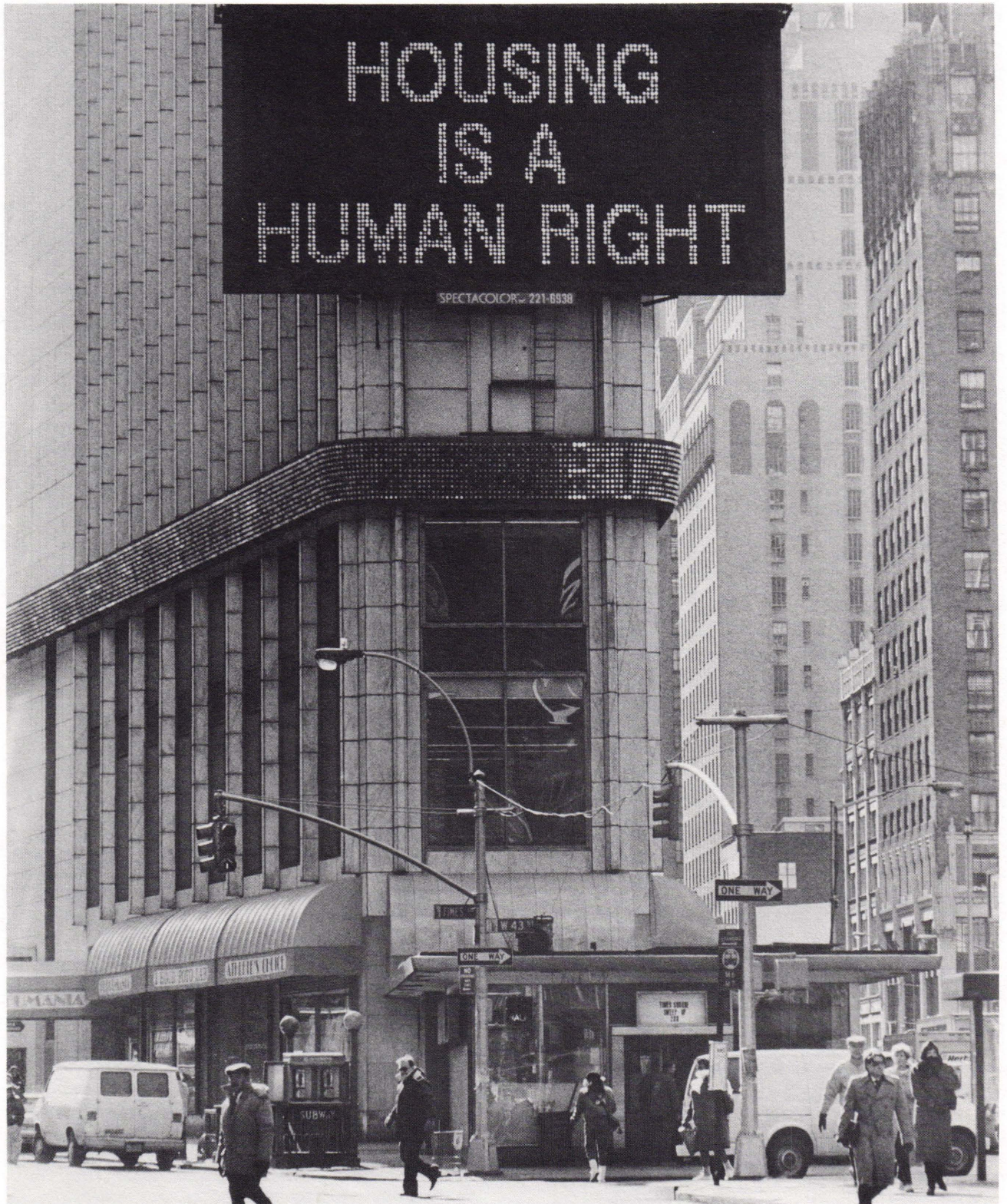


OCULUS

an eye on new york architecture

The New York Chapter of the American Institute of Architects

Volume 51, Number 8, April 1989



Public Art Fund lightboard at 1 Times Square by Martha Rosler.

Photo: Oren Stor

OCULUS

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The New York Chapter of the American Institute of Architects

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COMING CHAPTER EVENTS

Tuesday, April 5. The Corporate Architects are sponsoring a **tour of the Rainbow Room** designed by Hardy Holzman Pfeiffer Assoc. Alan Hantman of Rockefeller Center Management Corporation will lead the tour. 3:45 pm. Attendance is limited. For reservations: Rosa Rivera 838-9670. \$5 charge.

Tuesday, April 18. The Religious Architecture Committee is presenting the third in a series of lectures on **"Sacred Architecture: Places for Worship"** (see February *Oculus*, pg. 13). Robert E. Rambusch IFRAA and Randall S. Lindstrom AIA will show their slides and speak on "Church Architecture in America and Europe." Mr. Rambusch is the Principal of Robert E. Rambusch Associates, specializing in art, liturgical and architectural design, and will present slides of some of his work in this country. Mr. Lindstrom is the author of *Creativity and Contradictions: European Churches Since 1970*. He will present slides from his book and discuss the liturgical, economic, and architectural influences affecting the design of many recently built European churches. 6 pm. The Urban Center. The series will continue on May 23. \$5 charge.

Tuesday, April 25. The first of two Affordable Housing Panel Discussions sponsored by the Housing Committee will have as its subject, **"Can New York Afford Affordable Housing."** Laurie Maurer FAIA will moderate and panelists will include Lewis Davis FAIA, Philip Ahrens, and George Sternlieb. 6 pm. The Urban Center. The second panel discussion on May 16 will have as its subject, "Affordable Housing, What We Can Expect." \$5 charge.

Saturday, April 29. The Public Architects Committee is conducting a **walking tour of TriBeCa**. The tour will include new residential, commercial, and educational development as well as public parks. The architects who designed the buildings and parks will be on hand to discuss their work. A representative of the New York City Landmarks Commission will relate the rich architectural history of the area

focusing on buildings dating from the 1800s. The Special Lower Manhattan Mixed Use District will be discussed by one of the creators of this zoning legislation. A representative from the Public Development Corporation will discuss proposed street improvement plans for the area. Tour guides will include: Richard Dattner FAIA, Public School 234; Lee Weintraub of Weintraub and di Domenico, Washington Market Park; Gerard Vasisko AIA of Gruzen Samton Steinglass, Greenwich Court Apartments; Chris Barriscale AIA of Beyer Blinder Belle, Dalton on Greenwich Apartments; Paul Gates of Kohn Pedersen Fox, Shearson Lehman Office Tower and Plaza; Lois Mazzitelli of SOM and formerly with the Department of City Planning, Special Lower Manhattan Mixed Use District; and James Schmidt AIA of the Public Development Corporation, The Greenwich Street Urban Design Study. 10 am. 838-9670. \$5 charge.

Monday, May 1. Ignazio Gardella's renovation of the Piazza del Duomo in Milan is featured in the most recent show arranged by our Exhibits Committee. Original sketches and photographs will include a building with fountains and waterfalls on the west side, as well as the pavement design. 6:30 p.m. Members Gallery.

Tuesday, May 9. "Corporate Architectural Graphics: A Dialogue on Design," a panel discussion jointly sponsored by the Corporate Architects and the Communication in the Built Environment Committees. Speakers include Ron Cobb, APCO Graphics; Mary Joan Glenn, BBDO; Bruce Blackburn, Blackburn & Associates; and Judy Solomon, Marine Midland Bank. 5:30-7:30 pm. Knoll International, 105 Wooster St. Light refreshments. 838-9670. \$5 charge.

THE PROBLEM DEFINED

The President's Message

by Martin D. Raab FAIA

We are confronted each day by our profession's, our industry's and our society's failure to provide shelter for our fellow man. Each year endless policies are put forth; we have theorized, we have tinkered, we have fiddled, and we have not built needed housing. Government "demand side" policies increase choice without building a single unit. Ancient controls, in the name of equity, decimate the existing stock. Rising demand and a falling supply increase prices, consume limited incomes, and drive many into marginal existence or out on the street. We are all impacted physically, economically, and morally.

We confront the issue with this special edition of *Oculus*, organized by the Housing Committee, bringing together the voices of those who must be heard and those who must lead. For those who believe as I do that architecture is a social art whose purpose is to improve man's lot, there can be no higher purpose than to create shelter for each individual. If this issue of *Oculus* moves that purpose a single step forward then the Chapter has been true to its charter "to protect the public welfare." There is no higher form nor purpose for our Art.

