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From an address by Mortimer J. Murphy Jr., 
NYSAA/AIA President

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GOVERNMENT ACTION TO GAIN MIDDLE INCOME 
HOUSING 
By Eugene J. Morris, NAHRO

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An Architect
Tells The Carpenters...

Mr. Mortimer J. Murphy, Jr., NYSAA/AIA President, was the invited speaker along with Peter Brennan, U.S. Secretary of Labor, at the Annual Convention of the New York State Carpenters Association, held at Niagara Falls during the first week in May.

He addressed them as follows:

It is with great pleasure that I come here today as President of the New York State Association of Architects AIA to address the Carpenters in Convention.

I have been asked by your Administration to come here to address you, which honors the architects, and hopefully to tell you something you do not know.

It would be very presumptuous on my part to attempt to tell you anything about how to be a carpenter — or your trade organization, seeing you have spent your lives in the first endeavor and this convention speaks well for the second.

As I am the one of the podium, I am supposed to be the expert, therefore I will stay within the perimeters of the area in which I do have some expertise — Being an architect and furnishing the drawings and specifications from which you build and the condition of the economy regulating how much you will build in the near future.

I don’t think you are the least interested in how the architect turns out a set of drawings and specifications — but you are interested in the point that he does turn them out and the additional point and most important that if he doesn’t turn them out — you won’t be working.

I would like very much to paint for you a very glowing picture of business conditions as I see the future. However, I have never been a very good liar. Unless the work is on the architects drawing boards, the contractors to whom you sell your time and skill will not have anything to put a figure on and have no need of your services. This State & particularly this area has been and to some degree is still going through a period where there is very little work in the architects offices. However there is some ray of hope. In the last two to three months, business has been picking up in some of the offices.

Before solutions can be found to problems, the problem first must be analyzed and defined. To say there is no work, is not the problem but the result of a problem. Yes, you guessed right — an anemic condition of the life blood of industry — Money. Personally, I think the Government and its bureaucracy is the prime culprit.

1. President Nixon’s freeze on all housing money — The systems in vogue were not satisfactory for the production of enough housing units — but instead of keeping them operational and feeding in new systems to supply more units, all were stopped and a few pilot projects started, the success of which will not be known until 1976. In the meantime, very few new units built.

2. New York State running out of funds and curtailing such work as the new State Campus, many of the buildings planned and then shelved, some to be brought out at a later date and built at a much increased cost. The completion of the Campus to be now in the 80’s or 90’s and not the 70’s.

3. As to Health Care Facilities — a freeze on all hospital work for more than a year by the State because of the inability of the State to settle the South Towns Hospital question.

4. No substitute by the State Legislature for the Mitchell Lama Act which would supply low interest money or subsidy money for housing.

5. In the private and commercial sector loans with an interest rate of now upwards of 10% and inflationary costs for construction.

6. Along with this a declining birthrate — can’t blame the government — which in turn negates the requirement for new schools and renders some already built — no longer necessary. Especially within the city.

7. The rejuvenation of the City Core by the construction of large office buildings, but the neglect to build through bureaucratic red tape the necessary living units which make a city — the city being living working recreation for people and not just places where people work.

These are the prime reasons for the lack of work in architects offices.

Next — what are the solutions — for there must of necessity be solutions — otherwise disaster.

First of all, know your legislators, federal, state, and local. Contact them regularly and often. Encourage your legislators to send questionnaires regularly and often to find out what and how his constituents feel about the issues on which he is representing them. Make your wishes known to them about the items I have mentioned that affect your livelihood.

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Architect Tells — (continued)

one of its agencies to private institutions so they may be a client and build. This is true in most health related facilities and most large scale housing. Schools are built either by State, Local or City Governments or Boards that are Quasi Governmental with legal powers to float bonds. City Core areas are being controlled and rebuilt by Governmental agencies. This again makes it all the more important that your wishes and opinions be made known to the legislator you send to Albany or Washington to represent you.

Why has the Government become the major client — for several reasons — Social aspects of the question first. Our form of Government is such that it is representative and representatives must do just that for their constituants or the systems falls apart and representation means more than governing in the sense of passing laws and seeing that they are carried out. Needs of those governed are seen, anticipated and provided for. The great amount of health care facilities for the sick and aged — Housing for low and middle income, schooling for a great number who would otherwise never go beyond high school - But why the Government in these fields and not private individuals or private institutions - Again, that same reason — Money. The scale and amount and the cost precludes all others with few exceptions than those controlling tax dollars. Again, make your wishes known.

