after a ten-year incubation, an equally pressing issue has become powerfully real even in the past year. Energy costs in relation to household incomes have soared in less than two years leaving whole sectors of what was a cornerstone of the American economy at risk and facing potential immense devaluation. The American commuter city and its requisite private-house / housing are newly monetized in relation to energy costs and commuting, to daily life and of course to

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2 This interview was conducted in a series of sessions in Frankfurt am Main from March 3 to 6, 2007. The interview was held in connection with the end of the first phase of the project, the Space of Communication, for which Kwinter acted as a special guest and consultant.
heating and cooling cycles of the dwelling. These issues are certainly a long promised crisis and have been emergent for decades, yet when coupled with a crisis in housing finance, energy costs have rapidly been assumed to be the key that will open a door to a new and unavoidable re-engineering of the sprawling city. Housing and transportation; housing and physical as well as financial attributes; communication and all forms of networks are newly pliant and perhaps form a breaking point where we will begin to see vast changes in the world’s urban landscapes.

In this light—and with an array of newly linked, highly networked and often deeply researched data sets, urban planners and developers have begun a rapid (if delayed) response: they are re-zoning transportation sectors and hubs to allow for high density housing and are attempting to model cities that can diminish commuting times and costs. In the United States this is underway in Connecticut, in New Jersey—nearby Brooklyn as well as adjacent to subway stations in Oakland, California and along major sectors of the Bay Area Rapid Transit stations—it will happen nationwide. Suburban houses in the United States are losing value based on how far they are from city centers as fuel costs are newly factored into overall housing costs.

The issues link New York City and its regional partners in new ways to the wider United States housing markets. New York has countless opportunities for high-density housing and it has mass transit in place that serves these markets. New York could serve as a model for what density can achieve and it perhaps can make a renewed case for the high density that is key to the success of New York’s urbanism. The studio will study a site in Queens, New York—within remarkably short commuting range of Manhattan but also a bridge site to extended Queens and beyond via the Long Island Railroad. The site is well served by subsidized commuter rail and it has ebbed and flowed in its relationship to both New York City and New York State over the past half century as a job base or as a social or commercial hub. Our work will explore combining housing with the LIRR Station and the City proposal for Hunter’s Point.

— “When we find the President of the second Traffic Commission of the Paris Municipal Council basing all his research on the ‘factor of speed which must be safeguarded at all costs,’ then we can say that such a profession of faith is a program, and such a program is a profession of faith.” Le Corbusier, The City of Tomorrow and It’s Planning. —

— “Except in certain airports and a few patches of urban peripheries, the image of the modern city has nowhere been realized. We have only fragments of modernity. The urban program didn’t come off.” Rem Koolhaas, Source? —

—"I only meant to say that in the eighteenth century one sees the development of reflection upon architecture as a function of the aims and techniques of the government of societies."—


—"Path/Voices of power circumscribing, and circumventing human groupings from the outside, either through direct coercion of, and panoptic grip on, bodies, or through imaginary capture of minds."—

3. **Mark Wigley,** "Network Fever," in *New Media, Old Media,* Editors: Wendy Hui Kyong Chun; Thomas Keenan

—"Buckminster Fuller and Marshall McLuhan met for the first time after boarding the New Hellas in Athens for an eight-day boat trip around the Greek Islands. The two gurus of the electronic age had been invited on the trip, along with thirty-two other leading intellectuals from fourteen countries, by Constantinos Doxiadis, a Greek architect and urban planner. The idea was to have a "symposium," a radical mixing of intellectual activity and sensual pleasure as the boat traveled from island to island. Each morning, the group would have informal but intense discussions onboard about "the evolution of human settlements."—


**Recommended Reading**


Studio Site in a Parallel Context: The New Satellites conflate Housing and Transportation

There have been historically significant attempts to fuse major public rail and transportation and housing—in cases they were literally intertwined—in others housing and rail were connected with intervening means and usually by way of cars or bus. In most of these instances in the United States a prevailing mode of privacy and of low cost energy influenced the final proposals. How have the factors that affect transportation and housing as well as urban density changed? Each studio will determine means to analyze these issues in a new light.

Image: Le Corbusier’s plan for Algiers fused urban design, transportation and architecture as a singular system.

Housing and Transportation: Long Island City, Jersey City, Bridgeport, Connecticut are all re-zoning and redeveloping properties immediately adjacent to their commuter rail stations and in the case of Bridgeport, there are proposals to allow housing virtually connected to the rail station and a new integral bus station.

All three cities have historically seen disinvestment as well as more recent wide-ranging incentives to create new development. In this light, the more recent and rapid rise in energy costs has created a situation where both cities see the most realistic chance in decades to re-imagine these sites. Jersey City is far closer to Manhattan then Bridgeport, yet Bridgeport’s low cost housing potential and 74 minute proximity to Grand Central Station make it similar in commuting distance as many Manhattan-Brooklyn commuting patterns. What are the options for Long Island City and Hunters Point and how do they compare to Bridgeport to Jersey City?

West and East of Manhattan: Transportation from New Jersey to Queens is not as fluid as Le Corbusier or Robert Moses may have designed—but there are paths, circuits and a myriad of connections: Your site is partial destination and partial connector: from subway to LIRR. Fall 2008—Jersey City, New City /Transportation: PATH Train / Fall 2009—Hunter’s Point, New York / LIRR; 7 Line NYC Subway
Case Study Site: Jersey City, New City
Transportation: PATH Train
Time to New York City: 20 minutes but a disinvested and fragmented immediate environment

Case Study Site: Bridgeport, Connecticut
Transportation: Metro North
Time to New York City: 74 minutes and a newly intermodal bus/train/car depot.
Transit Hubs Organize and Distribute Traffic

How do transit stops act as distribution machines? Do they condense and then reconfigure traffic? Is it possible to see the edge as a new center and not as the border between dense Manhattan and sprawling Queens? Transit stations on our site and in Manhattan are dramatically different in spatial organization in the implications of what they portend as models for future urban life.

“The inner city has shifted away from being the big center for job creation, and now jobs are being created in the suburbs,” said Douglas S. Massey, a Princeton University demographer. “Immigrants have followed.”

Two forces compete to produce a city:

**Centrifugal force** is the apparent outward force that acts on an object moving in a circle. The use of the term “apparent” is important in this definition because centrifugal force is a virtual force that does not actually exist. While centrifugal force appears real to the object being accelerated, it is merely the effect of accelerating in a circle.

**Centripetal forces** create a dense city. Planners seek to alleviate the pressure of the inward attraction of the city and the promise of its jobs. A Hofmann Genus – 3 evacuates its own center replacing the converging vectors with its void that folds itself back towards the periphery.
Street View: West towards Manhattan. United Nations in middle ground.

LIRR Station: View East towards Queens.

**Distribution of Machine / Hunters Point, Queens:** The LIRR station is above ground and under a broad open sky. A view east shows an open landscape while the view west from one block away telescopes Manhattan’s iconic towers into direct relation to the new housing. Photograph sources: [http://www.bridgeandtunnelclub.com/bitmap/queens/lic/hunterspt/5thst/index.htm](http://www.bridgeandtunnelclub.com/bitmap/queens/lic/hunterspt/5thst/index.htm)
2009: Transit Distribution of Machine / Manhattan: A Transit Hub for Lower Manhattan distributes the ebb and flow of commuters. Offering them a smooth circuit and access to Buses, Subways, Commuter Trains and the Street above. Incoming masses return in the evening to become an outward migration. The new is sutured into the old and renegotiates many political terrains.

1926: Le Corbusier: Designing Urban Density: A 20th Century Urban Paradigm for the management of strife and the production of the distributed city: The mass of the city re-distributed according to volume, centrifugal force and speed. In the United States this distribution often followed class and racial lines. Today these patterns are being revised as cities must gain rather then lose density.
The New Crossroads of the World
By Ford Fessenden; Published: August 26, 2006
Source: NY Times

— THE number of immigrants has increased five times as fast in the suburbs as in New York City since 2000, reversing historical migration patterns as new immigrants increasingly bypass the city in search of jobs and affordable housing across the region, new census data show.

According to figures released this month by the Census Bureau, the number of immigrants living in the region’s suburbs grew by about 225,000 from 2000 to 2005, compared with an increase of about 44,000 in the city during the same period. During the 1990’s, the number of immigrants grew by 788,000 in the city, compared with 632,000 in the suburbs, the data show.

“The inner city has shifted away from being the big center for job creation, and now jobs are being created in the suburbs,” said Douglas S. Massey, a Princeton University demographer. “Immigrants have followed.”

The borough of Queens is a patchwork quilt of dozens of unique neighbourhoods, each with its own distinct identity. Residents of Queens have been known to identify more with their neighbourhood than with the borough as a whole. Howard Beach and Middle Village are home to large Italian-American populations, Rockaway Beach has a large Irish-American population, Astoria, in the northwest, is traditionally home to one of the largest Greek populations outside of Greece, and is home to a growing population of young professionals from Manhattan. Maspeth is home to many European immigrants, including a large Polish population.

Long Island City is a major manufacturing and commercial center, as well as being the location of the massive Queensbridge housing project, former home to a number of hip-hop luminaries including perhaps its most famous son, Nas. Jackson Heights, Elmhurst, and Corona make up an enormous conglomeration of Hispanic and Asian American communities; Flushing, in the north-central part of the borough, is a major commercial hub for Chinese American and Korean American businesses; Richmond Hill, in the south, has the largest population of Sikhs outside of India; Forest Hills and Kew Gardens, in central Queens, have traditionally large Jewish populations as well as large Hispanic populations while Jamaica is a major business and transportation hub for the borough, and also home to large African American and Caribbean populations. There are also middle-class African-American, Filipino American, Latino and Caribbean neighbourhoods such as Saint Albans, Cambria Heights, Queens Village, Rosedale and Laurelton along east and southeast Queens. Together, these neighbourhoods comprise the most diverse county in the United States, and easily provide the richest cultural experience found anywhere in the world. Some Queens neighbourhoods, such as Ozone Park, Bayside, Maspeth, Kew Gardens and Woodside are home to a very diverse mix of many different nationalities. —
B: Debt and the Household Budget: What is Mass Housing in the United States?

How does the mass production of housing affect design? How does design affect mass production? How are new ideas of production and organization of production effecting design and what is possible in housing?

Synopsis: The United States has never been an outward advocate of “mass housing” and has often propagated an image of its housing production by valorizing uniqueness and independence as well as private property and stand-alone private houses. Despite these indices of privacy over community, housing is a mass project of production, land use and financing. Post-war housing in the United States was standardized even as it was atomized to smaller single-family houses. The financial models that supported it relied on its being standardized so it could be easily traded and its economic value readily compared and compartmentalized in relation to mortgage packaging and mortgage sales.

In the Netherlands, social housing has routinely been understood to be a mass commodity, and it has often benefited both in terms of design and in terms of affordability because it more openly leveraged the advantages of mass production. In the Netherlands this has translated into housing with far more ambitious day-lighting regulation, and also broader support for middle to lower income housing without the attachment of stigma or cliché.

The studio programming calls for an immense amount of housing units and its integration with commuter rail stations that are state subsidized to lower commuting costs (and to keep a region competitive with other neighbors). Each studio is asked to prepare an investigation into the meaning of mass housing and what your work can deliver in light of the sheer number of units being proposed. Please consider the following:

Opportunities for building systems and labor due to mass production.