A Neglected Subject: The Relentless Rise In Housing Costs

by Louis Winnick

What confounds, and in the end defeats, all low- and moderate-income housing policy — liberal, conservative and radical alike — is the inexorable rise in the real costs of producing and maintaining a dwelling unit. The adverse cost trend has been manifest for a very long time and gives every indication of continuing. Over the last century, housing costs have risen twice as fast as the rest of the consumer market basket; that increase has been more severe for the high-rise apartments that are New York's specialty than for large-scale

CAN NEW YORK AFFORD AFFORDABLE HOUSING?

suburban home developments. Had unit development costs risen no faster than the costs of food and clothing, it would be entirely possible for low-income housing to rise to the level of an entitlement rather than the capricious lottery that it now is. Only a fraction of eligible families now obtain the expensive prize that is denied larger numbers with equal or greater needs. For lack of space, I'll quickly summarize the consequences for New York residents:

1. Families entering new or reconstructed housing must spend an ever-greater share of their income on monthly rents or charges. In 1955, when New York enacted its middle-income housing programs, rent was pegged at 14-16 percent of income. Currently, New York's middle-income programs are pegged to 30 percent of income.
2. Next is "income creep." Families on ever-higher rungs of the income ladder are considered to be housing-needy and therefore eligible for subsidies. No longer are subsidies confined to the "one-third of a nation that is ill-housed;" they go to families with \$50,000 or more. New York's middle-income programs, which 20 years ago were targeted on the middle third of the income distribution, are now accessible to those at the top 10 percent, in some cases, the top 5 percent. For continued occupancy, the sky is the limit.
3. Average subsidy per unit has multiplied. The "no cash, non-budgeted" subsidies of Mitchell-Lama have evolved into immense budgeted cash subsidies, not infrequently \$60,000 or more per unit. Since State and City tax revenues seem now to be topping out, such expensive subsidy programs are unlikely to expand and are more likely to be curtailed.
4. Because more than half of New York's housing inventory is regulated, an immense and widening gap has opened up between the monthly costs of existing housing and the monthly costs of newly produced housing. Not long after World War II, the monthly burden for the small homes and FHA apartments erected in New York City and its environs were usually not much more than 50 to 75



Vacant buildings, East New York, Brooklyn.

Photo: Gerard Vastisko

percent above the prevailing average of existing units. Currently, the differential between a new unsubsidized two-bedroom apartment and a similar regulated unit is up to 500 percent or more, even in Brooklyn or Queens. The multiple is still climbing. That freezes occupants, including affluent ones, in present units thereby stalling the filtering process; the turnover rate is at an historic low.

5. Production has shifted from new structures to recycling old ones. Currently, two out of three units added to the housing supply comes from recycling. The City's in rem stock, once a liability, has become a "gold mine," a primary resource for lower middle-income housing. Since the entry rate into the in rem stock has sharply slowed and the exit rate has accelerated, that resource will soon be depleted. New construction will then be the unmanageable alternative.

The day-to-day housing problems that so preoccupy the media should be no excuse for neglecting the root causes of the housing dilemma. Policymakers show little zeal for grappling with cost factors; indeed, their interventions such as changes in zoning and building codes, protracted approval periods, and mandated exactions, have all served to raise per unit housing costs. A large part of the current subsidy outlays is dissipated on self-imposed charges.

Louis Winnick is Urban Consultant, the Ford Foundation.

Is there a Private Market for Low-Income Housing?

by Peter Marcuse

No one today seriously believes that the private market can supply decent and affordable housing for low-income people. In most industrialized countries no one has believed it for many years; in most European countries, it has been clear since the Industrial Revolution and the rapid urbanization that followed it that government action was essential. In most Western European countries government supply or subsidy of housing for around one-third of the population has been taken for granted since at least the end of World War I. Such a policy is no moral reflection on the private market, but simply a recognition of what is and what isn't. It is a mechanism by which business can make money in the provision of housing. It is *not* a way of meeting social needs. It may in many cases also serve that function, but if it does, that is a coincidence.

Such a coincidence is unlikely in America's cities today. For the private market to produce profit even in the ownership of existing housing (let alone the construction of new housing), prices would have to be well beyond the ability of many to pay. Three million less units are available at prices the bottom 10% of our households can pay than there are such households. Half of the 8.4 million households earning under \$7,000 a year pay more than 60% of their incomes for rent. Gentrification is displacing more low-income families each year; homelessness is growing as the accommodations that used to house the newly homeless are disappearing; discrimination against minorities continues unabated; federal subsidies for existing housing are running out. There is no way the private market will (or can realistically be expected to) solve these problems: it is precisely the normal operations of the market, functioning as it should be expected to, that has created them.

Nor can nonprofits solve the problem, without government assistance.

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Subtracting profits from the limited areas in which the nonprofits render services will reduce the cost of housing a little: nonprofits don't speculate, they need to cover management costs but not returns to stockholders, they use much volunteer labor, they elicit cooperation from residents few private market firms can get. But they are almost always dependent on builders, financial institutions, professionals, landowners, all of whom are in business to make a profit. To reduce those costs, subsidies are needed. All nonprofits know that. Most respond by going after such subsidies as are available; others only house those who the slightly lower costs can serve. The major underlying problem will not be solved that way.

So government should act. It already does, but hardly in the most equitable fashion. The net cost in foregone revenue in one year of the deductibility of home mortgage interest and taxes — of little assistance to low-income people — exceeds all federal subsidies ever paid for the housing of low-income households. Federal funds today for additional low-income housing are about 10% of what they were in 1981. For 900,000 units currently subsidized, funds will run out within 10 years. The public housing program, a cost-efficient means to provide permanent shelter for low-income families, and, if not starved for funds and segregated by income (and, at least in the past, by race) potentially one of the most socially integrative programs we have, has waiting lists in cities like New York that exceed the total number of units it owns. Other innovative housing programs could well be imagined.

In 1938, the City Council in New York adopted the following vote: "The only feasible method of undertaking a long range housing program is to regard housing as a city function, subject to the same budgetary requirements as any other city departmental service." (New York City Council, *Proceedings*, vol. 1, 1938, p. 1175.) Substitute "governmental" for "city," and you have the answer to the housing problem.

Peter Marcuse is professor of Urban Planning, Graduate School of Architecture and Planning, Columbia University.

Housing as a National Responsibility

by Edward J. Logue

New York City has had a housing crisis for as long as anyone alive can remember. The root of that crisis can be found in the invitation on the Statue of Liberty that we all cherish so much. With all its travails, New York for 150 years, perhaps more, has been a beacon of hope and a promise of opportunity to those who despaired of improvement in their homelands and yet had enough getup and go to move on and take a chance on the promised land.

Until the 1920s, most immigrants were overwhelmingly European. Now, in most of Free Europe housing and social welfare levels are equal or better than we have in the U.S. today and most immigration has fallen off. African Americans from the South have long seen New York (and many other

1. Recent job opportunities with wage scale noted for young architects in NYC. Pay scale for these urban professionals compared to the rental market adds up to a new socioeconomic class, poor urban professionals (puppies).

2. Homeless, Grand Central.

northern cities) as a place to better their lives and increase their personal freedom and safety.

Today, with the leakiest borders in the world, we are learning that there is no limit to the number of Hispanics and Asians who will trade what they have for what they think America has to offer. Our housing stock can never provide decent, affordable housing, *on entry*, to all of those who come here to make a fresh start, not under present conditions. New York City and New York State do not have the resources to do so.

What adds special pain to our housing crisis is that recent societal changes have made it much worse. Just a few examples. The flawed decision to empty out our mental hospitals without ever making a serious commitment to community-based mental health care. Another, the careening, out of control welfare system which has encouraged the break-up of minority families. Some other trends, often regarded as positive, have had a sharply adverse affect on the housing supply. The decrease in household size has caused a sharp reduction in supply alone because so many of the relatively affluent live alone in dwelling units meant for families, or at least for couples. The end, or relaxation, of racial barriers in so many middle-income neighborhoods has made it possible for upwardly mobile minority families to move out, and has stripped minority neighborhoods of middle-class role models. Add the demolition of rooming houses, and no wonder

we have a homeless problem.

Finally, in New York City we find that the spiralling cost of housing has weakened the economic base of the City and will continue to do so in the foreseeable future. It is grim. It is beyond the ability of public/private partnerships to make more than a dent in. It is beyond the resources of the City and the State.