Until such time as this happens and the governmental log jamb is broken, work in architects offices cannot be plentiful.

This is one of the contributing factors also to cost of construction. If carpenters and other trades — I do not mean to single out carpenters — need a certain amount of money to maintain a certain standard of living and this amount is based on certain dollars per hour and specific number of hours of work per year and the hours of work per year cut through unemployment, simple arithmetic will tell you the amount of the yearly required income that will be missing and consequently the amount of the standard of living will be cut. Do the carpenter’s children drop out of college. Do needed medical and dental expenses get put off. Does the family car get rebuilt partially instead of replaced. Does the house go for another year without paint. Does the food budget get cut.

Americans don’t think this way — if you are not making enough, make more. Get a raise — That is only part of the answer. A giant raise will not take the place of money from full time employment. It is a stop gap arrangement that will bring about less employment because it raises the cost of building higher and puts the Government deeper into the building business.

This area has had good labor representation as far as the carpenters are concerned. His name is always preceded by "That Damn". But this is high praise for a labor representative. He is not out to win friends but he is out to influence people, and he does — he has won his share of jurisdictional fights and he is a tough contender at the bargaining table.

I have seen building costs triple and in some cases more than quadruple. Back when they doubled I think it was said "This will kill building." Needless to say, it didn’t and I don’t think your upcoming negotiations which will undoubtedly result in another raise will “kill building”. I do not know what the answer to inflation is anymore than you do. All I do know is that it is here and we have to live with it. However, two things must be kept in mind. (1) We do not need nor want any more Government controls on the building industry (2) Goose meat is not all that good to eat — but those little golden eggs are something else.
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New York State
Has Growing List of Programs
For Combining Private Enterprise
and Government Action
To Gain Middle-Income Housing

By Eugene J. Morris, member of the law firm of Demov, Morris, Levin & Shein, New York City. Mr. Morris has been active in real estate development and management in the state of New York for more than 40 years. He says that his law firm has worked on projects involving the use of every one of the dozen or so state programs described in the following article. Mr. Morris is a long-standing member of NAHRO.

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The National Association of Housing and Redevelopment Officials is an action, information and career advancement center that serves local, state, and federal agencies, officials, and civic leaders involved directly in the nationwide effort to provide decent living environments for all Americans. The NAHRO membership thus comprises the official and unofficial leadership in both public and private sectors for programs of community development and housing action. NAHRO is the professional home for policy-makers, administrators, program professionals, and technicians who deal daily with the planning, development, and management of housing for low- and moderate-income families and with the initiation and accomplishment of community development programs through urban renewal, rehabilitation, housing code enforcement, conservation, and "new town" development.

With the moratorium on the federal programs in the field of housing and urban renewal and the possibility of block grants or revenue sharing of funds by the federal government to the localities, the role of state and local governments assumes increasing importance, since they are likely to be the governmental vehicles through which assistance for these programs will hereafter be processed. The state aid programs in New York represent the most advanced and extensive techniques to be found anywhere in the United States for the development of housing and urban renewal by a combination of private enterprise and government action.

These New York state aids grew and developed in response to the needs for housing and slum clearance that could not be met by private enterprise without some assistance from government. As a result, there exists in New York today a most sophisticated combination of procedures for admixing federal, state, and municipal aid with private enterprise to produce housing aimed at almost any desired rent level and capable of dealing with almost any combination of factors encountered in the development or redevelopment of a particular site. These procedures, imaginatively conceived but rooted in necessity, have been fused by practical experience in their actual use into a total program that offers valuable insights into the techniques available for developing middle-income housing. They constitute an effective mechanism for solving the stubborn dual problem of (a) providing "a decent home and a suitable living environment" for our increasing population and (b) curbing abandonment.

Experience has demonstrated that neither of these problems can be dealt with adequately by private enterprise alone, even in periods of unprecedented prosperity, and, consequently, the need for the infusion of government aid into the real estate redevelopment bloodstream must necessarily increase as the acuteness and severity of these
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problems continue to grow. Indeed, the ultimate need would seem to be to have available everywhere a laboratory for testing the ingredients that can best be put into the private enterprise-government aid formula, applied with mathematical precision to bring about a prescribed end result, wherever it is needed.

The prototypes presently in operation in New York demonstrate the multiplicity of such ingredients and point the way to further refinements that can be tried to meet newly developing needs. They illustrate how other states might proceed when their needs become sufficiently pressing to demand action.