Materials and quality of materials—distribution of materials.
Energy consumption and shared energy resources such as harvesting energy in time coordinated ways. Social aspects of what 6000 units can produce in terms of cultural exchange or outward effect on neighborhood.

Economics: what is cumulative debt or mortgage for 6000 households: can household financial issues be re-calibrated in light of aggregate development? Can housing resources be shared or can design provide incentives for new forms of exchange between owners?

Housing assumes a major form of debt in the United States and recent changes in energy costs for both house and commuting are dramatically changing how we imagine urban and housing design. Can you as an architect make proposals for architectural change or contribution in light of what mass housing means today?


Reading (Supplied as PDF)


7. Gwendolyn Wright, Building the Dream: A Social History of Housing in America (Cambridge: MIT Press, 1983); chap. 7 "Americanization and Ethnicity in Urban"


Recommended Reading

Elizabeth Wilson, The Sphinx in the City: Urban Life, the Control of Disorder, and Women, (Berkeley: University of California Press).


C: At Risk Households; Housing and the Working Poor: How Affordable Housing is intended to Lose Money.

Affordable Housing development since the middle 1980’s is based on tax models that are designed to ascribe tax incentives and thus value for financial loss—yet design today seems to be increasingly based in leveraging and producing value by way of efficiency. Design can change development models and could dramatically alter what is built and for whom. What is the value of efficiency in your work—demonstrate how it affects design. We want to re-write the rules of “affordable” housing.

Synopsis: During the past 30 years—and in particular during the past decade—legislation that administered the United States federal government’s role in assuring low-income and poverty housing has incrementally reduced direct assistance provided to house constituencies that were understood to be at risk. During this time an increasingly complex, and multi-tiered method of providing incentives to the market through low-income and affordable housing have been developed. These financial factors administered under the federal tax codes take an economic form as methods of subsidizing development by creating equity from financial losses on affordable or poverty housing. Low-income housing development losses are re-allocated to profit making companies who in return provide initial equity based on anticipated tax savings for development of low-income housing. A low-income apartment in New York City is in effect subsidized by way of General Electric’s ability to make use of a tax credit—global economic issues of GE are tied to local housing territories as a local loss is used against a global gain.

Though not inevitable, these practices have largely been coupled with relatively singular architectural design strategies -- New Urbanism – that also focused on issues of creating local themes of territory—simulations of traditional housing and town planning based in the 19th Century. What did not change during this time were the overall urban strategies that placed housing development (including New Urbanism developments) in a widely dispersed landscape that were essentially tied to the same urban infrastructure, economies and far flung development models of contemporary cities nationwide. New Urbanism has never been more than a nodal fragment of the same urban models that are at play since the end of World War II. These models are forced to change today and housing as both an urban and architectural issue as well as a wider economic and design issue will inevitably change more in the next ten years than it has in decades.

These incentives affect virtually every spectrum or strata of housing development. Ten years after the dramatic changes instigated during the Clinton Administration that linked changes in low-income housing development with welfare reform, housing is more central then ever as a national issue and the issues are now central to what is the middle-class. The terms have again changed and with it there is a demonstrative need for innovation in design. The issues in some ways mark a return to an old proposal: high-density housing adjacent to if not integrated with transit hubs. They also mark a watershed moment when a newly urgent factor—energy costs and affordability—are forcing a re-appraisal if not design, of the United States urban fabric.

"To take from one, because it is thought his own industry and that of his fathers, has acquired too much, in order to spare to others, who, or whose fathers have not exercised equal industry or skill, is to violate arbitrarily the first principle of association." Thomas Jefferson

Studios should set a strategy for these issues and examine:

— Household income and expenditures for housing, transportation, insurances and food.
— Architectural Technologies and their impact on design and household budgets.
— Urban Infrastructure and Transportation: the network from home to work; home to school; by car, bus, subway, commuter rail, walking.
— Risk and the National Picture: how are households exposed to financial risk in relation to energy costs and how can architecture respond. What households were most affected by affordability?
The Diagram: At Columbia’s School of Architecture dynamic modeling and mapping of events has been a primary design and research tool. In recent months if not years, these tools have become evident in the mainstream press and indeed in popular forms of organization. Demonstrations, Conventions and everyday news are often shown in time based, durational, maps and diagrams.

What potential can we make of these techniques today? Can we expand their usefulness in projecting the future implications of planning decisions, of policy goals and of many techniques that do not have obvious or apparent visible form? Your work as a designer addresses the orchestration and reaction to fast and slow realms—quick events and slower durational calculations.

Above: Diagrams reveal relationships between densities of public housing, income, race and housing type on the Far Rockaway Peninsula. Arverne and Edgemere housing is generally 50 or more units per building. Income in this area is approximately 22% of Queens’s median income. At the western end of the peninsula wealthy areas such as Neponsit and Belle Harbor are predominantly Caucasian; dwelling types are almost exclusively single-family houses and the income per household is approximately 220% of Queens’ median income. Diagram/analysis by Anthony Burke, GSAPP.

Historically it was at least possible to define the architect and engineer as defined by what each other lacked, but today this equation has been dramatically changed—engineers, architects and a wide range of technical consultants work in a near simultaneous engagement and each affects the other at fundamental levels that are not defined by lack but by parallel engagement. Your work with studio faculty is asked to correlate with work done in the GSAPP Tech Sector courses and in particular with work in structure, enclosure and with wider concepts of energy management and resource organization. The studio will have licenses available for use of Eco-Tect software.

In his essay, “Aldo Rossi: The Idea of Architecture and the Modena Cemetery,” Rafael Moneo wrote that, to secure the authority and foundations of architecture in the post-war city, Rossi had adopted an “evasive” and self-imposed amnesia to technology. As Moneo wrote, Rossi’s architecture was “deliberately forgetting the framework of the real, even at levels as evident and compromised as the technological one.” In contrast, aspirations for architecture today are increasingly based on highly engineered forms of design; more often than not, they are situated within economic and political imperatives that are understood as fortunate links to high-end production and research techniques. At its most advanced, this intricate work is deeply organized, and its relation to production follows systemic coordination and control factors. Yet, architectural goals that run counter to these factors persist. Counter intuitive to the efficiency of new technologies (and to the abatement of risk), we often see design strategies destined to aggravate the stability and resolve of these new controls. As technologies allow for new levels of risk amelioration, we also see new levels of ambition and a renewed fusion of design with technological potential. One is not possible without the other. Determine how your design work is aided by computation and software—by means of measurement aided and technology; is design made possible by it?

Is technology integral to your work and are engineers and consultants on board immediately in the design process?

Finite Element Analysis: Structural Shear / Radial Steel Plate by Guy Nordenson Associates and Computational Fluid Dynamics model for SANAA building by Mark Malekshahi with Transsolar: A new level of measurement and rigor in producing an interior space.
Reading (Supplied as PDF).


Recommended Reading


E: The Urban Subject—Inside the Urban Dwelling

— “Predatory equity is undermining the best efforts of New York City and state elected officials to slow the loss of affordable housing,” Benjamin Dulchin, deputy director of the Association for Neighborhood and Housing Development, a nonprofit organization, The Times said. “Both the private equity funders and the lending institutions are aware, or should be aware, that harassment of tenants is taking place as a result of their financial models.” —

Questions of Rent Tactics by Private Equity By Gretchen Morgenson, New York Times, Published: May 9, 2008

— “In sum, we are hardwired for social apps. But we make a grave mistake when we mistake the machines and routines through which these drives are made to pass with the ‘space’ that calls them into being. To say this another way, we must acknowledge that ‘communication’ is a very profound and rich thing, and while it is the foundation of what we are, it is neither exhausted nor explained by the one-dimensional activities and apparatuses within which we increasingly confine our lives. This is why planning in industry and in technological milieus needs more than just scientists today. These milieus need artists and designers and other experimentalists to drive speculation into the world of social, and not only industrial evolution.” —

An Interview with Sanford Kwinter by Johan Bettum

The era of an urban citizen as a valorized subject who, despite the complexity of metropolitan life thrives regardless of duress has it’s counterpart in a view of contemporary life as deeply undermined by virtually predatory realms of power. New York City has epitomized the potential of urban life for more then 150 years. Factors that sustained housing in New York at affordable levels are always facing revision: rent control and other forms of legislation that attempt to moderate open markets, for example face renewed revision in part because of the dexterity of networked real estate holdings. As reported by the New York Times, private equity firms have found rent controlled apartments newly attractive in part because they can assemble them easily and manage them somewhat remotely as a packaged investment. The studio asks you to design for two satellite sites of New York City but in the context of new networks are the satellites actually increasingly unique new ventures and stand alone places. The quoted text above shows a potential for the loss of rent controlled apartments in upper Manhattan—if that were the case would your work in Jersey City and Bridgeport become a new zone of affordability?

Please contextualize your work in relation to themes of urban life and an urban subject.

Image: A genre of films depicted a generation’s strong reaction to crisis. How is crisis represented today—is reaction to crisis as overt and direct? Film stills: The Killing Fields, 1984. New York Times reporter Sydney Schanberg replays scenes from Cambodia after his return to his New York City home/apartment. What windows sustain the contemporary apartment?
Reading (Supplied as PDF on CourseWorks).


— The radical shift in the experience of culture and living was, wall of a sudden, given a clear architectural and symbolic identity. The strip window ripped off the veil that safe guards the individual, allowing the outside world to burst into the interior. —


— There is an unknown passage of a well known book, Le Corbusier's Urbanisme (1925), that reads: "Loos told me one day: "A cultivated man does not look out of the window; his window is a ground glass; it is there only to let the ling in, not to let his gaze pass through." It points to a conspicuous yet conspicuously ignored feature of Loos' houses; not only are the windows either opaque or covered with sheer curtains, but the organization of the spaces and the disposition of the built-in furniture seems to hinder access to them. —


— In short, from the moment when it can no longer be a process of defense, mimicry can be nothing else but this. Besides, there can be no doubt that the perception of space is a complex phenomenon: space is indissolubly perceived and represented. From this standpoint, it is a double dihedral changing at every moment in size and position: 34 a dihedral of action whose horizontal plane is formed by the ground and the vertical plane by the man himself who walks and who, by this fact, carries the dihedral along with him; and a dihedral of representation determined by the same horizontal plane as the previous one (but represented and not perceived) intersected vertically at the distance where the object appears. It is with represented space that the drama becomes specific, since the living creature, the organism, is no longer the origin of the coordinates, but one point among others; it is dispossessed of its privilege and literally no longer knows where to place itself. One can already recognize the characteristic scientific attitude35 and, indeed, it is remarkable that represented spaces are just what is multiplied by contemporary science: Finsler's spaces, Fermat's spaces, Riemann-Christoffel's hyper-space, abstract, generalized, open, and closed spaces, spaces dense in themselves, thinned out, and so on. The feeling of personality, considered as the organism's feeling of distinction from its surroundings, of the connection between consciousness and a particular point in space, cannot fail under these conditions to be seriously under-mined; one then enters into the psychology of psychasthenia, and more specifically of legendary psychasthenia, if we agree to use this name for the disturbance in the above relations between personality and space. —
Part II. New York, The Nation and Housing: 1937 - 96

At Columbia, the Housing Studio has shown both a remarkable consistency, and an ability to revise its direction since its inception in 1975. Parallel to the studio, there is a wide range of scholarship on housing issues—the Schools of Architecture, Planning, Urban Design and in Preservation and Real Estate—have also continually updated and refined their directions.