The one housing program in my lifetime that provided a *qualitatively significant* response was the G.I. Bill. I had nothing to do with it except earn the right to enjoy it. My 4% 25-year mortgage cost \$67.50/month! Why did it happen? Was it a sense of responsibility on the part of Congress or a sense of fear that 17,000,000 ex-G.I.'s would rise up and throw the rascals out. It does not matter now.

The housing delivery systems in New York City and New York State are a mess. However, the problem is not local. But let us realize that providing decent housing at affordable prices for all Americans is a national responsibility, a decision that must be made by the Congress and the President. It is not very high on their agenda. If we are serious, we must change that. Fussing at each other at the state and local level is not the answer. It is the young who are the most deprived who must organize and speak out.

Edward J. Logue is former Chief Executive Officer, New York State Urban Development Corporation.

DIRECTIONS

Development of a Standardized Low Red Tape Process

by Michael D. Lappin

The need to preserve the City's million plus pre-war housing units located in low and moderate income neighborhoods, and the need to build new affordable housing to keep pace with our growing economy (over 350,000 units required by the end of the century according to the Commission on the Year 2000), frame any discussion on the financing needs of affordable housing. When numbers are applied to these twin exigencies, financing requirements run into the tens of billions.

Private financing alone cannot meet these massive needs. To be feasible, all affordable housing projects depend on subsidy administered through a complex interworking of government regulation and a variety of federal, state, and local subsidy programs. It is the smooth interplay between public supports and private financing, which will affect both the scale and affordability of rehabilitation and new construction.

Most affordable housing opportunities are small—the rehabilitation of a 40-unit apartment house in the Bronx, or new construction on infill sites in Brooklyn. There are builders who are able to carry out these projects for remarkably low construction costs, but these builders are small and not set up to handle large amounts of red tape. Unfortunately, too much of the development effort is consumed in deal-by-deal negotiation with government over the minutiae of discretionary subsidy programs. This approach creates costly time delays, and inhibits the participation of low-cost builders. It also limits institutional financing, since staff resources can rarely be justified by results. Typically, only a limited number of large scale projects have been feasible, because so much of the subsidy has been absorbed by the cost of processing. What becomes rewarded is not so much efficiencies in negotiating prices, but rather

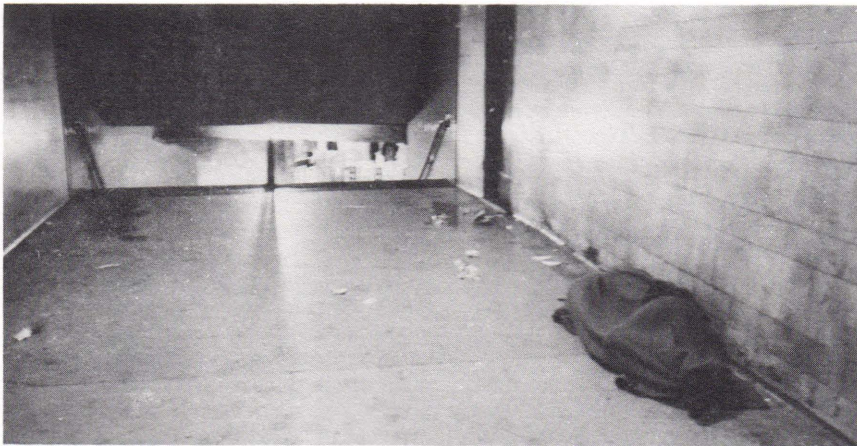


Photo: Stan Rites

Newark public housing. At a time when the number of homeless is recognized as both a national tragedy and embarrassment, and "affordable" housing is limited, some communities are misguided in destroying potential housing units, which could be rehabilitated.

tenaciousness and skill at navigating the system.

Recognizing the need for a better way to process for affordable housing rehabilitation projects, the City and The Community Preservation Corporation (CPC) have worked closely together to create a simplified, streamlined process which combines market rate financing and public subsidy, i.e., the Participation Loan Program and the Vacant Building Program. For its part, the City, through the Department of Housing Preservation and Development, is trying to create a more "as-of-right" system, with clear standards, routine procedures, and a minimum of discretionary actions. Under the system, the CPC and the City have financed 3500 units, which are now under construction and are currently financing construction starts on over 300 units of affordable housing a month.

In this new process, the City exercises discretionary actions in the areas of its legitimate concern: target rents and/or sale prices; acceptability of site and borrower; purchase price and refinancing amounts; and scope of rehabilitation. These decisions are made at the start of the process. Other elements—underwriting standards, equity requirements, deed restrictions and financing documents are established as part of the program, with periodic reviews.

CPC has sought to develop a standardized financing system that runs parallel with these programs. This includes an underwriting manual which identifies the benefits of the program and spells out the joint processing requirements and standards of the program. Based on this manual, other lenders are now being trained to originate construction loans. Two of the City's major pension funds, the Police Pension Fund and the Employees Retirement System, have "forward committed" large sums for permanent financing for affordable housing insured by SONYMA. Efforts are also underway with the national secondary market institutions (Fannie Mae and Freddie Mae) to create a market for these loans.

This new procedure amounts to an

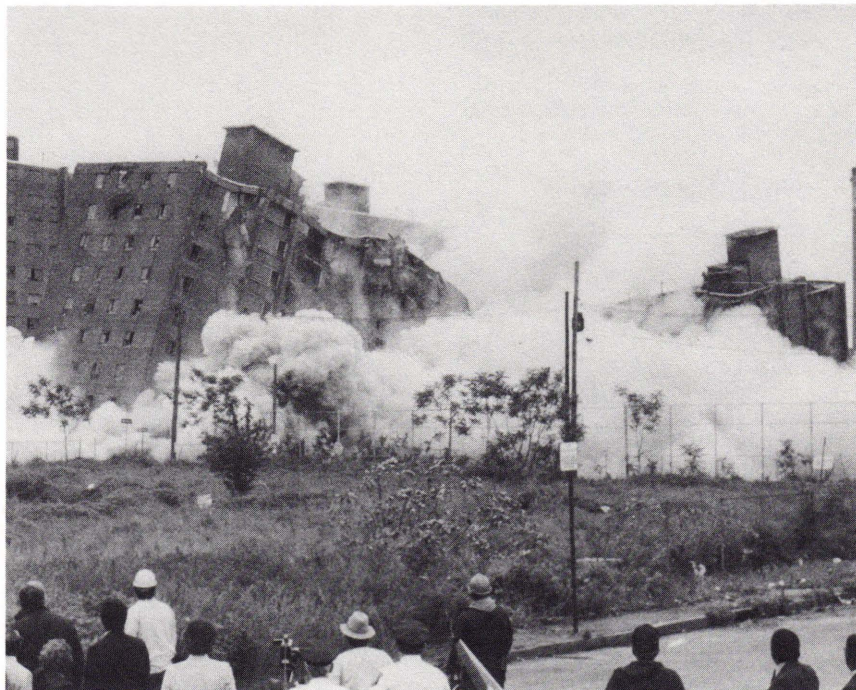


Photo: William E. Sauro/NYT Picture

institutionalized subsidy and financing process for rehabilitation that will be broadly open to low-cost builders through many loan originators: a one-stop process where an owner can obtain both *subsidy* and *financing*. Not only will this facilitate and increase the scale of such activities, it also reduces costs and increases affordability by eliminating a major burden in the development process.

A future goal should be to create a similar as-of-right streamlined process for new infill new construction where infrastructure substantially exists. This approach can be a model for other affordable housing programs, including for some already in operation. The goal is to create a system for building our urban areas in the same way FHA created a system for building our suburbs a generation ago.

Michael D. Lappin is President of Community Preservation Corporation, a private lending institution supported by the City's major commercial banks, savings banks, and insurance companies. CPC has financed the rehabilitation and development of over 22,500 units.

The View of an Advocate: Social Programs Contribute to the Viability of Low- and Moderate- Income Housing

by Carol Lamberg

Until recent years, low-income housing developers and social workers have often been adversaries. Social service workers

supported tenants' rights, and landlords tried to keep social workers as far away as possible. Settlement Housing Fund, which has produced 4,800 units of low-income housing, has consistently advocated a coordinated approach to housing and social services. Whenever possible, our low-income developments include a social worker in the maintenance budget. We provide pre- and post-occupancy tenant orientation classes, tenant organizing, floor captain programs, and information and referral services on site. While we appreciate the effectiveness of programs, we also know that an owner must collect rent promptly in order to run a building. Although there are always problems, projects that we have sponsored are well maintained, and the tenants avail themselves of programs.