This article will deal mainly with New York state techniques for developing middle-income housing and will refer to federal and municipal procedures only where they are germane to the production of such housing, precluding consideration of public housing, which is entirely a function of government (except where turnkey public housing is involved) and luxury housing, which is entirely a function of private enterprise. It should like-wise be understood that New York's housing programs are superimposed upon the broader base of urban renewal and its techniques of Title I land acquisition and slum clearance (some of which are no longer available), as well as on zoning and code enforcement; on rehabilitation aids; on ordinary and special tax exemption allowance for nonprofit public purpose corporations; etc., all of which are corollary to the scope of this article.

It should be noted that the bulk of these programs are administered and supervised by the New York State Division of Housing and Community Renewal, currently headed by Mrs. Lee Goodwin as commissioner. The division, in its earliest form, began operating in the nineteen thirties and has since expanded with the development of new programs under its aegis. It administers all state programs except those of the Urban Development Corporation, which operates as a separate authority, and the Housing Finance Agency, which finances its projects through the sale of tax exempt bonds. Where localities have jurisdiction, as under the Mitchell-Lama program, they can be locally supervised (for example, by the Housing and Development Administration and the Housing Development Corporation in New York City) or, as in public housing, which is administered by local housing authorities (sometimes with state financial aid).

Effective March 1, 1962, most of the programs to be discussed were consolidated into the Private Housing Finance Law as part of the Consolidated Laws of New York. The consolidation, however, does not include public housing, the Urban Development Corporation, and urban renewal statutes.

**Limited Dividend Housing Companies Law:** The Limited Dividend Housing Companies Law, enacted in 1926 (*New York Private Housing Finance Law Article IV*), the forerunner of modern middle-income housing, was designed to attract private industry into providing housing for persons of moderate means by making limited state assistance available. While the assistance did not come directly in the form of loans or mortgages, the housing company was aided by tax exemptions and the power to acquire land by condemnation. Exemption is provided from both state and municipal taxes on improvements and new buildings for a period not exceeding 50 years. Furthermore, the housing company is exempted from all organizational taxes and its bonds, mortgages, and debenture certificates are likewise tax free, although its dividends are not free from federal income taxes.

In return for state and municipal assistance, the housing company's return on investment is limited to 6 percent. The over-all operations of the housing company are subjected to close scrutiny and control by the State Commissioner of Housing, who is vested with broad regulatory powers and, in certain instances, discretionary powers. Rental controls and tenant selection fall within the ambit of the commissioner's authority. Maximum rentals per room are fixed by the commissioner but in no event may such rentals exceed certain maximum averages as prescribed by law. The maximum family income may not exceed seven times the annual rental or, in families with three or more dependents, the ratio is increased to eight to one.

Provision is made in the statute for families whose incomes increase beyond the amount prescribed by law at the time of their admission to the project or while residing therein. In the event that the family income is not increased by more than 50 percent, the tenant may be permitted to continue residing in the project, provided that the rent is increased in proportion to the tenant's additional income. However, if the income increase exceeds 50 percent, the tenant must vacate the premises within a specified period of time.

Under the Limited Dividend Housing Companies Law, the consent of the commissioner is a condition precedent to voluntary dissolution of the housing company, unless the voluntary dissolution is sought 20 years after occupancy of the project.

It is important to note that while there is extensive supervision and control under the Limited Dividend Housing Companies Law, the state does not become a party to any agreement to lend money to such a housing company. Primary assistance is in the form of tax abatement. The disadvantage of such close supervision and the lack of financing aid has resulted in latter statutes superseding the usefulness of this law and as a result it has not, in recent years, been employed in the development of any new projects.

**Urban Redevelopment Corporations Law:** The first implementation in the middle-income housing field of authorization afforded in a 1938 enactment of Article XVII of the New York State Constitution, came in 1941 with the enactment of the Urban Redevelopment Corporations Law (*Private Housing Finance Law Article VI*). Although this law advanced the private enterprise-government aid formula for developing middle-income housing into the form still being employed today, this particular act has never been used.

It provided a well conceived and integrated, municipally-oriented procedure for making tax abatement and condemnation available for producing middle-income housing, as well as commercial and industrial redevelopment. Its failure, however, is probably due to a combination of factors: its limitation of tax abatement to a 10-year period, the rapidly following enactment of the state's Redevelopment Companies Law, which granted a 25-year tax exemption period; and the fact that the real estate industry has not been ready for tax abatement on commercial or industrial property. In any event, its provisions are essentially similar to those of the widely used Redevelopment Companies Law, discussed in the following section.