Re-Distributing Wealth? The Public’s Private Apartment?

Affordable housing in New York City is almost inevitably developed as a public/private partnership in which the private market demands on housing construction are ameliorated or compensated for by public investment and subsidy in the form of tax credits and bond financing. A tax credit is a form of subsidy that is granted to a developer/builder who commits to providing affordable housing—the credit’s value is then sold to a corporation who in effect provides the equity that funds construction. The tax credit maintains the semblance of a free-market by providing public financing incentives—tax funds—that bridge the gap between market rate housing and lower income families. The disparity between market rate and a subsidised market might otherwise cause re-distributions of population by income, race, class, gender or other factors. These financing initiatives often state their goals as those of re-building disinvested territory in a way that market forces are presumed to be unable to.

On the cusp of the 19th century Thomas Jefferson, Madison, Locke and de Tocqville all countered attempts at a legislated redistribution of monolithic forms of wealth, even, as they recognised the free-market rights to private property sustained a dangerous potential to damage equality in the pooling of wealth. In a society that protected the rights to property and potentially exploitive monetary gain it portends, Federalist law, nonetheless protected the individual right to gains made in a free-market even if those gains often seemed intolerable in light of losses suffered by the apparently less industrious.

This studio is situated directly at the nexus of federal policy that had recently redirected how the government would address the issue of poverty and housing in the United States. The changes in federal policy amounted to nothing less than a compete shift in how the government would seek to address the problem of housing the poor—a problem that since 1935 it had aggressively addressed in the centralised control and management of scores of rental apartment units and histories of slum clearing. In 1998, the federal government was focused on returning housing to the market and in removing the government from the role of landlord or developer. The federal government was adopting a conservative view to housing development and was declining its former role as landlord and developer for housing for the poor. This chapter of texts introduces you to a set of housing protocols and policies, conventions and financial practices. And the constituencies they were designed to address.

Image: Post War Housing Demonstrations; Dallas, Texas and National Home Builders Oppose West Dallas Plan.
A. The Columbia Housing Studio and New York City

Historically situated between pragmatic and local concerns, wide ranging and competing concepts of the city, and housing legislation initiated under the New Deal, the Housing Studio has, during the past seven years, increasingly addressed a new set of political and economic issues that have characterized a less ambitious role for government in low-income or poverty housing, and a more conservative reading of the market’s role in design and development—both in New York and worldwide.

This new inception of the Housing Studio will try to extend the studio’s attempts to respond to new world conditions in housing, and in particular to re-examine the role of advocacy that has often been a core engine in the studio’s work.

Our studio will address a distinct site in Queens, New York City—the site will test the limits of architectural design in relation to demanding urban conditions, but also more particularly in relation to the quickly shifting dynamics of Queens’ population and what forms of advocacy have historically been present and can be expected in the near future. The studio will re-examine questions of poverty and risk as it relates to housing in New York City, and in particular how these issues are unique in Queens as opposed to Brooklyn or Manhattan where the studio has usually focused its invention.

Faculty from the GSAPP will lend their expertise to the course and help shape the studio’s increasingly global perspective, as we simultaneously reinforce its New York City base. We will discuss the now 30 year-old Housing Studio histories, and the changing conceptual and political underpinnings of housing themes that have been at the core of the studio.

What are the important issues to bring to housing now; how is the study of housing a unique and a separate component of the core curriculum, and where are its overlaps and opportunities within the GSAPP?

Housing Politics? A Political Studio?

The housing studio was directed by Richard Plunz, and Kenneth Frampton; both shaped and founded what became the original studio in 1975. This often seemed to be an attempt to de-politicize a sector of architectural and urban design that by 1975 had become thoroughly misconstrued in previous decades. As a political tool of slum clearing, and urban renewal—as destructive displacement tools for re-organizing whole communities and neighborhoods—housing by the mid 1970’s was discussed in terms that tried to establish their own internal value. The early Housing Studios and those of the middle 1980’s often addressed housing in decidedly less political terms, but still squarely aimed at a nexus of social issues and late modern themes of production. What Richard Plunz has referred to as “good housing” seems in part reminiscent of the term “good design” as it was employed in the Museum of Modern Art exhibitions under the same name Kenneth Frampton has referred to it as “middle class housing,” again in a way that related housing production to social issues—though without the same urgency of urban/political crisis evoked in the activism around poverty or welfare issues in regard to public housing.

The influence of this work is still strong in the Housing Studio, as is a commitment to essential design issues that remain key in the studio— the layout of apartment units at 1/4” to 1’, designing building massing for daylight provisions, etc. However, studio work today more often tries to incorporate — even inculcate — everyday spaces of housing with processes that are more likely to extend rather than enclose space: pragmatic concerns to connect dwelling spaces to daylight, are likely to be enacted with
simultaneous attempts to reveal the mathematics of building form, or to extend the interiority of the unit in ways that embed its logic into the motors of local infrastructure. Incantations of themes prominent in the 1970’s are re-examined today — “Housing is a right” (recall Bella Abzug’s pin stuck in her hat, or speeches addressing equal opportunity for mortgage access)—for example, is renewed in the context of dexterous analytical / studio work that links concepts of the 70’s call for housing rights to a new constellation of world cities or competing interests.

The work on interiors in the Housing Studio has proven to often be the most compelling, yet also the most tortured—in contemporary housing, designers always ask who produces the envelope, and how stable it should be. Our current work, we believe, has usefulness well beyond the New York City arena, and the school’s spatial skills seem primed for new applications.

B. "Critical" Advocacy: Columbia, the IAUS

...Manfredo Tafuri distinguished between two types of history: The first acknowledged the epistemological rupture that was inherent in industrial civilization; while the other, utopian theory, he saw as hidden in the functionalism of Sigfried Giedion and the anti-classicism of Bruno Zevi.

Whatever the formal nature of its urban vision, from mega structures to townscape, utopia was the underlying theory of synthesis.

Peter Eisenman, Forward, page X, Architecture from the Outside by Elizabeth Grosz. MIT Press, 2001

Studio work at Columbia has often been termed “critical” rather than “activist” or overtly political. During this time work was as at times based in issues of architectural type—both in a pragmatic sense indicating issues such as low-rise/high density housing, or a theoretical project of type. The Institute for Architecture and Urban Studies’ publication of Aldo Rossi’s Architecture and the City, and A Scientific Autobiography, and also writing by Rafael Moneo in Oppositions on Rossi’s work on type, and autonomy, sought more agency for architecture by de-limiting its reference to political or economic content. Frampton’s work in low-rise high-density housing — the Marcus Garvey Housing — was designed in collaboration with Arthur Baker and Theodore Liebman of the Urban Development Corporation was completed in 1976 in Brownsville, Brooklyn. The work was also exhibited in the 1973 Museum of Modern Art, New York exhibition, “Another Chance for Housing: Low Rise Alternatives.” Paul Bayard, former director of the Historic Preservation program at the GSAPP, was an attorney for the UDC during the late 1960’s and early 1970’s and assisted in realizing the Frampton design. What is critical work today? Is your work critical or activist? Is its non-political and formal? These terms and other must be recalibrated today.
C. Creative Amnesia

At its inception 30 years ago, what has since become known as the Housing Studio at Columbia’s Graduate School of Architecture, Planning and Preservation, was not understood as a unique or stand alone studio, or as an overtly coordinated or separate component of the school’s curriculum. Today the Housing Studio is a unique segment of the school’s program as well as a threshold studio that provides the culmination of the core design studios within the Master of Architecture program. The current Housing Studio has arguably relied also on a form of amnesia, a vague but pervasive sense that the early housing studios were perhaps more overtly activist at their inception then they actually were. But was this the case—and indeed, if it was, how have the terms changed today?

Prominent in this collective memory is an essential reading of New York City urban history—perimeter blocks, the very material of New York City, the urban grid, the networks of public housing blocks, the transportation systems, and the zones of wealth, poverty and race—but also a specter of the city in the 1970’s as a city in crisis. The Housing Studio has always rooted its work in New York—grafting it into the city’s hardware and unlike other school’s housing programs. New York City has served as the school’s continual barometer.

New York, provides a reading of the local and knowable, but also immense and diverse urban circumstances; but the Housing Studio also is set against a broader national image—indeed a mirage of some sort—and projection of a social/political spectacle that New York City has borne for the nation in every form of media. A 1968 Time magazine cover story on Mayor John Lindsey characterized the city—in not atypical terms for the late 60’s and mid 70’s—in the cover story “New York: The Breakdown of a City.” Three years into Lindsey’s term, the article claimed that the city’s welfare roles had swollen by 40% —that 1 in 8 New Yorkers were receiving relief, and that New York had become a national magnet for welfare recipients. Of course, housing, and public housing in particular, in the 1960’s and 1970’s was at its core a major component of New York’s political landscape, but the Housing Studio has actually rarely linked itself solely to poverty or public housing.

National media outlets such as TIME magazine offer online archives of their journalism covering housing and urban issues in the 1960’s. This cover of TIME from 1968 carries a somewhat typical title and indicates a city “crisis.” A situation that often was virtually conflated to mean that big cities are synonymous with poverty and welfare. Government was often portrayed as incapable of managing the crisis.

D. National Media at a Distance—Looking in on the City

Right: Behind Glass: At the New York News Museum a Pulitzer Prize winning photograph shows children on the terrain-vague of a housing project plaza. Glass camera lenses, television screens and windows on poverty frame a view but fail to show the policy.

Left: The Baruch Houses: Avenue D, The Lower East Side, New York

Above: Protest at Columbia University turn violent in 1968.
A significant aspect of the current work of the Housing Studio has been to revise both the literal cartography, and material of New York City—we will address newly emerging sites in the city, and design teams will make significant new proposals for design, but will they also alter the media driven myth that New York City produces itself and that it receives from outside itself. The studio will seek to become newly global in its concerns—but it also will bear the project of very local and essential needs. These attributes create a very dense weave of concerns that each design team will hopefully bring to some level of new evidence and potential.

A key question is how do we register or formulate the links between design and politics today, how do we see the work of a Housing Studio in the context of work in Planning, Advanced Architecture Design, and Urban Design programs, and also in History and Theory. More so, how are other programs seeing the role of New York City in their realms? The barometers and use of statistics that were used to describe and act upon both urban form and urban social conditions in the 1960's have changed—at times dramatically. Social programs such as welfare ranks have shrunk under new policies in the ten years since 1996 alone—and successive waves of gentrification spliced with global wealth have reformed the demographics of NYC social life. But more critically perhaps—the intellectual means available to engage questions of poverty or constituencies at risk have evolved and are less overtly instrumental and less inclined (ideally) to objectify those they seek to assist.

The studio will ask you to make theoretical and applied attempts to negotiate these questions by outlining actual case histories and analysis of government policy and structure: for example—in the 1960's the formation of the Office of Economic Opportunity, which funded poverty assistance programs (under Presidents Kennedy and Johnson) that are still in existence today such as Head Start, and was subsequently headed by both Donald Rumsfeld and Frank Carlucci (both men later became Secretaries of Defense). Carlucci was also CEO of IBM and the head of the global hedge and equity fund the Carlyle Group. Do these biographies matter? Or do they indicate a structural question of how government and markets interrelate and how architectural and urban development is indeed tied directly to political change and ideology? These shifts force new theoretical and practical/material positions about how one characterizes the actions and role of government in the midst of inequity and social need.