Homelessness increases the need for social services. It is simplistic to assert that giving people homes will solve all their problems. Without some level of social services, the long-range viability of many buildings becomes problematical. The level of social services should depend upon whether the housing is permanent or temporary. The number of homeless tenants and the nature and extent of their problems further dictate the need for social programs. The single homeless population needs different kinds of services from those needed by families. Several of our projects illustrate how service requirements vary for different kinds of projects.

We are cosponsoring a transitional facility for homeless families in Brooklyn consisting of 102 units. Extensive services are necessary for the residents, many of whom have never had their own homes. Five units will be occupied by live-in staff, consisting of a



Vacant buildings in rehab in The Bronx.

superintendent and four social workers. Child care, school liaison, crisis intervention, job counseling, family counseling, assistance in finding apartments, youth recreation, and other programs will be offered on site. Families will live at the center from six to twelve months, improving their potential for independent living. The cost of these services exceeds \$6,000 per year per family. Fortunately, the Public Assistance Emergency Assistance Program finances the cost of services. Although the combined cost of housing and social services is less than the rent in a welfare hotel, obviously we cannot afford that level of service in every permanent low-income building. Nor is it necessary. Many families can and do cope adequately with their problems.

Settlement Housing Fund's largest project, New Settlement Apartments in the Bronx, provides an alternative to extensive services. Thirty percent of the apartments in this development will be reserved for homeless families with the balance for low- and moderate-income families. We will provide information and referral, job counseling and tenant orientation and leadership training, on site at an annual per unit cost of under \$500. The scale of our project (900 units) allows these services to be provided on a cost-effective basis. We believe this level of service is appropriate for permanent housing with additional services offered by other neighborhood organizations. We hope that the homeless tenants at our site will have lived at centers like our Brooklyn project, and that they will have benefited from an intensive short-term service program.

A third project which we cosponsor consists of 200 SRO rooms. One social worker is on hand full time to provide

programs, handle emergencies and find outside resources. In addition, social workers from the City's Crisis Intervention Program and from St. Luke's-Roosevelt Hospital provide various kinds of counseling.

Housing sponsors, including the City, should plan their social programs and secure financing before beginning construction. Most projects will not be able to support social services from the rent roll. Other sources of funds will be required. It is important for social services advocates, public officials, and housing owners to forget their adversarial roles of previous years. Now that the City and State are spending billions of dollars to build housing for the homeless, it is all the more important to take steps to assure the long-term viability of these developments. Social programming is one of the most important ingredients in the formula for long-range success.

Carol Lamberg is Executive Director of the Settlement Housing Fund, Inc.

The Process of Developing Affordable Housing

by Kathryn Wyldé

A theoretical timeline demonstrates that it would take eight years for an affordable housing project to consecutively complete all steps in the public approval process for development in New York City. In practice, of course, many steps in the development process are undertaken simultaneously, so that the actual time from inception to completion of a project is closer to four years,

assuming at least one discretionary public land use action under ULURP and no post-approval litigation.

Over the past few years, there have been unprecedented efforts by the City and the industry to achieve efficiencies and economies in housing production. The creation of the Mayor's Office of Housing Coordination, carrying a Mayoral mandate for cooperation from City agencies in the expedited and sympathetic treatment of affordable housing projects, was the culmination of public-private initiatives aimed at achieving greater predictability, accountability, and speed in the predevelopment and construction approval processes. Significant new budget and staff commitments to City-assisted housing production have succeeded in focusing the attention and resources of both public and private sectors on meeting the City's affordable housing goals.

At the same time, however, the public review process has grown more cumbersome and public impositions unrelated to the safety or soundness of planned housing have added substantially to its cost. Why is it that our common interest in expediting and streamlining development of affordable housing is being frustrated? The answer lies with the proliferation and misapplication of special interest statutes, regulations, and a growing body of case law often emanating from federal and judicial actions that are beyond local control. Legitimate concerns with protection of public health, the environment, and various social issues have been turned into a costly quagmire of impositions on development that render economically marginal activities—like affordable housing—inefficient.

Historically, the "special interests" that had an impact on the development process were largely *within* the industry—for example, contractors protecting cast-iron plumbing requirements or unions blocking prefabricated building components. Ultimately, however, these interest groups were advocates of construction. Today's obstacles are created by interest

Groundbreaking ceremony in December 1935 for the first public housing in New York. Pictured left to right are Governor Herbert Lehman; Eleanor Roosevelt, the first lady; and Mayor Fiorello La Guardia. In his speech, Mayor La Guardia said, "They told me it would be a cold day when government built housing. . . Well, it is a cold day."



Photo: Courtesy NYC Housing Authority

groups outside the industry whose aims may be best served if nothing is built.

The authority of environmental and preservation law is increasingly being employed to further the aims of exclusionary or political interests and NIMBY groups. On the other hand, senior policymakers and commissioners in a position to reconcile competing public priorities have limited control over the technical work of those who carry out the procedural reviews and define compliance. Many aspects of the environmental review process — particularly when it comes to mitigation measures — are uncharted and, therefore, open to legal challenge, reinterpretation, and reversal on the basis of both form and substance.

Unless there is a successful effort to contain the influence of anti-development interests on the pace and cost of housing production, the current progress toward meeting the City's housing needs will be derailed. It has come to the point where development planning is being driven by imaginative conceptions of "worst case" scenarios. Housing budgets are required to pay for a full menu of amenities — from open space and parking to cleaning up the environment, historic facades, training programs and social services — in other words, for all those special areas of interest that have been dictated by laws and regulations but which come with no funding appropriations attached.

One consequence of an increasingly complex process is that the scope, time, and cost of development is increasingly unpredictable. Whether it is the incalculable impact of finding PCB's in the rubble beneath new buildings, the mutually exclusive requirements of Historic District facades and handicapped accessibility, or the absence of anywhere to dispose of construction debris, there are no easy answers to factor into a development plan. Uncertainty and exposure to new impositions affect all development but are particularly intrusive when it comes to affordable housing.

Most frustrating to housing technicians, development agencies, and private

developers is the fact that this industry can no longer make intelligent decisions or exercise meaningful control over a development timetable or financial pro forma. The types of specialized legal and technical knowledge required to understand and anticipate what may arise in processing the approvals for even a relatively simple housing project are beyond the skills of our industry. The only reasonable hope is that laws will be tightened up so as to better define the public interest and to delimit the time and scope of "non-housing" interventions in the development process.

Kathryn Wylde is the Senior Vice President, New York City Partnership.

New York City's Ten Year Plan for Housing

by Abraham Biderman

In 1981, the federal government appropriated over \$30 billion for assisted housing. By last year that total had dwindled to less than \$8 billion. Over the same period, New York City suffered a drop from approximately \$2.5 billion in annual federal housing assistance to well under \$1 billion.

Like other cities with significant housing shortages, New York was faced with an unenviable choice: to sit passively and decry the federal government's actions or to fund its own housing programs. The City's answer was made abundantly clear in 1986, when Mayor Koch announced the Ten Year Housing Plan.

The major focus of the \$5.1 Ten Year Plan is the renovation of the City-owned housing stock acquired through tax foreclosure proceedings. The City currently owns approximately 47,000 housing units in vacant buildings, which are now little more than vacant shells. For the first time ever, with \$2.4 billion in funding, and through a variety of programs, the City has committed itself to the rehabilitation of every structurally sound vacant City-owned building in order to provide new housing for low- and moderate-income families. Approximately one-third of these

rehabilitated vacant City-owned units will be set aside for the City's homeless.

The Ten Year Plan also provides \$1.3 billion for the rehabilitation of the City's 50,000 occupied units. The people who live in these buildings are among the poorest in the City, and the rents charged by the City are the lowest in New York. Without this housing source, many of these people would have nowhere to go.

In addition to the revival of the City-owned stock, the Plan continues to provide for the rehabilitation of privately owned occupied buildings for low- and moderate-income people, rehabilitating over 80,000 such units over the ten-year period. Finally, the Plan expands the City's existing programs to assist the construction of 28,000 new affordable homes for moderate- and middle-income purchasers, and creates new initiatives for the construction of 9,000 new affordable units in multifamily buildings. The 47,000 units in vacant buildings being rehabilitated, and these 37,000 units of new construction, will provide 84,000 desperately needed new affordable housing units in the City.

