

Learning Places Fall 2015

SITE REPORT

Farragut Housing



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INTRODUCTION

After struggling during the semester doing research and walking around the Farragut Houses it is great to finally get inside the project and talk to the manager who represents NYCHA in this community.

PRE-VISIT REFLECTION

Throw out the whole semester we were asking questions and in many cases didn't get an answer. The biggest questions were hidden in NYCHA. Who else to ask if not people who were destroying old vinegar hill and building Farragut Houses. It's them who changed Windows and who know everything about any other changes on the site. So many questions to ask!

What changes did they do? What building have being opened first? Were they changing the plan? Why did they choose this form for the buildings? Is property considered to be public or private? Will be they open to give some pieces of this land to building commercial places? What do they need to improve there? Do they get all finances from the government? Does NYCHA have any constructions right now? How new projects are different from the old ones? What was their main focus on those days and is it today?

It will be interesting to look again at the site and feel the knowledges, to know how old are the buildings in Vinegar Hill and imagine the life how it was those days. I'm very excited about the project.

SITE DOCUMENTATION (photos/sketches)



The Problem of the Slums

In the early 1930's, a million New Yorkers lived in substandard housing, most of which had been built in the nineteenth century. Neighborhoods filled with old brick tenements in Manhattan and Brooklyn and decrepit wooden houses in Queens and the Bronx were considered slums. Peeling paint, cracked plaster and broken windows were everywhere. Coal burning stoves and gas lamps gave off unpleasant, unhealthy and sometimes fatal fumes. These were "cold water flats"—there was no hot water. Only the better buildings had indoor toilets in the hallway, and these were shared by several families. Families had no privacy and unwillingly shared a range of childhood and adult diseases with their neighbors.

As developers stopped building during the difficult years of the Depression, low-income families could not find affordable, decent housing. With no better housing available, people stayed in their run-down neighborhoods to be near relatives and friends who could help out in hard times. Community institutions enriched family life. The church, the synagogue, the settlement house, the social club, even the local shopkeepers lent financial and spiritual support to the daily life of the neighborhood. Behind the worn and broken faces of the slums, family and community survived.



MARTIN LUTHER KING JR.
January 15, 1929-April 4, 1968

Happy Birthday

By Stevie Wonder

You know it doesn't make much sense
There ought to be a law against
Anyone who takes offense
At a day in your celebration
'Cause we all know in our minds
That there ought to be a time
That we can set aside
To show just how much we love you
And I'm sure you will agree
It couldn't fit more perfectly
Than to have a world party on the day you came
to be...

I just never understood
How a man who died for good
Could not have a day that would
Be set aside for his recognition
Because it should never be
Just because some cannot see
The dream as clear as he
That they should make it become an illusion
And we all know what will bring
For in peace our hearts will sing
Thanks to Martin Luther King....

The time is overdue
For people like me and you
You know the way is truth
Is love and unity to all God's children
It should be a great event
And the whole day should be spent
In full remembrance
Of those who lived and died for the oneness of
all people

So let us all begin
We know that love can win
Let it out don't hold it in
Sing as loud as you can
Happy Birthday to you...

By an act of Congress, Dr. Martin Luther King Jr.'s birthday was established as an American holiday. The January 15 birthday of the martyred civil rights leader will be celebrated annually as a national holiday on the third Monday of January, beginning in 1986.

Words and Music by Stevie Wonder. Copyright 1981 Atlantic Music Co., Inc. (Black Bull Music). Used by permission. International copyright secured. All rights reserved.

"I Have a Dream"

Following are excerpts from the famous speech given by Martin Luther King Jr. on Aug. 28, 1963, at the Lincoln Memorial in Washington, D.C.

I say to you today, my friends, so even though we face the all-dreaded specter of the American dream, I still have a dream. It is a dream that one day this nation will rise up and live out the true meaning of its creed: "We hold these truths to be self-evident, that all men are created equal." I have a dream that one day on the red hills of Georgia, the sons of former slaves and the sons of former slaveholders will be able to sit down together at the table of brotherhood.

I have a dream that my four little children will one day live in a nation where they will not be judged by the color of their skin but by the content of their character.

I wish that I could go back to the South with a message of hope. With this faith we will be able to transform the jangling discords of our nation into a beautiful symphony of brotherhood.

With this faith we will be able to work together, to pray together, to struggle together, to go to jail together, to stand up for free together, knowing that we will be free one day. And this will be the day. This will be the day when all of God's children will be able to sing with new meaning, "My country, 'Tis of Thee, 'Tis of Thee, Land of the Pilgrim's Pride, from every mountainside, let freedom ring."

And if America is to be a great nation, this year become known as the freedom year from the prodigious hills of New Hampshire. Let freedom ring from the mighty mountains of New York. Let freedom ring from the heightening Alleghenies of Pennsylvania.

Let freedom ring from the snowcapped Rockies of Colorado! Let freedom ring from the sun-drenched slopes of California! But not only that; let freedom ring from Stone Mountain of Georgia! Let freedom ring from Lookout Mountain of Tennessee! Let freedom ring from every hill and every molehill of Mississippi. From every mountain top, let freedom ring.