At its outset as a New Deal program, low income and poverty housing provisions were understood as a national problem addressed by national legislation, and a network of housing authorities that were each city based and named. The construction of public housing was essentially enacted as a network of city based programs, but New York City alone received the bulk of the initial federal monies for poverty housing and continues to today. By 1975, public housing was deeply registered in the national imagination, often conflating issues of poverty, welfare and racial strife and inequity with city life—arguably understood as an iconographic urban situation it was cordoned off in the center (or edge) of American cities, literally distant from a mainstream viewer reading Time or watching the nightly news. As such it could be addressed with a sense of distance, or objectivity—reading the journalism from the late sixties and early seventies today it is startling to see major though oddly normative news stories forecasting the social and economic melt-down of America’s then largest city. Public Housing, has, however, always been a national project funded at the federal level.

Below is the PHA Field Office network as described in 1941. New York and Chicago are the major sites of Public Housing today—but so too are sites in Bridgeport, Ct. or Houston. Public Housing in this network was a national organization—funded by a federal program but enacted as a city based and indeed city/Mayor’s Office staffed board. Federal interest is and was deeply entwined with city interest. Our studio will begin to examine these conditions today—in particular how this national issue has become increasingly global.
Public Housing Field Offices during 1941
History: Regional office system of PHA derives from that adopted in 1939 by the U.S. Housing Authority

<table>
<thead>
<tr>
<th>Region</th>
<th>Headquarters</th>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Boston, MA</td>
<td>CT, ME, MA, NH, RI, VT</td>
</tr>
<tr>
<td>2</td>
<td>New York, NY</td>
<td>NJ, NY, PA</td>
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<tr>
<td>3</td>
<td>Washington, DC</td>
<td>DE, DC, KY, MD, PR, VA, WV</td>
</tr>
<tr>
<td>4</td>
<td>Atlanta, GA</td>
<td>AL, FL, GA, NC, SC, TN</td>
</tr>
<tr>
<td>5</td>
<td>Chicago, IL</td>
<td>CO, IL, IN, IA, KS, MI, MN, MO, MT, NE, ND, OH, SD, WI, WY</td>
</tr>
<tr>
<td>6</td>
<td>Fort Worth, TX</td>
<td>AR, LA, MS, NM, OK, TX</td>
</tr>
<tr>
<td>7</td>
<td>San Francisco,</td>
<td>AZ, CA, HI, ID, NV, OR, UT, WA</td>
</tr>
</tbody>
</table>

E. Housing + Jobs: The Creation (and foreclosure) of the Office for Economic Opportunity.

— "Programs such as VISTA, Job Corps, Community Action and Head Start were all administered by the OEO. It was established in 1964, but quickly became a target of both left wing and right-wing critics of the War on Poverty. The OEO was dismantled by President Richard Nixon in 1973, though many of the agency’s programs were transferred to other government agencies." —

Following is Sourced From Wikipedia: "The Office of Economic Opportunity was the agency responsible for administering most of the War on Poverty programs created as part of United States President Lyndon B. Johnson's Great Society legislative agenda."

— "The O.E.O., from the Republican point of view, was a hardship post. Nixon hated the agency, which had become the point of interaction between the federal government and the sixties—the agency most likely to attract demonstrations and occupations. Rumsfeld was supposed to calm things down—in particular, to put an end to political protesting, on the government's nickel, by recipients of O.E.O. grants. Working at the O.E.O., however, was not bad for one's career in the Republican Party. It was a way of being involved in one of the great controversies of the day—America’s most famous promising young person at that moment, Bill Bradley, worked there—and, for Republicans, it offered a chance to demonstrate the ability to perform a distasteful assignment. You could win battle stars. The small Nixon O.E.O. staff employed four future Republican Cabinet officers: Rumsfeld, Cheney, Frank Carlucci, and Christine Todd Whitman." —

Richard Cheney; Donald Rumsfeld

Following is Sourced From: "The Quiet Man: Dick Cheney's discreet rise to unprecedented power."
By Nicholas Lemann. The New Yorker; 2001-05-07

— Finally, Rumsfeld is offered a job in the Nixon administration at the Office of Economic Opportunity (OEO), an anti-poverty agency started by President Lyndon Johnson. As director of the OEO, Rumsfeld was expected to lobby for its congressional funding -- funding he had vetoed as a member of Congress.
Nixon and his top advisers wanted Rumsfeld to slowly phase out the OEO, but, “to everyone’s surprise, particularly the surprise of other Republican friends of Rumsfeld,” says Mann, “he digs in and really pushes hard for the program.”

—He cut non-performing projects and worked with the states to develop more economically feasible ones. “He saved it, but he saved it by revolutionizing it, by changing it,” remembers his deputy director, Frank Carlucci. While at the OEO, Rumsfeld hires a “quiet and unassuming” Capitol Hill intern named Dick Cheney to be his executive assistant...

F. Housing + The War on the War on Poverty

During the 1960’s housing and poverty issues were structurally understood as national; and framed in structural language derived from the military, from war, and from deep modes of coordinated action. Actions resulted in counter-actions: programs in housing and urban redevelopment find the rapid emergence of counter programs and counter forces from within.

Above: President Lyndon Johnson met with prominent black leaders on January 18, 1964, to discuss his war on poverty. From left to right are: Roy Wilkins, Executive Director of the NAACP; James Farmer, National Director of the Congress of Racial Equality; Martin Luther King, Jr., head of the Southern Christian Leadership Conference; Whitney Young of the Urban League; and Johnson.

G. Public Housing Transformation: 70 Years After the New Deal

Columbia has not been the only school to offer a housing studio—and planning departments if not architecture programs were deeply embedded in work in this arena—but Columbia was perhaps alone in the degree to which its location in New York City at Morningside Heights, and its focus on housing coalesced. In making New York City its laboratory, the school in essence seemed to be working in a manner that was both local, and knowable, yet also national, and via the media spectacle of how poverty, race and urban life were being played out, it was also of necessity a player at the cleft between pragmatic
circumstance of essential human need—life at the literal doorstep of and within an urban building—and simultaneously within the media driven projections that funneled and certainly mythologized an untouchable—and possibly therefore unchangeable—view of urban life.

To a tremendously dispersed audience—to the then new megalopolis that housed a new public well outside the city—such a situation surely created a cleft that fueled a divide that the studio in its current form still must cross.

H. What is Public Housing

United States Public Housing: The United States Housing Act of 1937—created by the Wagner Steagal Act of 1934—allocated $800,000,000 dollars in the form of federal loans to states to develop low-income housing. In New York the prospect of $300,000,000 dollars in new federally provided funds loomed and the recently formed New York City Housing Authority (NYCHA) became an epicenter of urban development and design. Public housing became a major “new source—perhaps the great new source—of outside money” flowing into New York and whether one was interested in housing or not, the revenue stream was to become a major force of urban, political and social change.

The shape these funds would take was to become a matter of architecture and planning; for the next 34 years housing would be a central focus of urban expenditure and urban policy. Indeed, the design of federally funded housing was to a large degree the design of the city itself. The implications of housing planning, financing and ultimately its architectural design have been at the root of issues that range from the construction of class and race divisions to mental health and social strife. Housing policies and architectural design have instigated changes in zoning and building massing, and have been at times the most poignant testing grounds for design ideas that began in the realm of the avant-garde and found themselves constructed in the very real situation of poverty, segregation and race relations. Housing prototypes by Le Corbusier’s (City of Tomorrow) published a decade earlier in 1924, became instrumental tools for “slum clearance.” In the early years of the New York City Housing Authority tens of thousands of tenements were destroyed with the goal of “un-slumming” the city. Then chairman of the Housing Authority, Edmond Borgia Butler, directly linked housing development with social and political change in claiming that “to justify further public housing, it is necessary to base public housing on something more secure than improvement of the physical condition of the city, by substituting new bricks, mortar and steel for old.”

— “Public housing must not be used to regiment the tenants...poverty is not the sin of the poor; it is the sin of society,” Edmond Borgia Butler. —

When the first public housing projects were proposed in the United States there was immediate and strong reaction from housing developers and banking associations that accused the programs of being “unfair government competition.” In 1938, three years after the formation of the New York Housing Authority, the newly formed Housing Authority of Houston faced strong resistance that declared the agency to be Socialist competition with the free market. Today, 68 years later, at the outset of a new federal housing initiative that offers assistance to families to purchase rather than rent a dwelling the debate has come full circle. Current housing policies in the United States have, to an unprecedented degree, forgone the construction of collective and financially subsidised rental housing and focused government housing initiatives in the open market of private developers and the single-family house or low rise townhouse/condominium. Federal homebuyer voucher programs are aimed at helping families purchase a dwelling from a consortium of speculative builders and non-profit developers rather than rent a federal or city owned subsidised apartment.
These programs provide lower income individuals or families with a down payment voucher that in effect disperses federal housing initiatives into a moderated version of a free market. The voucher is often a short-term lien that is forgiven in full after five years of ownership provided the homeowner proves to be reliable as a mortgage risk. Individual ownership is believed to create a strong foundation for the re-development of neighbourhoods. Ownership is intended to re-territorialize a disinvested area—it offers the residents a stake in their community.

J. What is NYCHA? Is it a concentrated entity or a dispersed organization? NYCHA’s own description.

Source: NYCHA web site:
The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low- and moderate-income residents throughout the five boroughs. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. Simultaneously, we work to enhance the quality of life at NYCHA by offering our residents opportunities to participate in a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.

NYCHA was created in 1934. By the end of 1935 NYCHA dedicated First Houses, our first development, located on the Lower East Side of Manhattan.

K. NYCHA and Public Housing Today.

NYCHA is the largest public housing authority in North America. NYCHA’s Conventional Public Housing Program has 181,000 apartments in 345 developments throughout the City in 2,702 residential buildings containing 3,318 elevators. NYCHA has over 15,101 employees serving about 174,195 families and approximately 418,810 authorized residents.

- NYCHA’s Public Housing represents 8.3% of the City’s rental apartments and are home to 5.2% of the City’s population
- NYCHA residents and Section 8 voucher holders combined occupy 12.2% of the City’s rental apartments and make up 8.0% of the City’s population.

Conventional Public Housing in New York City
- The Bronx has 98 developments with 45,546 apartments
- Brooklyn has 101 developments with 59,005 apartments
- Manhattan has 103 developments with 54,255 apartments
- Queens has 26 developments with 17,372 apartments
- Staten Island has 11 developments with 4,860 apartments
- Six (6) developments consist of FHA Acquired homes located in more than one borough
- 42 developments are for seniors only; 15 seniors-only buildings exist within mixed-population developments
- NYCHA has more than 10,000 apartments designated for seniors only
- There also are 6,838 retrofitted apartments for families of persons who are mobility impaired as of April 22, 2003.
SITE STATISTICS AND DESCRIPTION:
RIIS, JACOB HOUSES
454 East 10th Street
Manhattan, NY 10009
105 Units an Acre/247 people an acre

NAMED AFTER: JACOB AUGUST RIIS (1849-1914) – Danish-born American journalist and reformer whose reports on living conditions in city slums led to improvements in housing and education. His stories in newspapers about slum dwellings and abuses in lower class urban life were collected in “How the Other Half Lives (1890).” Riis dwelled on the city’s slum tenements and how the people there lived. His vivid descriptions, often depicted on slides, caused audiences at his lectures to moan, shudder and even faint. He founded a pioneer settlement house in New York City named after him. Riis Houses is in Manhattan.