The Ten Year Plan is more than mere promises and we have made significant progress in achieving our goals. Last fiscal year and this fiscal year combined, we will have started construction on 17,000 of the 84,000 new units and will have committed a total of over a billion dollars. As demonstrated by the \$5.1 billion commitment, the Koch Administration believes that New York cannot afford *not* to produce and preserve affordable housing in the absence of the long-standing federal role. He believes the Ten Year Plan is not only a concentrated and comprehensive attack on the City's housing crisis, but also a significant and timely investment in its future.

Abraham Biderman is Commissioner, New York City Department of Housing Preservation and Development.

*First Houses, 1935.*

Towards a National Affordable Housing Act

by **Senator Alphonse D'Amato**

As the 101st Congress begins, the American people are demanding solutions to our urban housing problems, these solutions will require leadership, innovation, and commitment.

Senator Alan Cranston (D-CA) and I are addressing this housing crisis by introducing the National Affordable Housing Act. This legislation is the culmination of two years of consultation with the academic community, private practitioners, and interest groups around the nation. The AIA has been an integral part of this process.

The National Affordable Housing Act is broad, comprehensive legislation aimed at addressing the housing problems of first-time home buyers, low- and moderate-income families, the elderly, the handicapped, and the homeless.

The Administration has been an additional source of optimism for the movement of this legislation. Housing and Urban Development Secretary Jack Kemp has not only expressed an interest in our legislation, but he has given us his word to work with us as we move the bill toward passage in the Senate.

Our bill will serve as a starting point for discussion between the Congress and the Administration. With the expressed commitment of Secretary Kemp to this process, I am looking forward to a concerted effort to turn around some of the very serious housing trends occurring in the nation.

Specifically, this bill will address three problems: the home ownership crisis facing first-time home buyers, the lack of affordable housing for low- and moderate-income families, and the need to coordinate housing and social services

for special populations like the elderly, the handicapped, and the homeless.

First, these proposals aim to get federal funding down to the state and local level in a streamlined and flexible manner. Second, the bill recognizes the vital role of the private sector — public dollars must leverage private funding. Third, nonprofit organizations must be enhanced. As we lose more and more of our housing stock, we must support groups which are committed to assisting those who are most in need.

This is the first time in many, many years that Congress and the Administration have been able to work together in a bipartisan manner to promote broad legislation, which insures that housing is affordable for all citizens of our nation.

Senator D'Amato is the Republican Senator from New York.

A New Commitment to Housing

by **Congressman Charles E. Schumer**

In my view, there is no policy area with greater unmet needs than housing. Nor is there any area in which low- and middle-income families face such severe difficulties as in finding an affordable place to live. After eight years of drastic cuts in the housing budget, it is time that we recommit ourselves to the task of making housing available and affordable to the most needy in our society.

The number one priority for housing policymakers this year is dealing with the problem of expiring contracts for privately-owned but federally subsidized housing units. The authorization for the Section 8 and voucher contracts — the primary subsidy programs for low-income renters — will expire over the next few years. This means that unless the Administration and Congress take preventive action, nearly 300,000 of our

poorest citizens could be displaced from their homes in the next two years. Without renewal, more than one million subsidized units would be lost from the housing stock over the next five years.

Clearly, our first task must be to re-authorize and fund these contracts for the existing units. But we must also focus on the urgent need to build more affordable housing — a task which calls for a creative and vigorous partnership between the public and private sectors.

The Bush Administration has made full funding of the McKinney Act the centerpiece of its housing strategy. This is a welcome and positive step, especially given the increased emphasis on local control of the funds. With this increased flexibility, cities like New York can direct the funds into programs that have had the most success. But McKinney alone is merely a band-aid approach to a much deeper problem. It helps to address the symptoms of our housing shortfalls, but does little to ameliorate the causes.

One solution is to forge a cooperative partnership between the government and developers to stimulate the production and availability of low-income housing. The general goal should be to produce the greatest number of units for each federal dollar, while still serving those that are most needy. I am preparing legislation that will provide low-interest loans to private developers to build or substantially rehabilitate low- and moderate-income rental housing. These funds would be targeted especially to large family rentals, where, in cities such as New York, the vacancy rates are lowest and the need is greatest.

There is much to be done in the months ahead. I look forward to working with HUD Secretary Jack Kemp to address this country's housing needs, and to put some life into President Bush's pledge for a "kinder and gentler" nation.

Congressman Schumer is the Democratic Congressman from New York.

DEFINING A POLICY

The following articles are statements received from announced or potential mayoral candidates in response to AIA Housing Committee invitations.

A Top Priority for New Yorkers

by Mayor Edward I. Koch

Affordable housing has always been one of the top priorities of my Administration. Since 1978, the City has assisted in the creation or rehabilitation of a total of over 187,000 units of affordable housing. The bulk of this effort — 128,000 units — involved the moderate rehabilitation of privately-owned or City-owned occupied housing units, generally involving the replacement of one or more major building systems (e.g. boiler/burner, roof, windows, etc.). In most cases we devoted federal funds available to us — Community Development Block Grants (CDBG) — for these efforts.

In addition to these preservation programs, the City also assisted in the production of 59,000 new housing units, either through new construction or gut rehabilitation of vacant buildings, using Federal Section 8 and other federal programs, and using mostly City-owned vacant land and vacant buildings. Finally, the City has also assisted the construction and rehabilitation of housing through tax benefit programs, forgiving over \$6.25 billion in property taxes between 1978 and 1988.

When it was clear by the middle of the decade that the federal government had withdrawn from its 50-year commitment to building low-income housing, and with the City's financial stature restored, the City was able to fill the gap left by the federal government. In 1986, we announced an unprecedented Ten Year Plan to build or rehabilitate 252,000 housing units. The Plan will commit \$5.1 billion, mostly City capital funds, to a program which is unparalleled in any other city or state throughout the United States. As New Yorkers, we ought to be proud of our impressive record in assisting affordable housing, and



Photo: John Ellis

2.

especially of this massive commitment to create and preserve affordable housing in the City.

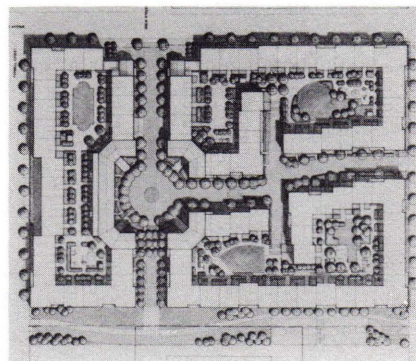
New York Can Afford Affordable Housing

by Harrison J. Goldin

A deep and sustained commitment by government — coupled with the use of creative, sensible solutions — can materially ease the housing crunch in New York City. More directly, housing takes money. From the very start of the construction or rehabilitation process, the availability of financing determines whether plans are translated to brick and mortar.

In that connection, several innovative financing schemes involving the tremendous resources of the City's public employee pension funds, have significantly fostered housing. These programs, which my office originated, have enabled landlords to renovate and upgrade some 7,100 apartments, benefiting some 20,000 residents. And they have enabled some 4,000 families to fulfill the American dream, by using pension-backed mortgages to buy homes of their own.

Our homeowner mortgage program, known as the Ginnie Mae, or Government National Mortgage Association, Targeted Investment Program, is especially important. Through December, 1988, some \$210 million of pension fund money has been pumped into minority and transitional neighborhoods "redlined" by banks. It has provided



1.



Photo: Keith Dubas

3.

mortgage money to families (many themselves minorities) that were otherwise unable to obtain financing.

Recently the other trustees of the New York City Employees' Retirement System and I approved the investment of \$300 million more in three new programs that use pension money to expand the supply of affordable housing. The first will deal with the need for financing in the construction and rehabilitation of apartment houses. The second will provide loans for the renovation of apartments, with interest partially subsidized by the City's Department of Housing Preservation and Development.

The third — a social breakthrough — will offer mortgages to homeowner applicants who cannot meet the strict bank or federal mortgage agency standards. For example, some who are otherwise mortgage eligible cannot make a 20 percent down payment. For others, contemplated mortgage repayments will exceed 28 percent of their income.

