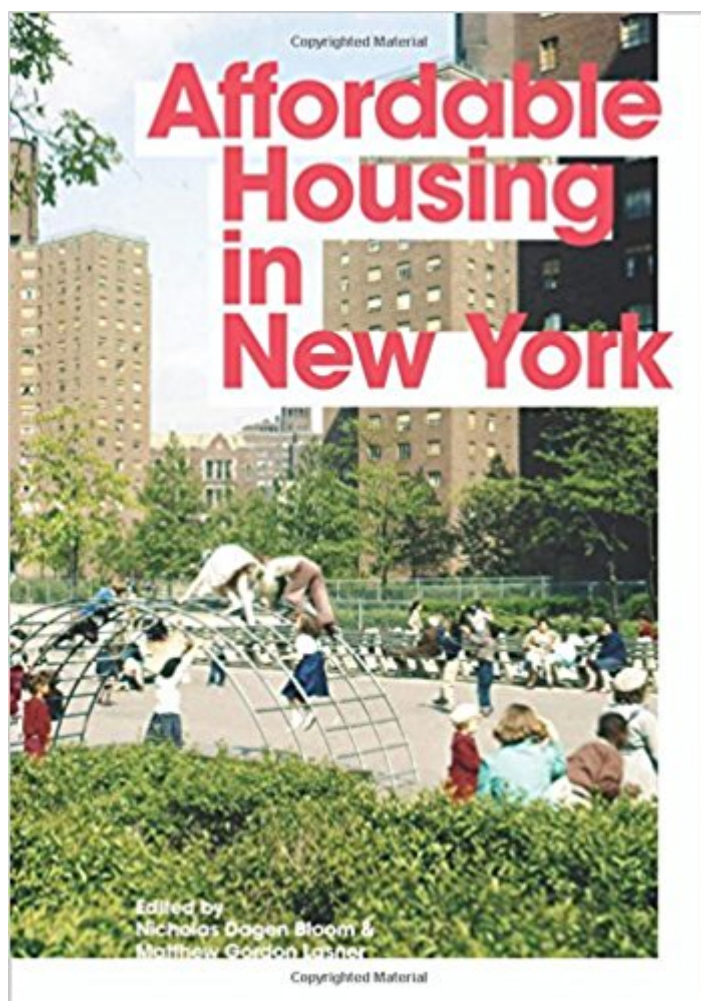


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# Affordable Housing In New York: The People, Places, And Policies That Transformed A City



## Synopsis

How has America's most expensive and progressive city helped its residents to live? Since the nineteenth century, the need for high-quality affordable housing has been one of New York City's most urgent issues. *Affordable Housing in New York* explores the past, present, and future of the city's pioneering efforts, from the 1920s to the major initiatives of Mayor Bill de Blasio. The book examines the people, places, and policies that have helped make New York livable, from early experiments by housing reformers and the innovative public-private solutions of the 1970s and 1980s to today's professionalized affordable housing industry. More than two dozen leading scholars tell the story of key figures of the era, including Fiorello LaGuardia, Robert Moses, Jane Jacobs, and Ed Koch. Over twenty-five individual housing complexes are profiled, including Queensbridge Houses, America's largest public housing complex; Stuyvesant Town; Co-op City; and recent additions like Via Verde. Plans, models, archival photos, and newly commissioned portraits of buildings and tenants put the efforts of the past century into social, political, and cultural context and look ahead to future prospects for below-market subsidized housing. A richly illustrated, dynamic portrait of an evolving city, this is a comprehensive and authoritative history of public and middle-income housing in New York and contributes significantly to contemporary debates on how to enable future generations of New Yorkers to call the city home. Contributors include: Matthias Altwicker, Hilary Ballon, Lizabeth Cohen, Andrew S. Dolkart, Peter Eisenstadt, Richard Greenwald, Christopher Klemek, Jeffrey A. Kroessler, Nancy H. Kwak, Nadia A. Mian, Annemarie Sammartino, David Schalliol, Susanne Schindler, David Smiley, Jonathan Soffer, Fritz Umbach, and Samuel Zipp. Featured housing complexes include: Amalgamated Cooperative Apartments • Amsterdam Houses • Bell Park Gardens • Boulevard Gardens • Co-op City • East River Houses • Eastwood • Harlem River Houses • Hughes House • Jacob Riis Houses • Johnson Houses • Marcus Garvey Village • Melrose Commons • Nehemiah Houses • Paul Laurence Dunbar Apartments • Penn South • Queensbridge Houses • Queensview • Ravenswood Houses • Riverbend Houses • Rochdale Village • Schomburg Plaza • Starrett City • Stuyvesant Town • Sunnyside Gardens • Twin Parks • Via Verde • West Side Urban Renewal Area • West Village Houses • Williamsburg Houses