SITE STATISTICS AND DESCRIPTION:
Jacob Riis Houses on Manhattan’s Lower East Side has 13 buildings, 6, 13, and 14-stories high. The 11.73-acre complex has 1,187 apartments housing some 2,903 residents. Completed January 17, 1949, it is between East 8th and East 13th Streets, Avenue D and F.D.R. Drive.
Jacob Riis II on Manhattan’s Lower East Side has six buildings, 6, 13, and 14-stories tall. There are 577 apartments housing some 1,402 people. The 5.94-acre complex was completed January 31, 1949 and is between East 6th and East 8th Streets, Avenue D and the F.D.R. Drive.

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The New York Times
March 8, 2006

Deficits at the Housing Authority

Revenue has not kept pace with expenses at the New York City Housing Authority, leading to significant projected budget deficits. The agency says it will no longer be able to cover deficits from its reserve fund.

<table>
<thead>
<tr>
<th>N.Y.C.H.A. BUDGET GAPS IN MILLIONS OF DOLLARS</th>
<th>CHANGE IN NONDISCRETIONARY SPENDING, 2001 to 2005</th>
<th>IN MILLIONS OF DOLLARS</th>
<th>PCT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities</td>
<td>$136.2</td>
<td>45%</td>
<td></td>
</tr>
<tr>
<td>Pensions</td>
<td>56.1</td>
<td>8%</td>
<td></td>
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<tr>
<td>Health Care</td>
<td>31.8</td>
<td>42%</td>
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<tr>
<td>Collective Bargaining</td>
<td>12.3</td>
<td>28%</td>
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<tr>
<td>Workers’ Compensation</td>
<td>8.8</td>
<td>39%</td>
<td></td>
</tr>
<tr>
<td>Insurance</td>
<td>4.3</td>
<td>11%</td>
<td></td>
</tr>
<tr>
<td>Welfare</td>
<td>2.9</td>
<td>14%</td>
<td></td>
</tr>
</tbody>
</table>

Source: New York City Housing Authority.
Note: All figures reported by fiscal year.
New York City’s Public Housing: Many Histories, Many Forms.

The property, currently owned by the NYHPD, is defined at its perimeter by three types of state and federally assisted housing. In the midst of these policy and typological histories new market rate housing will be built in the near future if the RFP produces a successful development strategy.

Ocean Village is on the east perimeter of the site at Beach 59th Street; it was built by the Urban Development Corporation between 1968 and 1974 and offers subsidized housing to lower income families.

At the western perimeter of the site the Arverne and Hammel Houses were developed by the Housing Authority of New York; the average income for families in NYCHA apartments is $13,406 (as of January 1, 1999). Also on the western edge of the site are nine mid rise apartment slabs that were built as part of the Mitchell-Lama housing program; these cooperative apartments are owned by their residents. The NYHPD RFP would dilute that concentration in adding as many as 2000 units of new market rate housing to the area. While these new housing units are not subsidized at the point of sale they will be subsidized indirectly as a public/private partnership; the HPD will effectively donate the property to the developer who is awarded the contract. Major funding for infrastructure is anticipated to come from the state of New York thus further reducing development costs.
L. Housing is a Right?

The studio presents housing development as a set of competing rights—not always in the banner form of protest, or overt political action, but by linking themes of property — to ownership—that are newly potent (and potentially destructive) in federal low-income housing goals to historic goals of inequity. The Housing Studio has been deeply influenced by concepts of land tenure, and titling un-titled property—by moving towards legal forms of agency prior to design; in this regard we have been influenced by economist Hernando de Soto, but also more up close figures within our own field such as Teddy Cruz.

Hernando de Soto has been a leading figure in attempting to show property title and value to land and housing assets on behalf of poor occupants—de Soto’s work ascribes market value to not titled property and does so on behalf of those who have tenancy. Cruz also works in this manner—solving problems of poverty with the tools of market capitalism. The seeds of housing debates and battles in New York City are two centuries old, yet few voices were as insistent and heard as that of Bella Abzug, Member of the House of Representatives from NY.

The housing studio increasingly sees a potential parity between housing development in the United States and non-US sites. In fact, in light of the absence of a history of advocacy and government support for housing provisions in developing countries, it is possible to look to developing countries, specifically how they are now creating the means for addressing populations at risk, as useful sources of positive invention for work in US cities where support and advocacy for at-risk populations is decreasing.
The Politics of Housing in NYC 1970’s

Welfare and Poverty roles in the US have dropped sharply since the middle 1990’s. But this was not always the case in NYC. Two journalistic passage on the campaign for congress and the candidate Bella Abzug:

— On the campaign trail: Broadway and 87th Street: Then the hand motions stopped and her voice softened. She was not shouting the way she usually does. With a simple, unflinching talk, Bella Abzug became a moving woman...Here she is, pushing, brawling, striding her way toward the United States Congress - Bella Abzug, daughter of the owner of the Live and Let Live Meat Market on Ninth Avenue..." By Jimmy Breslin, From the October 5, 1970 issue of New York Magazine

— Jimmy Breslin on Bella Abzug: "I walked into the Garden Cafeteria downtown where workers go before they go to work and they tell me they can’t afford the prices anymore. They can barely live. They have to go on the subway and it doesn’t even work and besides, they can’t afford the fare, it’s too much for them. The housing they’re in is so bad. A car ran into a building on Houston Street and the building collapsed and people fell into the street. And what is the policy of Nixon, Agnew and Rockefeller? The policy is to let the generals spend billions to kill Vietnamese, kill their men, women and children, and our children, the older ones, get killed and come back crippled and maimed, you should see them maimed, you won’t sleep again for them, and here at home we need 24-hour day-care centers and we don’t have them because they cost too much money and we need the money for the generals."

Welfare Rolls
The number of recipients of welfare benefits dropped rapidly after changes to the law in 1996, but since 2000, the decline has slowed.

Source: Administration for Children and Families, U.S. Department of Health and Human Services

The New York Times
The Global Poor and Land Rights: 2000’s

Hernando De Soto, Economist: “We are trying to help countries participate in the global economy, and the starting point is property,” claimed De Soto. Two-thirds of the world doesn’t have property law.

M. Expanding Housing Rights: 1988: The Fair Housing Act

Studio Work is required to address federal legislation that addresses the American’s with Disabilities Act. Amended in 1988, the Fair Housing Act shows the literal aspect of accessibility issues; these aspects of housing law are concurrent too and a parcel of other long running aspects of housing provision that are discussed and formulated as rights.

The Fair Housing Act, as amended in 1988, prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status, and national origin. Its coverage includes private housing, housing that receives Federal financial assistance, and State and local government housing. It is unlawful to discriminate in any aspect of selling or renting housing or to deny a dwelling to a buyer or renter because of the disability of that individual, an individual associated with the buyer or renter, or an individual who intends to live in the residence. Other covered activities include, for example, financing, zoning practices, new construction design, and advertising.

The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces. (The landlord is not required to pay for the changes.) The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs,
kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

Complaints of Fair Housing Act violations may be filed with the U.S. Department of Housing and Urban Development. For more information or to file a complaint, contact:

Office of Program Compliance and Disability Rights  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
451 7th Street, S.W., Room 5242  
Washington, D.C. 20410

Architectural Barriers Act: The Architectural Barriers Act (ABA) requires that buildings and facilities that are designed, constructed, or altered with Federal funds, or leased by a Federal agency, comply with Federal standards for physical accessibility. ABA requirements are limited to architectural standards in new and altered buildings and in newly leased facilities. They do not address the activities conducted in those buildings and facilities. Facilities of the U.S. Postal Service are covered by the ABA. For more information or to file a complaint, contact:

**N. HOPE VI: Public Housing in the 1990’s: The Rise of Mixed Income Goals**

Between 1996 and 2001, as U.S. housing policy increasingly moved toward less reliance on direct subsidy of low income and poverty housing, more than fifty-one thousand public housing units were razed or converted. Most of this transformation—directed to a nationwide network of U.S. Housing Authority sites—was done through a program based within the Department of Housing and Urban Development (HUD). The program is titled HOPE VI. HOPE VI supplies funding to demolish “distressed” public housing units, and is intended also to create a greater demographic mix in public housing blocks.

While income is a standard denominator used to reveal the social demographic, any number of other variable such as race or family make up were also used. HOPE IV has been understood as both a boost to public housing—it does fund renovation—but also as a force that at its core diminishes the number of public housing units available. The program is now more than ten years old, and its ramifications while clearly visible are also far from understood: it is only beginning.

**O. 58,000 PHA Units lost: Are they being replaced?**

Hope VI programs have had a very clear architectural and urban design impact and expression: this places the program’s initiatives firmly within our profession’s expertise, yet in its social and political dimensions it tests the limits of what architecture can address. Or does it? This is a central question facing our studio. In most cases, former tenants of public housing apartments – almost universally designed within formal traditions of CIAM inspired modernism — were relocated to newly constructed low-rise housing blocks, condominiums, and townhouses. Within architectural paradigms the debate about this has often centered on the overt changes in building design. Its roots in this arena are deep, and can be traced to an evolution that included housing design in Europe—the Berlin Internationale Bauausstellung (IBA) of 1984-87, for example—and U. S. post modernism and what has become known today as New Urbanism. While the formal antecedents for Hope VI redevelopment can be argued to be clear, it is the structural changes in the policies that are less scrutinized and perhaps as compelling to architectural design and to conceptions of space.
Hope VI is at its core a program of remediation—funds are literally for architectural renovation and repair; and for a far more ambiguous—some critics would say unjust—project of social renovation. Critics contend it is the commitment to low income and poverty housing that is being renovated, i.e., diminished. The dynamics of the market, and its potential for innovation, are increasingly the force that is expected to provide sustenance to lower income people. The question that comes with programs such as Hope VI is to what degree they represent a move away from state initiated practices that run contrary to markets.

Architecture and planning have been deeply embedded in these questions for a century—from literal incantations to remove housing production from speculative practices (but still engage technology) by Walter Gropius, to recent innovations in how architecture engages production and standardization (the Non-Standard is one example)—the questions about markets, architectural design and production linked to questions of inequity persist in architecture today.

**P. About HOPE VI**

Source: HUD: “The HOPE VI program serves a vital role in the Department of Housing and Urban Development’s efforts to transform Public Housing. The specific elements of public housing transformation that have proven key to HOPE VI include” —

* Changing the physical shape of public housing
* Establishing positive incentives for resident self-sufficiency and comprehensive services that empower residents.
* Lessening concentrations of poverty by placing public housing in non poverty neighborhoods and promoting mixed-income communities
* Forging partnerships with other agencies, local governments, nonprofit organizations, and private businesses to leverage support and resources

Any Public Housing Authority that has severely distressed public housing units in its inventory is eligible to apply. Indian Housing Authorities and Public Housing Authorities that only administer the Housing Choice Vouchers (Section 8) Programs are NOT eligible to apply. Individuals are also NOT eligible to apply. HOPE VI Revitalization grants fund:

* Capital costs of major rehabilitation, new construction and other physical improvements
* Demolition of severely distressed public housing
* Acquisition of sites for off-site construction
* Community and supportive service programs for residents, including those relocated as a result of revitalization efforts

HOPE VI Demolition grants fund the demolition of severely distressed public housing, relocation, and supportive services for relocated residents.
Completed in 1953 and designed by architect George Hellmuth, Cochran Gardens was the first project built by the St. Louis Housing Authority that made use of "high-rise" buildings. However, the complex balanced two 12-story buildings with four wide six-story buildings. Nevertheless, Cochran Gardens set the stage for the Pruitt-Igoe, Darst-Webbe, Vaughn and Blumeyer housing complexes that were composed exclusively of tall buildings. In time, all of these projects have been cleared and redeveloped, most using the federal HOPE VI program.