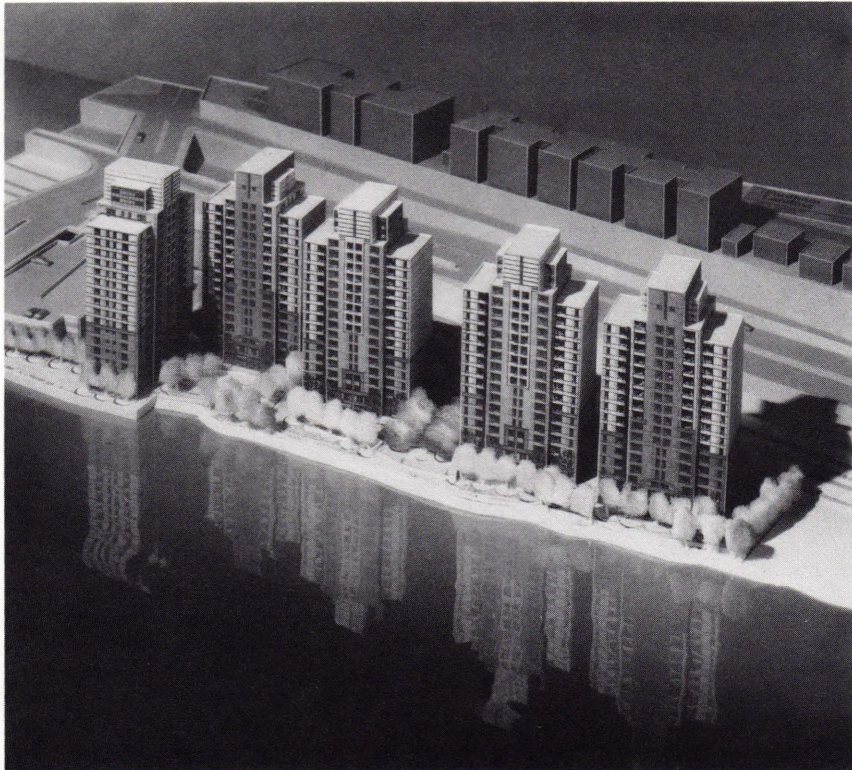
1. *Spring Creek, a low-rise high density building development by The Liebman Melting Partnership and Philip Birnbaum Associates has 765 rental units for low- to moderate-income families. It presents a radical alternative to the elevator dependent public housing of the past at comparable density. The Brooklyn project consists of four-story walk-up buildings, which are clustered around open landscaped courtyards one story above grade. Spring Creek breaks new ground in providing an extremely high density (110 units/acre) with no elevators, safe children play areas and an intimate scale for 765 families.*

2. *Tenements, Avenue B at East 2nd Street to be rebuilt for the Lower East Side Mutual Housing Association for low-income tenants.*

3. *View south from 112th Street and Frederic Douglass Boulevard toward the Towers on the Park condominiums. The buildings at the northwest corner of Central Park were built through the New York City Housing Partnership, a public/private partnership, and will provide 600 condominium units for purchasers from three income categories.*

4. *Fordham Landing, a Partnership project, consists of 500 affordable units planned for Harlem River site in The Bronx by Gruzen Samton Steinglass Architects.*

Photo: Stephen Barker, 1988



4.

What makes all these programs ideal is that none sacrifices the market return or the prudent level of risk appropriate to a pension fund. Even when borrowers do not pay market rates of interest, the pension systems still obtain a market rate of return through supporting arrangements. With federal and state guarantees, the investments are safe.

Novel solutions like these and effective leadership from City Hall are also essential to a restoration of our vast stock of publicly-owned dilapidated housing. Shamefully, as my audits over the years have shown, thousands of City-owned apartments that could be used for homeless or low-income families continue to lie vacant. Additionally, the City's promise to rehabilitate 252,000 City-owned units over the next decade rings hollow, given its poor record in committing available capital dollars. As these creative approaches dramatize, "New York City can afford affordable housing."

Harrison J. Goldin is Comptroller, City of New York.

A Greater Commitment

by David Dinkins

Since taking office three years ago, I have consistently urged the City administration to develop a comprehensive plan for the rehabilitation of City-owned housing. Last spring, the City administration released a ten-year plan to renovate all of its vacant and occupied buildings. The plan is an ambitious and important step forward. Regrettably, it is flawed in several key respects.

One major weakness of the Mayor's housing plan is its failure to tailor housing development initiatives to the full range of housing needs. Before the City commits to spending \$5.1 billion, an assessment must be made to determine specifically at what income levels the greatest housing need exists.

This lack of study is most clearly evidenced by the inadequacy of the plan in addressing the needs of homeless and

low-income families. The current plan produces no units at all for families earning less than \$16,000 annually, unless they are homeless. Moreover, the current plan is premised on a permanent homeless population of 5,000 families, rather than on a gradual reduction of this number by the development of a sufficient quantity of permanent units, as I have advocated. We must not accept 5,000 homeless families living in overcrowded and often substandard conditions for an average of 18 months as a permanent fact of city life.

A sound housing policy also recognizes that bricks and mortar alone will not rebuild a community. Significant housing development must be accompanied by the concurrent development of health, education, day care, recreation, retail and social services that will be needed by new residents. These services are as important to successful, stable housing as is safe construction, particularly when development occurs in neighborhoods deficient in such services.

In conclusion, a greater commitment of dollars and much more thought must go toward a housing plan which stimulates housing development that addresses the populations where the need is most egregious; such a plan should be comprehensively integrated with local social service and economic initiatives.

David Dinkins is Manhattan Borough President.

New York as a Leader in Affordable Housing

by Richard Ravitch

Today, we are facing the most severe housing crisis since World War II. In the past, New York City has led the nation in developing creative solutions to housing problems. We'll have to meet the challenge again if we are to create affordable housing for our homeless, poor, and middle class.

The City is using its capital budget to build housing — but in an unplanned way. Improvements in housing conditions

FUTURE PROSPECTS

must be linked to the overall physical and economic revitalization of neighborhoods; if they aren't, we will only be creating the slums of the next generation. Support services such as child care, employment counseling, and health must be built into these neighborhoods (a challenge for architects). This will encourage the private investment needed to make these communities truly flourish.

One such effort is underway in the Bronx, where Borough President Fernando Ferrer and the Regional Plan Association have joined to form an advisory council, which I chair, to create comprehensive private and public development strategies for building housing and strong, stable neighborhoods. It should serve as a model for programs throughout the City.

Other housing issues that demand our attention are new laws to discourage apartment warehousing without unduly hindering fair co-oping opportunities, which are important to the City's economic vitality; and sensible zoning changes that allow lower development costs for new housing. New zoning will require the cooperation of communities and community boards.

While the City must devote its own funds to initiate new housing, the real answer lies in stimulating state and federal programs which have to be the major source of subsidies for rebuilding our housing stock. On the federal level, we must adopt the Housing Opportunities Program (HOP), a \$3-billion-a-year program proposed by the National Housing Task Force to stimulate state and local initiatives to develop, renovate, and conserve low-income housing.

Richard Ravitch has been chairman of the state Urban Development Corporation, member of the National Housing Task Force, and National Commission on Urban Problems. He was the recipient of the AIA Award of Merit and the Citizens Housing & Planning Council of New York Special Award.

The Value of Architecture and Sound Planning: The Housing Committee Statement

by Gerard F. Vasisko AIA

The crisis in affordable housing in New York City is felt by all New Yorkers, where both the private and public sectors are searching for solutions. We all realize that affordable housing is desperately needed if New York is to keep and strengthen its work force and thereby maintain its economy and vitality.

The costs of construction, financing, and maintenance have contributed to the difficulty that we in the housing industry face when we try to design any housing, and it is more acute when we design affordable housing. Rarely can costs be passed on to the tenants of these units because the income levels do not allow the absorption. The economic factors, which seem to control production, will certainly need to be understood and contained, but in our rush to find solutions to the crisis, we must not lose sight of the value of good architecture and sound planning in the production of this sorely needed resource.

As we undertake building and rehabilitating thousands of units, we must recognize the enormous impact this construction effort will have on neighborhoods and the urban fabric. Issues of scale, density, compatibility and the provision of social services must be examined in relation to the community affected.

We can all point to neighborhoods, either planned as a whole or evolved over time, which are true places of vitality. We also can point to neighborhoods that have been devastated by urban renewal and poor planning. The quality of these neighborhoods offer lessons for the future. A well-defined neighborhood character, as well as the maintenance of adequate space standards for the dwelling unit, contribute to improving the standard of living for the city at large. By comparison, smaller space standards for those who have few living options should be questioned.