**Redevelopment Companies Law:** In 1942, a truly significant statute, the Redevelopment Companies Law (*Private Housing Finance Law Article V*) was enacted to
permit municipalities throughout the state to contract with insurance companies to undertake construction of middle-income housing projects. It was amended in 1943 to include other private and institutional promoters and developers, as well as insurance companies, and, as such (unlike the limited dividend and urban redevelopment corporations laws, is still a most useful tool in the New York middle-income housing kit.

Designed to attract private participation in this field, it authorized municipalities to take property by condemnation for a redevelopment company. The redevelopment company, however, is required to reimburse the municipality for all sums expended in the acquisition of such real property and does not receive any land-cost writedown where property is condemned under its provisions.

Further assistance to the redevelopment company is provided in the form of a partial tax exemption. The tax exemption is obtained by contract between the local legislative body and the redevelopment company for a specified period, not exceeding 25 years. The extent of the exemption from local and municipal taxes is negotiated and contractually prescribed but is limited to the difference in value between the assessed valuation prior to construction of the new project and the assessed valuation subsequent to completion of the project.

In return for the municipal tax aid, the redevelopment company is limited to 6 percent on outstanding stock in the amount of dividends it is authorized to pay and interest is similarly limited to 6 percent on income debentures. Any cash surplus derived from earnings must remain in the company's treasury and, upon dissolution, be paid into the general fund of the municipality. The limitation on the amount of return allowed to the landlord-sponsor is a direct result of the state's primary interest in channeling the benefit of tax exemption to the tenant-occupants. Primarily because individual investors have little interest in so small a return (6 percent) on invested capital in the form of ordinary income, a substantial number of redevelopment companies have been organized as cooperatives.

While the redevelopment company is subject to close supervision and regulation by the municipality that grants the tax abatement, there is nevertheless greater freedom allowed the redevelopment company than the limited dividend housing company. For example, rental charges are negotiated by contract between the redevelopment company and the municipality, whereas rental limitations, under the Limited Dividend Housing Companies Law, are fixed by statute. It should be noted, however, that the redevelopment company is subject to close supervision in the form of intermittent inspection of the property of the company and examination of its books and records. Furthermore, the supervising agency may prescribe methods and forms for keeping the company's books and records. The redevelopment company is further limited in that it may not acquire any real property or interest therein for a project unless the supervising agency and local legislative body both agree that such acquisition is necessary or convenient for the public purpose defined in the statute.

An additional obstacle to wide participation by private investors in redevelopment company projects on a rental basis is the prohibition against selling the project at a profit for a possible gain during the period of tax exemption. The reasoning behind this prohibition apparently is to prevent speculation by private investors at government expense. Consequently, private noninstitutional investors have
not availed themselves of this procedure for the development of rental housing.

**Limited Profit Housing Companies Law:** By 1955, it was becoming increasingly evident that skyrocketing construction costs, land prices, and financing charges were rendering obsolete the techniques that had successfully produced middle-income housing up to then. It was apparent that new thinking had to be injected into the picture in order to avoid a complete halt to the program, which was designed to alleviate the housing shortage for those ineligible for public housing and unable to afford any other type of housing that could be produced under existing procedures. Accordingly, the New York legislature devised a completely new concept of promoting private housing by creating the Limited Profit Housing Companies Law (Private Housing Finance Article II), popularly called the “Mitchell-Lama law.”

Its innovation consisted in providing (for the first time anywhere) low-cost, long-term, high-ratio-of-value-to-mortgage loans, made available by either the state or the municipality. This set of incentives was combined with tax abatement, condemnation powers, limitation on profit, income limits on tenants in occupancy, and development and operation supervision. This combination of state and municipal assistance was made available for use with the Title I land-cost writedown and planning aids, furnished by the urban renewal slum clearance program of the federal government under the Housing Act of 1949, as amended.

This Mitchell-Lama law authorized the first appropriation of 50 million dollars of state funds for the financing of middle-income projects. Under it, permanent financing was furnished by the state or the local municipality, at rates paid by the state or municipality on the sale of its housing bonds to the public, plus a charge for the cost of borrowing and servicing and a self-liquidating (40- or 50-year) amortization charge. It provides for the incorporation of a housing company as prescribed in the statute, called a “limited profit housing company,” which is authorized to borrow—usually 90 percent but in some instances up to 100 percent of all project costs—for terms of up to 50 years.

A 1960 amendment to the statute modified the financing of this statute so as to permit borrowing from the New York State Housing Finance Agency. This agency was created to provide direct mortgage financing through the sale to the public of tax exempt bonds guaranteed by the agency; this action was taken after the electorate had, in 1959, rejected a referendum for an additional appropriation of 100 million dollars, to keep the Mitchell-Lama program going.