Completed low-rise HOPE VI development in foreground of NYCHA renovation: Prospect Plaza, Brooklyn, 2004

HOPE VI has had very little direct impact in NYC as a funding mechanism.
Q. QWHRA: = Companion Legislation to HOPE VI.

In 1996, the Clinton administration's plan to reduce the concentration of public housing in city centers was accelerated by the allocation of federal funding for housing vouchers. Intended to encourage property ownership among a wide spectrum of lower-income Americans, vouchers provide a one-time subsidy to the developer at the time of sale—in effect, supplying a down payment for the buyer. In 1998, the Quality Housing and Work Responsibility Act augmented this effort. These initiatives were both pragmatic and ideological - dealing with issues of poverty, the deconstruction of the racial and ethnic territories created by previous federal housing programs and historic urban paradigms of density and centripetal concentration.

Poverty De-concentration Plan: "Partly in reaction to the growing concentration of very poor households in public housing across the US, Congress passed the Quality Housing and Work Responsibility Act of 1998 (QHWRA). This legislation requires public housing authorities (PHAs) to adopt plans to address the problem of growing poverty concentrations and grants considerable flexibility in setting admissions policies to implement those plans. The US Department of Housing and Urban Development (HUD) has declined to offer a standard for what it considers an undue concentration of poverty within public housing. However, commentary to the Final Rule for producing Public Housing Agency Plans suggests that a property where the average family income is below 85% of PHA mean income indicates an unacceptable level of poverty concentration, while 115% or above PHA mean income indicates relatively "high income" developments. Basically, QHWRA requires that PHAs "de-concentrate" poverty by attempting to bring higher income families into high-poverty developments and very poor families into higher-income developments. By providing working role models that support enforcement of management rules, as well as access to job networks and information, the economic outcomes and security of tenants in or from high-poverty developments may be enhanced." From: National Association of Housing and Redevelopment Officials,

Diagram below shows highest concentrations of poverty in NYC.
The QWHRA: the Congressional Act
H. R. 4194 / One Hundred Fifth Congress of the United States of America

AT THE SECOND SESSION
Begun and held at the City of Washington on Tuesday, the twenty-seventh day of January, one thousand nine hundred and ninety-eight
An Act.

Making appropriations for the Departments of Veterans Affairs and Housing and Urban Development, and for sundy independent agencies, boards, commissions, corporations, and offices for the fiscal year ending September 30, 1999, and for other purposes. Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the following sums are appropriated, out of any money in the Treasury not otherwise appropriated, for the Departments of Veterans Affairs and Housing and Urban Development, and for sundy independent agencies, boards, commissions, corporations, and offices for the fiscal year ending September 30, 1999, and for other purposes, namely:

TITLE I—DEPARTMENT OF VETERANS AFFAIRS

For tenant-based assistance under the United States Housing Act of 1937 to help eligible families make the transition from welfare to work, $283,000,000 from the total amount provided under this heading, to be administered by public housing agencies (including Indian tribes and their tribally designated housing entities, as defined by the Secretary of Housing and Urban Development), and to remain available until expended: For tenant-based assistance under the United States Housing Act of 1937 to help eligible families make the transition from welfare to work, $283,000,000 from the total amount provided under this heading, to be administered by public housing agencies and to remain available until expended. . .

SEC. 513. INCOME TARGETING.

“(1) INCOME MIX WITHIN PROJECTS—A public housing agency may establish and utilize income-mix criteria for the selection of residents for dwelling units in public housing projects, subject to the requirements of this section.

“(2) PHA INCOME MIX—“(A) TARGETING—Except as provided in paragraph (4), of the public housing dwelling units of a public housing agency made available for occupancy in any fiscal year by eligible families, not less than 40 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income, as determined by the Secretary with adjustments for smaller and larger families.

“(B) DECONCENTRATION—“(i) IN GENERAL—A public housing agency shall submit with its annual public housing agency plan under section 5A an admissions policy designed to provide for de-concentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. This clause may not be construed to impose or require any specific income or racial quotas for any project or projects.
(ii) INCENTIVES—In implementing the policy under clause (i), a public housing agency may offer incentives for eligible families having higher incomes to occupy dwelling unit in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in projects predominantly occupied by eligible families having higher incomes.

(iii) FAMILY CHOICE—Incentives referred to in clause (ii) may be made available by a public housing agency only in a manner that allows for the eligible family to have the sole discretion in determining whether to accept the incentive and an agency may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a project described in clause (i) (II), Provided, That the skipping of a family on a waiting list was done to reach another family to implement the policy under clause.

R. History and Background: National Commission on Severely Distressed Public Housing

The HOPE VI Program, originally known as the Urban Revitalization Demonstration (URD), was developed as a result of recommendations by the National Commission on Severely Distressed Public Housing, which was charged with proposing a National Action Plan to eradicate severely distressed public housing. The Commission recommended revitalization in three general areas:

* physical improvements,
* management improvements, and
* social and community services to address resident needs.

As a result, HOPE VI was created by the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1993 (Pub.L. 102-389), approved on October 6, 1992.
S. Case Study: Public Housing as Neighborhood

Community District 16: Brownsville/Ocean Hill
(Based on Census 2000 data—prepared by Common Ground Community, NY.

Demographics:
Borders Bedford-Stuyvesant, Crown Heights, and East New York
Vacant lots account for 10% of total land mass
Total population 85,343
There are 20,032 families in Brownsville
Nearly half of these are families of single mothers and their children

Housing:
84% of all Brownsville units are renter occupied
30% of all Brownsville units are public housing
42% of all families live in Public Housing
858 Brownsville families have become homeless over the last 4 years.

Income:
Median Family Income: $21,560, 50% of households have income below $20,000
39% of the population receives income supports of some kind

Education/Employment
40% of residents do not have a high school diploma
51% of residents above the age of 16 are not in the labor force
T. Before HOPE VI: The Growth of the Community Development

The CRA was enacted in 1977 to prevent redlining and to encourage banks to help meet the credit needs of all segments of their communities, including low and moderate-income neighborhoods. It extends and clarifies the longstanding expectation that banks will serve the convenience and needs of their local communities. The CRA and its implementing regulations require federal financial institution regulators to assess the record of each bank and thrift in helping to fulfill their obligations to the community and to consider that record in evaluating applications for charters or for approval of bank mergers, acquisitions, and branch openings. The federal financial institution regulators are: Office of the Comptroller of the Currency; Board of Governors of the Federal Reserve System; Federal Deposit Insurance Corporation; and Office of Thrift Supervision. Source: The Office of the Comptroller of the Currency

U. Remembering Public Housing: The United States Federal Archives: Organization of Public Housing Authority Archives.

Categories are set up to organize information according to Design / Statistics and Housing
Records of the Public Housing Administration—PHA—Record Group 196 / 1932-76 / 923 cu. ft.
Overview of Records Locations and Table of Contents: Emphasis by GSAPP faculty

Because statistics is etymologically knowledge of the state, the knowledge of forces and resources which characterize a state at a given moment. For example, knowledge of the population, measured in its quantity, measured in its mortality, its birth rate, estimation of the different categories of individuals in the state and their wealth, estimates of the potential disposable wealth in the state: mines, forests, etc., estimates of the value of products, estimates of circulating capital, estimates of the balance of payments, measures of the effects of taxes and imports...all essential for the knowledge of the sovereign. Michel Foucault —

Security, Territory, Population (Lectures at the College De France) by Michel Foucault. Page 290.

* 196.1 ADMINISTRATIVE HISTORY

* 196.3 RECORDS OF THE U.S. Housing Authority 1937-45 6 lin. ft. and 7 rolls of microfilm
Witness: Location: 1983: Post Modern Classicism manages to “sample” the film of the destruction of Pruitt Igoe—the notoriously troubled public housing block in St. Louis. The author of the book — Charles Jencks — signals that modern architecture is not so much the cause of Pruitt Igoe’s ills but that it can be made to bear its effects. In Europe the closing of the door on modern architecture is not so conclusive: consider Rafael Moneo, Alvaro Siza, Richard Rogers, Renzo Piano, and finally Zaha Hadid and Rem Koolhaas.
A Memory of Modern Housing — Bridgeport, Ct: New Single Family House frame the empty site former after the demolition of the 1940's modern housing block known as Father Panik Village. The vacant site is so ideologically loaded that city leaders seem paralyzed to redevelop it. The intractable condition runs for decades.
III. Housing and the New Global Real Estate Market

A. Providing Housing to a Wide Range of Constituents

The moves toward de-centralization that have a marked a major shift in U.S. housing policy since the mid 1990’s have manifest quite literal changes in architectural and urban design. However, the tendency to see these social and political shifts in light of building form or urban planning design has limited the analysis, and wider conversation about the pitfalls and broader opportunities / implications at the core of these economic and political shifts. Our goal is re-connect the architecture and planning practices by asking students from both disciplines to address how design, policy and development practices can be expected to affect the low income constituencies they serve.

This sector of the syllabus asks you to reconsider the role of the state in the production of housing and the role of anti-market systems that ameliorate the economic pressures/factors in housing design, development and sale. In New York City publicly subsidized housing is very common—1 in 12 New Yorkers live in a publicly assisted form of housing. Also predominant in the city fabric is a wide range of Mitchell-Lama developments. The syllabus outlines both state and market pressures on the area and on your site. The studio will examine the decreasing role of government appears to play in low income and poverty housing development in the United States. The studio will address how these changes can affect the development and design of low income and public housing.

How are government and market systems responding to and identifying those living at risk and in poverty today? What shifts have occurred in how we identify those in poverty or at risk since the advent of major national advocacy policies and national and transnational systems of government aid. What new means of use and relevance do statistical data, demographics and instrumental systems such as geographic mapping of data offer today?

1. Are there similarities between American/US poor constituencies and third world constituencies in terms of what they can expect as national resources and actions taken on their behalf?

2. Does the recent rise in immigration to non-center cities—and indeed to cities as well—have parallels in the potential to create racial strife that can be understood as related to strife in the Civil Rights Era?

3. Who are the urban poor today? What kinds of categories exist to describe the poor — in the United States? In the developed world? In the developing worlds?

4. Who fails to be easily identified and what changes are there that could help see and respond to those that are at risk?
B. Four Case Studies in Directly Subsidized Housing moving to the Market.