This special housing issue was prepared by the NYC/AIA Housing Committee, John Ellis, Chairman, under direction of Housing Exhibitions Subcommittee co-chairs Elizabeth Thomson and Gerard Vasisko. Members include Keith Dubas, Herbert Oppenheimer, Joseph Sultan, and Wids DeLaCour.

People care about where and how they live and the aesthetics of their home and neighborhood. The housing we create today will be our legacy. It must endure and be adaptable for future generations. This can be achieved only by investing in the best talent to produce housing of thoughtful design, both in terms of individual units and urban context, as well as creative and quality construction techniques.

AIA Affordable Housing Task Force Update

by Laurie Maurer FAIA

The initiative of the NYC/AIA's Housing Committee was largely responsible for the 1988 national AIA Convention resolution, which called for AIA to reaffirm its commitment to make affordable housing among its highest priorities. It was unanimously passed.

A national AIA Task Force was established, whose first task was to identify the unique role AIA can play so as to avoid duplication of efforts with the numerous organizations involved in the issue. Two goals have been recognized: to motivate architects to become more deeply involved in the creation of quality affordable housing, and to impress upon all housing providers the need for quality design, resulting in an improved quality of life, as an integral element of affordable housing.

The first goal will be addressed by providing members with useful tools to become more effective architects in this area; achieving the second goal will involve, among other things, legislative testimony on housing bills and dialogues with HUD with regard to its regulations.

It is recognized that the solutions to the housing problem will be found on the local level. This national group will therefore be most effective as a clearinghouse for good ideas being implemented across the country, as well as acting as AIA's voice of concern on this most important issue.

Laurie M. Maurer FAIA is Chair of the AIA Task Force.

NAMES AND NEWS

1. *Embassy Suites Times Square* by *Fox & Fowle Architects*.

2. *The Regent of New York* by *I.M. Pei*.

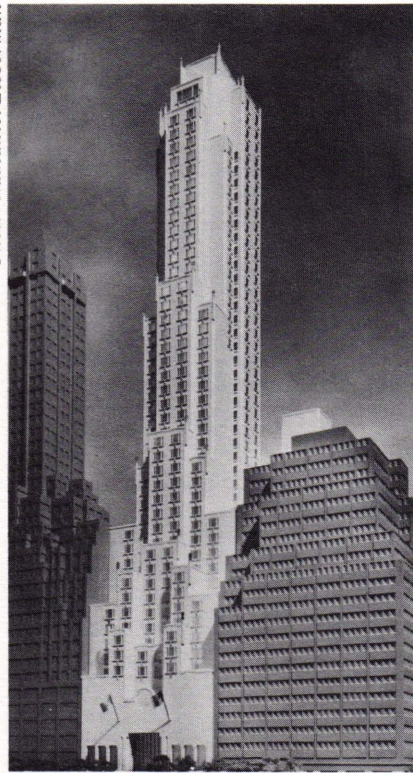
3. *The Brooklyn Children's Museum*, a predominantly underground structure being renovated by *Justin PC Architects*.



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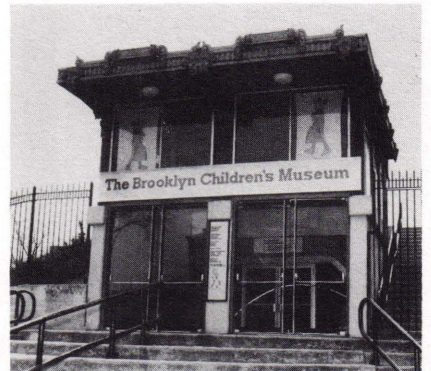
In his inaugural address as the 1989 AIA president, **Benjamin E. Brewer Jr.** FAIA noted that "Good design can empower us to serve society by respecting its physical, intellectual, and spiritual values, and, in return, we will be afforded a fair profit for our services."... **Joseph Esherick** FAIA has been selected to receive the AIA Gold Medal for 1989... As Advisor to the Foundation for a New Main Library for San Francisco, **Bill Lacy** FAIA told *Oculus* that San Francisco is planning the design and construction of an \$80 million main library to be located in the Civic Center area and is now requesting proposals. To obtain a Request for Proposal, contact the City and County of San Francisco, Department of City Planning, 450 McAllister Street, San Francisco 94102. 415-558-6414... **Max O. Urbahn** FAIA has been selected as a "Leader of Industry" award recipient by The Concrete Industry Board of New York. He will receive the award at CIB's Presidents' Ball on April 14... Buildings designed by **Edward Durell Stone Associates, Fox & Fowle,** and **Swanke Hayden Connel** received

Photo: Nathaniel Lieberman



2.

awards in February from the Building Owners and Managers Association... **Mitchell/Giurgola** has been selected to be the prime architect for a new teaching and research science building for CUNY's College of Staten Island at Willowbrook... The Cooper-Hewitt Museum is honoring *Oculus's* late editor **C. Ray Smith** FAIA with a series of lectures on 20th Century Residential Interiors this spring... Construction has begun on a new 430,000 square foot hotel in Times Square designed by **Fox & Fowle** for Embassy Suites, Inc... **Tim Prentice** FAIA has designed an installation for "Birdland," the exhibition at the Aldrich Museum in Ridgefield, Connecticut... Water taxis that would replace the 14th Street crosstown bus is the idea of **Bruce Aaron Parker** AIA for speeding up crosstown traffic. He has received a \$10,000 New York State Council grant to develop his concept for a canal along 14th Street with a lagoon at Union Square... On March 22, **Senator Daniel Patrick Moynihan** was honored by the National Building Museum in Washington for his "unique contribution to the improvement of our



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nation's built environment." He was cited for "championing the causes of historic structure and landmark preservation and the rebuilding of the nation's infrastructure"... **Davis Brody and Associates** are in the process of restoring and renovating the University of Pennsylvania's quadrangle dormitory, the enormous brick and stone complex that has been a Philadelphia landmark since it was started in 1895... **Wank Adams Slavin Associates** are restoring the granite facade of the Municipal Building on Centre Street designed by **McKim, Mead and White** and built in 1913... **Justin PC Architects** have been retained to do a major transformation of the mostly underground structure of the Brooklyn Children's Museum into a more contemporary museum space... **Kenneth Frampton, Frank Gehry** FAIA, **Michael Graves** FAIA, **Philip Johnson** FAIA, and **Robert Venturi** FAIA are among the architects taking part in roundtable discussions at the conference, "Thinking the Present: The Last Twelve Years of American Architecture" at Harvard University's Graduate School of Design, April 8-9... **I.M. Pei** FAIA is the designer of a 400-room, 46-story hotel to rise on East 57 Street... **Haines Lundberg Wahler's** design for the 266,000 square foot U.S. headquarters for Boehringer Ingelheim has been approved by the Planning and Zoning Commission of Ridgefield, Connecticut... **David Smotrich & Partners** were named one of five finalists in the international design competition for affordable senior-citizen housing in Colton, California. The winner is to be announced on April 3. Also at David Smotrich, **David Spencer**



Brooklyn apartments by The Ehrenkrantz Group & Eckstut.

Bylund AIA has been named an associate of the firm. . . **Prentice & Chan, Ohlhausen** have been commissioned by the actor Robert De Niro to design a Film Center in TriBeCa, which will include a restaurant and screening room. . . **Amie Gross** AIA has announced the relocation of her firm to expanded offices at 106 East 19 Street. . . **The Ehrenkrantz Group & Eckstut** are the architects of the first high-rise building to be constructed in the Brooklyn Heights historic district in 25 years. The challenge in designing the residential building, says **Stanton Eckstut** FAIA, "was to fulfill the site's potential with a new 11-story building, yet fit it into a community of brownstones and distinctive apartment buildings." . . **Laszlo Papp** FAIA recently participated in an international urban design project in East Germany. He led a team of architects and city planners who studied the completion of an old marketplace in Rostock, a rapidly growing city on the North Sea largely destroyed during World War II. His work group, said Papp, was able to apply our successful R/UDAT process to the study. The team's recommendations will form the basis of an international design competition for reconstructing part of the city center. . . **The Eggers Group** are the architects of a 260,000 square foot, three-story Macy's department store under construction in the new Pentagon City Hall in Arlington, Virginia. . . **Myron Goldfinger** FAIA has completed phase two of Covecastles, his Caribbean resort on Anguilla consisting of four villas and eight beach houses on a quarter-mile beach.