And when we allow freedom ringing, when we let it ring from every village and every hamlet, from every street and every city, we will be able to speed up that day when all of God's children, black men and white men, Jews and Gentiles, Protestants and Catholics, will be able to join hands and sing in the words of the old Negro spiritual: "Free at last! Free at last! Thank God Almighty, we are free at last!"



REES

REENTRANT ECONOMIC IMPROVEMENT & SUSTAINABILITY

www.OpportunityNYCHA.org

Downtown Brooklyn Partners

Connecting Residents to Local Employment and Economic Opportunities

Services available in your area:

Adult Education

Services:

- ESL, Pre-GED and GED classes
- College access and job preparation

Eligibility Requirements:

- 18 years of age or older (17 w/high school diploma or GED)
- US Citizen, Permanent Resident or Refugee
- Resident of NY State for at least 1 year prior to enrollment

Brooklyn Educational Opportunity Center (BEOC)



Employment Assistance

Services:

- Job search support
- One-on-one assessment and career coaching
- General job readiness training

Bedford Stuyvesant Restoration Corporation
1368 Fulton Street; Brooklyn, NY 11216



Benefits Screening

Services:

- Assistance determining eligibility for public benefits
- Counseling and referrals for facilitated enrollment, free tax preparation, and other programs

Bedford Stuyvesant Restoration Corporation
1406 Fulton Street; Brooklyn, NY 11216



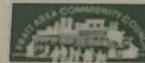
Financial Counseling

Developments: Ingersoll, Whitman, Farragut

Services:

- One-on-one session with a financial expert
- Free credit report, budget creation, debt collection assistance

Pratt Area Community Council
1224 Bedford Avenue (at the corner of Hancock), Brooklyn



Financial Counseling

Services:

- One-on-one session with a financial expert
- Free credit report
- Budget creation
- Debt collection assistance

Financial Empowerment Center
Location Depends on Individual



SITE OBSERVATIONS

Real Estate:

Farragut Houses are the private property.

about \$200 for an apartment if you not working

rent = 30% of your income

lease is only for 1 year

66 Parking spots [waiting list] =\$75 per year

Security Deposit= 1 month rent, smock detector fee

Rent includes water, heater, electricity, gas.

1 Laundry room is a private company that pays rent to NYCHA

Washing machines are allowed in the apartments, but not drying machines.

Income varification once a year.

Can change the rent(decrise) based on additional occupans, lost job, etc.

Apartments types: studios to 6BDs.

Kitchen is separate and equipped with stove and full refrigrater.

2 levators in each building

Application process:

Don't do the credit check

Criminal check for the past few months.

Income check (must have a job).

Maxsimum income limit requered.

Waiting list for each borogh

Interview

Security:

Cameras

Resident watching program

Management:

Main office: 250 Broadway, New York

Interview office: Atlantic Ave, Brooklyn

Neighborhood:

No place to shop.

Future construction is taking place on Nassua street and Navy street crossroad.

Amenities:

Gardens[one to each building]. To use the garden need to put an application. Also there is a competition from NYCHA each year for the best garden.

Future changes and improvements:

Next generation NYCHA

Heating system

Recycling program

Opportunities:

1. Adult Education

ESL, Pre-GED and GED classes

College access and job preparation

2. Employment Assistance

- Job search support

- One-on-one assessment and career coaching

- General job readiness training

3. Benefits Screening

- Assistance determining eligibility for public benefits

- Counseling and referrals for facilitated enrollment, free tax preparation, and other programs

4. Financial Counseling:

- One-on-one session with a financial expert

- Free credit report, budget creation, debt collection assistance

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- One-on-one session with a financial expert with a financial expert

- Free credit report

- Budget creation

- Debt collection assistance

QUANTITATIVE DATA

| Subject | Data |
|---------------------------------|---------------------|
| Number of the buildings | 10 |
| Number of floors | 14 |
| Number of apartments | 1390 |
| Buildings were completed | April 30, 1952 |
| Approximate number of residents | 3440 |
| Land area | 16.61 acres |
| Apartments on one floor | 10 |
| Rent | 30% of the income |
| Lowest rent | about \$200 |
| Lease term | 1 year |
| Parking lots | 66 |
| Price for parking spot | \$75 per year |
| Security Deposit | = monthly rent |
| Laundry room | 1 for the community |
| Type of the apartments | studio - 6 bedrooms |

QUESTIONS AND HYPOTHESIS

QUESTIONS:

1. How long is a waiting list for the Farragut Houses?
2. How long is a wait list for parking spots?
3. What is a type of the heating system?
4. Where is the NYCHA's main office?

HYPOTHESIS:

1. More than a year.
2. Long
3. Central heating system for the whole community
4. 250 Broadway, New York

SUMMARY / POST VISIT REFLECTION

The site visit on November 2nd was very helpful and gave many answers on the questions that I had about Farragut Houses as it is right now. I finally found out what is the rent like and condition of life at this projects. I finally got inside the building and looked at the structure from the inside. I touched the history of the houses by looking at the posters in the management office. I realized that the condition of the building is pretty bad and it needs changes. The resident's life became the same as back in 1950s when buildings were very bad quality and needed a repair, when there was a high crime rate and people needed changes.

REFERENCES TO EXPLORE HYPOTHESIS

1. New York City Housing Authority
<http://www.nyc.gov/html/nycha/html/developments/bklynfarragut.shtml>