1. Germany: Sell Public Assets to Private International Equity Funds at Highest Price Possible:

   — **Public Housing in Private Hands** by Mark Landler, Published: May 5, 2006 / Mr. Rossberg reached a deal in March to sell Dresden’s entire stock of 48,000 city-owned apartments to an American private equity firm, the Fortress Investment Group, for $1.2 billion. In a single stroke, Dresden wiped out its burdensome public debt. "We had to move fast," he said, "because if you had 10 German cities selling their property, it would be a buyer’s market." That may soon be the case. German cities are lining up for a mammoth wave of foreign investment in their property. Lured by a German real estate market that is the most stagnant in any major European country, and a vast supply of well-kept public housing, American and other foreign companies have already snapped up dozens of projects in Berlin, Bremen, Essen and other German cities. —


   — Fortress has grown to become a leading private equity firm by acquiring attractive businesses and building them in partnership with management. The private equity funds focus on acquiring cash flowing asset-based businesses that offer (i) downside protection in the form of tangible collateral and diversified cash flows combined with (ii) significant upside potential from improvements to the operations, capitalization, and growth and strategic development of the underlying businesses. Sectors in which the Fortress private equity funds have been active investors include financial services, residential and commercial real estate, senior living, transportation, energy and power, and media/telecommunications. —

   — Fortress manages approximately $11 billion in private equity capital on behalf of leading institutional investors and high net worth individuals. The private equity funds primarily make control-oriented investments in cash flowing businesses and asset portfolios in the United States and Western Europe. —

   — **Michael Jackson Refinances to Stave Off Bankruptcy** (Update2) by Alex Armitage and Dana Cimiluca: April 13 (Bloomberg) -- Michael Jackson, struggling to stave off bankruptcy, agreed to a debt refinancing that may lead him to forfeit a share of a music catalog that includes more than 200 Beatles songs. Jackson refinanced loans with hedge fund Fortress Investment Group LLC, the singer said in an e-mailed statement today. The statement didn’t disclose terms of the refinancing.

World Commodities: Distressed Debt Markets can take many forms.
2. United States: Transform City funded and supported Asset into Market Asset:

Sourced from NY Times: “110-Building Site in N.Y. Is Put Up for Sale” By Charles V. Bagli and Janny Scott. Published: August 30, 2006

— Metropolitan Life is putting Stuyvesant Town and Peter Cooper Village — a stretch of 110 apartment buildings along the East River — on the auction block. The sale of Stuyvesant Town and Peter Cooper Village, shown in 1947, would transform a complex built for World War II veterans. With a target price of nearly $5 billion, the sale would be the biggest deal for a single American property in modern times. It would undoubtedly transform what has been an affordable, leafy redoubt for generations of Manhattan’s middle class: teachers and nurses, firefighters and police officers, office clerks and construction workers. The deal is likely to lead to profound changes for many of the 25,000 residents of the two complexes, where two-thirds of the apartments have regulated rents at roughly half the market rate. Any new owner paying the equivalent of $450,000 per apartment is going to be eager to create a moneymaking luxury enclave, real estate executives say. —

— The sale would only add to the seismic cultural shifts already under way in New York City and especially in Manhattan, where soaring housing costs have made the borough increasingly inhospitable to working-class and middle-class residents. It would be another challenge to Mayor Michael R. Bloomberg’s effort to stabilize and expand the number of affordable apartments in the city. —

3. Russian Advances Affordable Housing Mortgage Markets.

Speech by President Vladimir Putin: Source Russian President Official Website. Quoted from a Speech at the Meeting with the Cabinet Members, the Heads of the Federal Assembly, and State Council Members, September 5, 2005:

— The goal of the Affordable Housing project is to lower interest rates on mortgage loans over a period of two years and almost triple the total mortgage loans made, bringing them to a total of 260 billion rubles. By 2007, our task is to encourage significant growth in housing construction. Compared with 2004, the amount of construction should have increased by at least a third. For this reason, budgets of all levels must allocate funds for the development of housing
infrastructure. I emphasize that budgets of all levels should do this. Recently, a lot has been said about mortgages. However, in practice not enough has been done. I ask that we complete the legal basis on which to issue mortgage securities. I charge the government of the Russian Federation to develop a mechanism for subsidizing mortgage credits, and to considerably increase the authorized capital of the Agency for mortgages and housing credits, after giving it state guarantees. —

— One of the most pressing problems we face today is providing people with affordable housing. This remains a real problem for the majority of people in Russia. The government, regional and local authorities should work towards having at least a third of the population (and not a tenth, as is currently the case) able to buy housing that meets modern standards by 2010. They will buy housing through their own savings and with the help of mortgage schemes. —

4. China: Housing Markets

United States Provides Assistance to China in creating Secondary Housing Mortgage Securities Market.

Dateine: 05/20/00


— U.S. Housing and Urban Development Secretary Andrew Cuomo today (Sunday) took the first step in implementing a housing finance pilot project that will help China establish a secondary mortgage market and ultimately securitize residential mortgages. The program, under development by HUD and Chinese Ministry of Construction officials, is expected to result in a pilot securitization program that will be implemented by Chinese financial institutions. The development plan calls for a series of substantive working groups comprised of U.S. public and private sector officials, U.S. private sector financial institutions and Chinese government and financial officials. Discussion from these working groups will result in an action plan for the securitization program. —

C. New York City: The Incentives to Develop for Diversity.

Vectors 1: Housing Experiments in Engineering a Heterogeneous Income Group?

New York City has relied on a host of programs to address perceived imbalances in how the city’s housing is manifest and affected by market forces. These case histories are both recent and from various periods since the 1960’s. These is not Public Housing but instead means by which housing has been developed with state and city assistance and for middle or lower-middle class households. This is also includes supportive housing and indeed even cases of “luxury” housing designed to expand the city’s tax base and redevelop disinvested areas. How do these programs compare to new housing incentives in China, Russia or Europe — zones where housing is being removed from state control and moved into markets—yet where there is a fear that markets alone will not suffice?

NYC: Program Agents: The Mitchell-Lama Housing Programs; The New York Department of Housing, Preservation and Development

—Mitchell-Lama: The New York State Mitchell-Lama Housing Program was created in 1955 for the purpose of building affordable housing for middle-income residents. The housing developed under this program is more commonly known as Mitchell-Lama housing, derived from the last names of former Manhattan State Senator MacNeil Mitchell and former Brooklyn Assemblyman Alfred Lama, who sponsored the legislation. It is officially embodied in the Private Housing Finance Law and is designed to accommodate the housing needs of moderate income families.—

— A total of 269 Mitchell-Lama developments with over 105,000 apartments were built under the program. In addition, 22 middle-income developments with over 10,000 apartments were built under the Limited-Dividend program, a precursor of the Mitchell-Lama program. A number of the Mitchell-Lama developments have withdrawn from the program under a process called buyout and are no longer under DHCR supervision.—

— There are 132 City-sponsored, moderate- and middle-income rental and limited-equity cooperative developments in New York City which contain approximately 54,000 units, known as Mitchell-Lamas. HPD supervises waiting lists, management issues, and has other oversight responsibilities for 50 Mitchell-Lama developments; an additional 82 developments have shared supervision by HPD and the Federal Department of Housing and Urban Development. There are approximately 94 Mitchell-Lama buildings in the City, which contain approximately 65,000 units, that are supervised by the State Division of Housing and Community Renewal (DHCR).” “Mitchell-Lama apartments are sold or rented through waiting lists kept by each development. Many Mitchell-Lama waiting lists are closed because there are already enough applicants listed to fill vacancies expected in the foreseeable future. Periodically, these developments open their waiting lists and new applications are accepted based on a lottery system. Mitchell-Lama developments must advertise when they open their waiting lists. Check your local newspapers to find out when applications are being accepted.—

Sources for Mitchell Lama background: http://www.dhcr.state.ny.us/ohm/progs/mitchlam/ohmprgmi.htm
http://www.dhcr.state.ny.us/ohm/progs/mitchlam/ohmprgmi.htm

Vector 2: 80 / 20 Housing Programs. Geography of Income Sectors

Program Agents: Common Ground Community and the NYHPD

New York City often finances housing in a public/private partnership that allows developers to receive low costs financing in exchange for providing a proportion of lower-income housing. These financial mechanisms—or products—are often referred to as 80/20 financing. The developer must provide 20% of the housing units at a pricing that is affordable to lower-income demographics. On the Far West Side these provisions are given—new housing developments must provide 20% of the new housing at lower-income rents or sale prices. In recent years, however, it has become common for the lower-income housing to be produced off-site; in effect to be outsourced and provided in lower land cost areas and in lower income areas. There are examples where this was provided by building the lower income housing in a borough
other than Manhattan. The results allow the developer to borrow development funds at subsidized rates, and build the lower income producing housing in less valuable areas. New York City has struggled for decades with trying to maintain a semblance of economic diversity in its population—yet today it could be said that NYC is approaching the final frontier of formerly affordable housing. How will your project respond to issues of displacement of or re-location of lower income people and the poor?

During the end of the 19th century and throughout the 20th, the rise and ceaseless transformation of the industrial city has continually adjusted its means, desire and abilities to offer work and housing to the poor. The very identity of the city has been based in absorbing the migration of those seeking work in a newly urban life. Yet the city has rarely shown either the ability to fully employ the poor at wages that fully match urban housing costs, nor has it always proved to offer the equitable distribution of services across the spectrum of race, sex or other variables of personal identity.

In a contemporary scenario, Noam Chomsky makes a distinction between the geographical United States and American corporations. The country he has written is “developing characteristics of the third world”—but he speculated that its corporate share of worldwide production was probably increasing. According to Chomsky, capital generated within an evolving global economy is no longer distributed in centripetal and centrifugal urban patterns, or in relation to knowable geographic origins. In places like New York, the economic, private, and public shapes of the city have not only lost their territorial relation to an origin, but have left their inhabitants without a collective imagination of power’s origin; according to Chomsky the forecast prefigures a two-tiered society—islands of wealth for investors and milieus of despair for the “restless many.” This programming vector asks you to research and address the demographics of your project and its ability to address the place of lower income and poverty conditions.

Programming and Architectural Case Studies: Common Ground Community in conjunction with The New York Department of Housing, Preservation and Development, and the New York City Department of Mental Health Services:

Vector 3: Prevention rather than Remediation

Common Ground is one of many organizations that attempt to ameliorate the high cost of living in New York City by providing housing for lower income and at risk persons.

— “We start by creating communities where housing is safe, attractive and affordable. We then add support services, like access to medical and mental health care, job training and job placement. We believe that to rebuild an individual’s life from homelessness requires more than a home, more than good health, more than a job and more than a supportive community – the entire package is necessary. We offer long-term results at a fraction of the cost of alternative responses to homelessness. Our permanent housing programs cost $10,000 and $12,000 per person each year--compared with prison cells at $22,000, shelters at $60,000 and mental health institutions at $113,000 per year.” Common Ground is planning permanent housing and services for families who are homeless or are at risk of becoming so. The housing will be designed to reduce isolation and foster social interaction between stable families and those needing support. — Source: Common Ground Website

A: Common Ground: Brownsville and East New York: Homelessness Prevention: Common Ground in conjunction with the NYHPD has established a program in East New York to bring vacant apartments online for use by families at risk for homelessness. This program is a pilot program to re-use and re allocate the NYHPD identified 60 + thousand vacant apartments in NYC. These vacant apartments constitute a number equal to amount of housing the Bloomberg Administration plans to create. In this case one could
argue that those apartments already exist but cannot be accessed. Common Ground believes it is necessary to find a means to access under-utilized apartments—and to find a way to keep lower income families from being displaced. Common Ground’s goal is to create permanent housing for families that is affordable, attractive and integrated into the community. The tenant mix will include relatively stable low-income families with strong community ties, families "at-risk" of becoming homeless and families exiting the shelter system. Services will be provided both on-site and in partnership with local community organizations, and focus on building relationships between families and reducing the social disconnection that often occurs with extended periods of homelessness.