Pratt Recommendations

Pratt Institute's architectural selection jury has made its recommendations to the Competition Advisory Committee in the search for an architect for the renovation of the School of Architecture. The recommendations are: Gwathmey Siegel and Associates, Peter Eisenman Architects, and Raphael Vinoly Architects. The Competition Advisory Committee, consisting of members of the Board of Trustees, interviewed the three candidates during February. Tishman has been named Construction Manager.

Competitions

The American Institute of Architects has called for entries in its 1990 **Citation for Excellence in Urban Design**, which has a deadline for nominations of May 31, 1989. Urban design projects, planning programs, civic improvements environment programs, and redevelopment projects are eligible. Incomplete projects or continuing programs may be recognized if a significant portion has been completed or implemented and evidence of excellence is demonstrated. Owners, individual practitioners, private design firms, public agencies, civic organizations, and/or public interest groups may submit nominations for projects/programs in which they were involved. (Applicants do not need to be architects or members of the AIA.) For more information: Mark Strauss of Kohn Pedersen Fox, who is chairman of AIA's Urban Design Citations Program, 212-977-6500. . . **Commercial Renovation's** tenth **Annual Renovation Awards Competition** to honor outstanding projects in the rehabilitation/restoration, adaptive reuse, and historic preservation categories, has been announced. Projects must have been completed during 1988, and June 16, 1989 is the deadline for receiving entries. For more information: Dale G. Burrier, Awards Chairman, Design Awards Competition, 20 E. Jackson Blvd., Suite 700, Chicago 60604. 312-922-5402. . . **The 1989 Industrial Design Excellence**

Awards program has been announced. May 5, 1989 is the entry deadline. Designs in the following categories are eligible: Environments, Equipment, Exhibits, Furniture & Fixtures, Toys & Games, Instruments, Machinery, 3D Packaging, Products, Signage Systems, Transportation, Design Explorations, and Student Design Projects. Any new product placed on the market after May 1, 1987, and before May 1, 1989, is eligible. For entry kits and more information: IDSA, 1142-E Walker Road, Great Falls, VA 22066. 703-759-0100.

Correction

Oculus apologizes to Armand Bartos FAIA for not including Armand Bartos, Architects as co-designers with Frederick Kiesler of the Shrine of the Book pictured on page 8 of *Oculus's* February 1989 issue.

Call for Delegates

The National AIA Convention Vision/Realization, will be in St. Louis May 5-8 this year. Any Member or Associate Member wanting to become a delegate to the convention should inform the Chapter office. We will hold a pre-convention meeting to inform individuals of the Chapter's position on business issues that will be considered at the convention.

An individual signing up as a delegate must register and attend the full convention. A delegate carries the responsibility of attending business sessions and convention caucuses as well as voting the Chapter position as it is determined. — CAP

Congratulations New Fellows

The Chapter has just been informed that Chapter director John Winkler of Skidmore Owings and Merrill and Howard Juster of Ellerbe Becket have been advanced to Fellowship in the Institute. These Chapter members are two of only 44 members nationally to receive the distinction at the St. Louis Convention next month.

OCULUS NYC/AIA

APR 89

Send *Oculus* Calendar information to:
New York Chapter/AIA, 457 Madison
Avenue, N.Y. 10022.

Oculus welcomes information for the
calendar pertaining to public events
about architecture and the other design
professions. It is due in writing by the 1st
of the month for the following issue.

*Because of the time lag between
information received and printed, final
details of events are likely to change. It is
recommended that events be checked with
sponsoring institutions before attending.*

CONTINUING EVENTS

EXHIBITION

Drawings by Bofill, Hadid, Isozaki, Koolhaas,
Tschumy, etc. Max Protech, 560 Broadway.
966-5454. Closes May 13.

EXHIBITION

Retrospective of the work of the Russian
Constructivist Liubov Popova. Museum of
Modern Art. 708-9400. Closes May 30.

EXHIBITION

The Drawings of Inigo Jones 1573-1652. The
Drawing Center. 219-2166. Closes July 22.

MONDAY 3

LECTURE

Steven Holt in Parsons School of Design's
"Environmental Design Talks." 6:15 pm.
N601, 2 W. 13 St. 741-8933.

TUESDAY 4

EXHIBITION

Frank Lloyd Wright furniture designs.
Steelcase Design Partnership, 305 E. 63 St.
755-6300. Closes May 4.

PANEL

Architecture Publishing Today moderated
by Suzanne Stephens & Gerald Allen.
Sponsored by the Architectural League. 6:30
pm. McGraw-Hill Auditorium. Reservations:
980-3767.

WEDNESDAY 5

NYC/AIA TOUR

Corporate Architects tour of Rainbow
Room. 3:45 pm. (See Coming Chapter
Events.)

SEMINAR

Exterior Paving with Brickwork. 11:30 am.
Glen-Gery Design Center, 211 E. 49 St.
319-5577.

THURSDAY 6

LECTURE

Arthur Loeb, Dept. of Visual &
Environmental Studies, Harvard, on "Why
Design Science." Pratt visiting lecture
series. 6 pm. Brooklyn. 718-636-3405.

LECTURE

Inigo Jones: Renaissance Supremo by John
Harris sponsored by Architectural League.
6:30 pm. Urban Center. 980-3767.

FRIDAY 7

SYMPOSIUM, APRIL 7-8

American Architecture and the German
Connection. Hosted by the Buell Center.
9 am-5:30 pm. 400 Avery Hall, Columbia
University. 854-7374.

TUESDAY 11

EXHIBITION

Calvert Vaux, Architect and Planner.
Museum of the City of New York. 534-1672.
Closes Aug. 13.

THURSDAY 13

LECTURE

Sarah Holmes Boutelle on "Julia Morgan
Architect." Pratt's visiting lecture series. 6
pm. Brooklyn. 718-636-3405.

EMERGING VOICES

William Rawn, Boston; Warren Schwartz &
Robert Silver, Boston in Architectural
League series. 6:30pm. Urban Center.
980-3767.

FRIDAY 14

SYMPOSIUM, APRIL 14-15

Shaping Nineteenth-Century New York:
Politics, Planning and Reform 1860-1910 —
an exploration of Calvert Vaux's career.
Museum of the City of New York. 534-1034.

TUESDAY 18

NYC/AIA LECTURE

"Sacred Architecture: Places for
Worship," sponsored by the Religious
Architecture Committee. 6 pm. The
Urban Center (see Coming Chapter
Events).

LECTURE

Housing the Homeless. Conrad Levinson
AIA. 6:15 pm. Cooper-Hewitt Museum.
860-6868.

TECHNOLOGY PANEL DISCUSSION

"The Impact of Telecommunications and
Information Technology on the Design and

Maintenance of Facilities" sponsored by
Westinghouse Furniture Systems. 4-5:30 pm
followed by reception. WFS showroom,
IDCNY. RSVP 593-0035.

SUNDAY 23

LECTURE

Urban archaeologist Joan Geismar will
discuss "Making Manhattan's Shoreline: 350
Years of Change." 2 pm. Museum of the City
of New York. 534-1034.

TUESDAY 25

NYC/AIA PANEL

"Can New York Afford Affordable
Housing?" sponsored by The Housing
Committee. 6 pm. The Urban Center
(see Coming Chapter Events).

WEDNESDAY 26

SEMINAR

Water Penetration is Preventable. 11:30 am.
Glen-Gery Brickwork Design Center, 211 E.
49 St. 319-5577.

THURSDAY 27

EMERGING VOICES

Lars Lerup, San Francisco; Mark Mack, San
Francisco in Architectural League series.
6:30 pm. The Urban Center. 980-3767.

SATURDAY 29

NYC/AIA TOUR

The Public Architects Committee is
conducting a walking tour of TriBeCa.
10 am. 838-9670. (See Coming Chapter
Events.)

A.R.E. WORKSHOP

Site Design — Preparation for graphic
section of Site Design for Architects
Registration Exam. Institute of Design &
Construction. 718-855-3662.

MONDAY 1 MAY

NYC/AIA EXHIBIT OPENING

Gardella's Piazza del Duomo renovation
in Milan sponsored by the Exhibits
Committee. 6:30 pm. Members Gallery.
(See Coming Chapter Events.)

FRIDAY 5 MAY

AIA CONVENTION, MAY 5-8

The 121st Convention to focus on the
changing profession of architecture in
the year 2000 and beyond. St. Louis.
Lynne Lewicki: 202-626-7467

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