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## Customer Reviews

• as selected for Curbed.com's Architecture in 2015: A Year in Review"From a housing act in 1926 to the sustainable design of Via Verde in 2012, this history painstakingly lays out the mixed success of the city's efforts to provide for its less privileged."--Avinash Rajagopal, Metropolis"[Affordable Housing in New York] chronicles each below-market subsidized housing project ever built in the city--an overview of the push and pull between politics and market forces. . . . The research of multiple scholars is tidily collected."--Cassie Owens, NextCity"This is no dull study of methodologies for assorted programs. The book brings idealistic characters to life--from Fiorella LaGuardia to Alfred Smith, Clarence Stein, Robert Moses, Ed Logue, and Jane Jacobs--as well as lesser known, often female, pioneering housing advocates. . . . [E]ssential."--Jayne Merkel, Architectural Record"The historically minded book celebrates New York City's best efforts at providing low-income families a high-quality place to live. . . . Adding extra visual depth is a standout section of images by photographer and sociology professor David Schalliol at developments like Co-op City in the Bronx."--Surface"A gorgeous tome of essays."--Kai Wright, There Goes the Neighborhood podcast"A book worth reading even for those with only a marginal interest in housing policies, because it paints a comprehensive picture of the people, places, and policies that have truly transformed a city."--Raluca Moldovan, ABC Journal"An excellent primer on the many efforts that have been made toward tackling affordability, with lessons both cautionary and encouraging. . . . The volume isn't merely a compendious and fascinating history but also an argument, locating inspiration in the past for the urgent task of housing the ever-larger number of New Yorkers hard-pressed to live in the city. It is in such history that this book provides massive encouragement--anyone who thinks that large-scale affordable construction is impossible in New York needn't turn to fantasies, they need merely look out their window."--Anthony

Paletta, Metropolis"A wonderful new book. . . . Bloom and Lasner, and the exquisite group of contributors they assembled for this volume, look into the first hundred years of projects, programs, policies, communities, and individuals that brought to life this one-of-a-kind housing stock. . . . By analyzing about three dozen housing projects of different eras in their social and historical context, the book sheds new light on this multifaceted history without falling into the trap of becoming an obscure laundry list of housing policies."--Olympia Kazi, Architect's Newspaper

"With New York City's population and employment at an all-time high, the challenge of maintaining an adequate supply of affordable housing has never been greater. Covering over a century of government involvement in the production of housing, this impressive survey provides a valuable guide to understanding the range of approaches to planning and community development."--Mark A. Willis, executive director of the NYU Furman Center for Real Estate and Urban Policy"New York City has been one of the greatest homes in human history for the aspirations of newly arrived immigrants, marginalized families, striving entrepreneurs, and culturally diverse talents because the city's reformers, advocates, and activists have demanded livable and affordable housing across two centuries of city building. Bloom and Lasner have shaped a compelling story of housing innovation, urban determination, and, most importantly, essential human progress and lives touched in profound ways."--Henry Cisneros, former secretary of the U.S. Department of Housing and Urban Development"Affordable Housing in New York is an engaging account of more than a century of efforts to provide New Yorkers with below-market housing. The contributors are excellent and the extensive illustrations enhance the rich text."--Lawrence Vale, author of Purging the Poorest: Public Housing and the Design Politics of Twice-Cleared Communities"Highlighting the important people, places, and policies that tell the story of below-market housing in New York, this is an authoritative history of the subject."--Edward G. Goetz, University of Minnesota"Affordable Housing in New York is a treasure trove of profiles and photographs of the buildings, programs, and people that have long distinguished New York City as the nation's preeminent leader in providing housing for low- and moderate-income people. Whether one is an expert on housing or new to the field, this book will be an essential reference."--Alex Schwartz, author of Housing Policy in the United States

Lasner and Dagen Bloom have taken an in-depth look at Affordable Housing in New York- a topic too often ignored, but ever more pressing as the divide between the have's and the have not's intensifies. This reader is a great entry into this topic--a program that assists nearly one-in-eight of all documented New Yorkers. The book follows the inspired planning feats that propelled the

program to what has cumulatively become the most ambitious--and arguably most successful program of its kind in the free world. Bringing these projects to the forefront reminds us of the social contracts signed by our predecessors and will leave the reader wondering how our metropolis expects to continue in the future, as the city densifies but affordable housing production stagnates.

A beautifully illustrated, thoughtfully organized, and compellingly written history of affordable housing in New York City. A range of projects -- iconic and obscure, public and private, old and new -- are profiled from their initial planning through the present day, and accompanied by specially commissioned photographs of residents going about their daily life. This humanistic approach offers a refreshing contrast to stereotyped images of affordable housing, which tend to focus on austere brick facades and derelict open spaces. Bloom and Lasner, both of whom have published widely on the history of low- and middle-income housing, provide detailed overviews of particular periods: the legacy of philanthropic housing, the rise of public housing, the emergence of CDCs, etc. All in all, an essential guide for both newcomers to the field and practitioners interested in learning more about the history of their profession.

At a time when NYC is increasingly known for its luxury housing, it's great to have a reminder that this is also a city that has historically been the most aggressive and creative in the nation at supplying affordable housing. This book does a terrific job of telling this story. A must-read book for anyone interested in either New York City or affordable housing, or both!

great book, a must for whoever lives in New York or works in real estate.

As someone who has read this excellent book carefully and reviewed it elsewhere, it is obvious that the hateful and dismissive one-star reviews are "fake news" that should be ignored. This is transparently a ploy to defame the authors. These comments are clearly posted by those who have not read the book and seek only to reduce the star-score. Similarly, those who indicate that they found these comments "useful" are just part of the same puerile conspiracy. This should serve as a reminder to all of us that anyone who uses ratings to gauge whether or not to obtain a book must do so with a critical eye.

Poorly researched. Inaccurate data used throughout the book to make a point which was trite at best. Definitely not worth my time. Total waste of money

editing was non-existent. I expected much better

A gorgeously laid out compendium of topical essays that explores issues relevant not only to the City's 8 million plus residents but also to the many dozen of millions that populate cities nationwide. This book is relevant for academics policy-makers and for a popular audience - a trifecta not commonly encountered.

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