— From the Bloomberg Plan: Providing low-cost loans to renovate and lease apartments that have long been vacant and off the market... / Doing what our conscience demands to help homeless families with special needs and youngsters aging out of foster care... / And helping new homeowners make their first down payments, while also encouraging private employers to do the same. —

**B: Common Ground: The Foyer Program:** The Foyer program is a housing based career development program targeting young adults (ages 18-24) who are “aging out” of foster or residential care, are homeless or at risk of homelessness. Designed to prevent homelessness by offering a comprehensive transitional experience to independent adulthood, participants will work over a two-year period toward goals of permanent housing and stable employment. The 40-unit program is housed at The Christopher Nels Larson Residence. See: The Foyer Program

http://www.commonground.org/new_housing/homelessness_prevention/foyer.asp>

**C: Common Ground: Re-Entry Housing:** Common Ground is developing a re-entry housing initiative to prevent homelessness and criminal recidivism for homeless men and women exiting the corrections system. The initiative consists of three distinct programs: a transitional re-entry housing and employment program; a permanent supportive housing program linked with participation in work; and a residential program for youth leaving the juvenile justice system: "A program initiated in 1988, the Involuntarily Displaced Families Program, has provided permanent housing in State-aided middle income developments for homeless families. Under a DHCR Emergency Order, Mitchell-Lama and Limited Dividend rental developments in New York City and Westchester County were required to fill at least one of every five vacancies with involuntarily displaced families referred through the NYS Department of Social Services. Approximately 1,000 families have been permanently housed in State-supervised housing developments at any one time under this program. IDFP was suspended in 1997 due to a lack of Federal housing vouchers to subsidize eligible families."

**Vector 4: Up Zoning and the Distributed Density of New York City**

Significant portions of all five boroughs in NYC are being re-zoned to accommodate a far greater density of office space and housing than they currently provide. Our studio, focused on Flushing and Jamaica, enters these redevelopment plans at a time when the new zoning is still in question and is malleable—the programming vectors represent past forces as well as current goals, yet your work must re-invent each vectors potential and how they interact to produce full program for the city block. New York City is being "up-zoned" in sectors of all five boroughs—below we discuss several of these scenarios. Your site falls under very distinct zoning regulations—and the NYCHA site was historically, though no longer, exempt from city zoning.

"Through zoning, a city regulates building size, population density and the way land is used. Zoning recognizes the changing demographic and economic conditions of the city and is a key tool for carrying
out planning policy. New York City enacted the nation’s first comprehensive zoning resolution in 1916 and the City continues to be a leader in zoning policy in the United States."

**Source: An Introduction to Zoning Terminology**

New York City is divided into three basic zoning districts: residential (R), commercial (C) and manufacturing (M). The three basic categories are further subdivided by the intensity of use, whether for retail or manufacturing categories, parking, building bulk or residential density. Zoning regulations do not usually apply to public parks.

Development within these residential, commercial and manufacturing districts is governed by use, bulk and parking requirements. Each zoning district regulates permitted uses:

1. the size (bulk) of the building permitted in relation to the size of the lot;
2. the required open space for residential uses on the lot or the maximum amount of building cover age allowed on the lot;
3. the number of dwelling units permitted on the lot;
4. the distance between the building and the street;
5. the distance between the building and the lot line;
6. the amount of parking required; and

**M1**

_M1_ areas range from the Garment District in Manhattan, with its multistory lofts, to areas in the other boroughs with low-bulk plants. The M1 district is often an industrial front yard or a buffer to adjacent residential or commercial districts. Strict performance standards are common to all M1 districts. Light industries typically found in M1 areas include knitting mills, printing plants and wholesale service facilities. In theory, nearly all industrial uses can locate in M1 areas if they meet the rigorous performance standards required in the Zoning Resolution. Retail and office uses are also permitted. Use Group 4 community facilities are allowed in M1 zones by special permit but not in other manufacturing districts. Parking and loading requirements vary with district and use, but high-density districts (M1-4 to M1-6) are exempt from parking requirements. Residential development is generally not allowed in manufacturing districts.

However, M1 districts with a significant number of residential buildings may be mapped M1-D. The D suffix indicates that limited new residential uses are permitted, by City Planning Commission authorization, on sites that meet specific criteria. The maximum FAR for permitted residential uses is 1.65. Accessory parking for residences is not required, except in M1-ID districts.

Under certain criteria, artists may have joint living-work quarters in lofts in M1-5A and M1-5B districts (mapped in the SoHo/NoHo area of Lower Manhattan). In M1-5M and M1-6M districts, the conversion of non-residential floors of a building to dwelling units is permitted, provided a specified amount of floor area is preserved for certain categories of manufacturing, industrial and commercial fuses. Conversion to dwellings is also allowed, with various restrictions, in the Special Lower Manhattan Mixed Use District.

**C1**

_C1_ districts accommodate the retail and personal service shops needed in residential neighborhoods. These districts are often mapped as an overlay along major avenues in otherwise residentially zoned neighborhoods. They are widely mapped throughout the city. Typical uses include grocery stores, small dry
cleaning establishments, restaurants and barber shops. All cater to the daily needs of the immediate neighborhood. Regulations limit commercial use to one or two floors.

Continuous, clustered retail development is desired in these districts. Local service and repair establishments are not permitted to break the retail commercial continuity.

C1-1 to C 1-5 districts are mapped as overlays — generally along major avenues — in residential districts, while C1-6 to C1-9 districts are not mapped as overlays. When C1-1 to C1-5 districts are mapped in Ri to R5 and R6B districts, the maximum commercial FAR is 1.0; when mapped in other R6 and R7 to R10 districts (including contextual districts with the suffix A, B or X), the maximum commercial FAR is 2.0. Residential bulk in these commercial districts is governed by the regulations of the surrounding residential district. The maximum commercial FAR in C1-6 to C1-9 districts (including the contextual districts) is 2.0, while residential bulk ranges from that permitted in R7 districts for C1-6 districts to that permitted in RIO districts for C1-9 districts.

The regulations applicable to a new building located within a contextual commercial district are similar to those of the corresponding contextual residence district with respect to allowable lot coverage, required street wall height, the location of the front building wall and the permissible residential bulk and density.

Parking is not required in Cl areas mapped in densely populated areas (Cl-5 through Cl-9) because shops in these neighborhoods attract and generate little automobile traffic. In less densely developed areas, where most people drive, parking is required.

**Samples of Sites that Are Re-Zoned for New Market Housing**

**Manhattan: The Bowery and Lower East Side**

Market Rate Housing: Carlyle Group; Market Rate Development: Market Rate Housing

— Global Strategy: Since its establishment in 1987, The Carlyle Group has grown from a group of four investors with $5 million in capital to one of the world’s largest private equity firms. As of March 2002, the firm had over $13.5 billion in capital committed to 20 private equity funds. We have developed the largest, most diversified investor base of any private equity firm, with more than 535 investors from 55 countries. —

— A 19,186-sf block of retail space on two floors at the newly constructed NoLIta Place residential tower is ready for occupancy and brokers are looking for high-end amenity-related tenants, including upscale restaurants, a high-end showroom or a gourmet market. The 12-story, 65-unit luxury property was completed earlier this month. — Source: Carlyle Group Website:

**Queens, Long Island City, NYC 2012—Not Awarded**


May 26, 2004 / New York Governor George E. Pataki, New York City Mayor Michael R. Bloomberg, Queens Borough President Helen Marshall and NYC2012 today announced the architectural firm Morphosis (Santa Monica, CA) as the winner of NYC2012’s Olympic Village Design Study.
Brooklyn

PRESS RELEASE: Brooklyn, NY, December 10, 2003

Internationally acclaimed architect Frank Gehry and Bruce C. Ratner, President and CEO of Forest City Ratner Companies, today unveiled a master plan for the arena that will house the Nets basketball team that Mr. Ratner is seeking to bring to downtown Brooklyn. The Brooklyn Arena will be the centerpiece of a mixed-use development called Brooklyn Atlantic Yards. Mayor Michael Bloomberg, Brooklyn Borough President Marty Markowitz and Brooklyn-born basketball All-Star Bernard King hailed the exciting plan at a news conference in the Ceremonial Room of Brooklyn’s Borough Hall. The 800,000 square-foot Brooklyn Arena will be the focal point of Brooklyn Atlantic Yards, an urban complex of housing, commercial and retail space, as well as six acres of landscaped public open space – including a park on the Arena’s roof, ringed by an open-air running track that doubles as a skating rink in winter with panoramic vistas facing Manhattan year-round. The site for Brooklyn Atlantic Yards is adjacent to the third-largest transportation hub in New York City – Atlantic Terminal, where nine different subway lines and the Long Island Railroad converge. These modes of transportation will make visiting the Brooklyn Arena easy for fans, whether they’re coming from other boroughs or from the surrounding suburbs – drastically reducing the vehicular traffic that would be expected at a site that lacked mass transit.

The site has long been defined by transportation; its current primary use is as a storage yard for Long Island Railroad trains. Three blocks of exposed tracks lie between Atlantic Avenue and Pacific Street. The Brooklyn Atlantic Yards master plan proposes to relocate the storage tracks to the eastern part of the site, freeing the western part for the Arena. Decking over the new, relocated yards, will allow the architect to build the complex’s public open space and residential buildings on the eastern portion of the site.

"The existing railroad yard is really a barrier that isolates the neighborhoods north and south of Atlantic Avenue," says Mr. Gehry. "We’ve designed a mixed-use development with offices, apartments, shops and the Arena, which breaks down the barrier and ties the neighborhood together in a way that’s appropriate – with higher-density uses along Atlantic Avenue and lower-density uses near the more residential area on Dean Street." Programming: Brooklyn Atlantic Yards: 800,000 square feet for the sports arena – with 19,000 seats for basketball games and 20,000 as configured for other events, such as concerts; six acres of publicly accessible open space;

- 4.4 million square feet of residential, in approximately 4,500 units
- 2.1 million square feet of commercial office space;
- 300,000 square feet of retail space;
- 3,000 parking spaces.
The developer of Atlantic Yards, Bruce C. Ratner, the chief executive of Forest City Ratner, scrapped Mr. Gehry’s plans primarily for economic reasons. The arena is the centerpiece of a $4 billion development that has been hobbled by lawsuits, a recession and its own ambitious goal to build **6,400 apartments, 40 percent of which would be reserved for low- to middle-income families.** Source: NY Times; “Developer Drops Gehry’s Design for Brooklyn Arena,” By Charles V. Bagli, Published: June 4, 2009
Public Housing, Bridgeport Housing Authority
Single Family rental houses on a former public housing site. The BHA hopes to demolish these houses and replace them with high-density energy efficient housing.

One Family: One House / Micro Housing, Tijuana, Mexico
1-story housing follow the terrain—a house for each person situated on the ground.
Le Corbusier: “The Plan is the Generator.” Collective Housing sited above the ground plane.
Producing a design for an apartment requires an awareness of function and its overlay and often shared space. What is a housing plan today.

**Lincoln Towers**
West End Avenue, NYC

**Standard Urban Dwelling**
Machine for Living

547 dollars per sq foot on 8/16/2009

831 dollar per month maintenance fee includes taxes