In addition to providing financial aid in the form of low-interest mortgage loans, a municipality may, upon consent of the local legislative body, exempt the housing company from local taxes and require, instead, the payment of not less than 10 percent of the annual shelter rent or carrying charge, for a maximum period of 30 years. Furthermore, any bonds, notes, and obligations of a housing company are exempt from state taxation, inclusive of interest, but are subject to the usual federal income taxes. The statute, likewise, authorizes a municipality to take property on behalf of the housing company by exercising its power of eminent domain but contains no provision for a land-cost writedown.

(continued)
NHARO – (continued)

A housing company may not pay a return exceeding 6 percent on its income debentures. This, of course, limits the possible return on investment to the sponsor of a rental limited profit project but, in turn, is of no concern to a mutual company (a cooperative), which is entirely nonprofit and pays no dividends. The limitation of return to an investor in a rental project of 6 percent would ordinarily discourage any real estate developer from being interested in any such operation in view of the complex procedures and high risk requirements of the program and, indeed, in practice, it has had, until the 1969 amendment to the federal income tax law, precisely that effect, so that the overwhelming majority of the projects promulgated under this law had been cooperatives until 1969.

Where the developer is a builder (as distinguished from an investor who must retain a general contractor to build the project), it may be possible, under certain circumstances, to leave all or part of the builder's fee allowed by the supervising agency in the project, as an equity investment. This would avoid the ordinary income tax to which such fees would otherwise be subjected and allow these funds to constitute all or part of the equity position in the project on which a 6 percent return is allowed (thus converting it to the equivalent of a 12 percent return, if the builder is in a 50 percent bracket). However, since the enactment of the accelerated depreciation provisions of the federal tax laws in 1969 allowing specialized treatment for low- and moderate-income new construction and rehabilitation housing and the enactment of Section 16 of the Private Housing Finance Law, allowing a pass-through of the tax shelter to a partnership, these complicated procedures are no longer necessary. Housing companies are made partners, allowing high income tax bracket investors to make equity investments that realize substantial tax shelters.

The actual construction work and final approval of the building is a highly complicated and minutely detailed job entailing considerable responsibility. Once the project is completed, occupied, and the permanent mortgage closed, the commissioner or the supervising agency usually requires an annual report from the housing company, setting forth information concerning the activities of the company. The condition of the property is, likewise, checked periodically and from time to time supplementary rules and regulations are enacted to effectuate full control and supervision. These controls are important and necessary to protect the investment of the municipality or state and especially that of the investing public, which has purchased the bonds, thus making the financing possible.

The rentals charged by the housing company in a Mitchell-Lama development are a matter of primary concern to the state and municipal authorities. The basic purpose of limited profit housing company developments, as well as projects built under the provisions of the Redevelopment Companies Law or Limited Dividend Housing Companies Law, is to provide adequate housing at rentals that middle income people can afford. In any such development, every effort is made to keep the rentals at the minimum amount necessary to operate the project and liquidate the company's indebtedness. Consequently, maximum rentals are subject to the approval of the commissioner or supervising agency. The rental ratios are the same as those prescribed in the Limited Dividend Housing Companies Law.

This statute further provides that, in the event a tenant's income increases beyond the amount prescribed by law by more than 25 percent, the tenant may be forced to vacate the premises unless the company, with the approval of the commissioner, finds that removal from the premises would cause hardship. However, if the income increase exceeds 50 percent, the tenant must vacate the premises, unless the tenant is living in the project under a proprietary lease or by reason of ownership of stock in the housing company. In these circumstances, the tenant may, subject to consent of the commissioner, remain in occupancy for three years or longer. In the event a tenant whose income exceeds the maximum prescribed by law is allowed to occupy the premises, the tenant must pay a rental surcharge in proportion to the excess income. These surcharges are to be used to enable lower-income elderly persons to continue in occupancy without paying rent in excess of a fair proportion of their income, with any surcharges in excess of that sum to be applied to operating and managing the project, thereby leading to an over-all reduction in rentals.

Housing Finance Agency: The New York State Housing Finance Agency was created in 1960 for the purpose of providing direct mortgage financing to limited profit housing companies (Private Housing Finance Law Article III). This is accomplished by the issuance of agency bonds to the general public. In turn, the monies received from the sale of these bonds are loaned to the housing company and secured by a first mortgage lien on the company's property. This device was impelled by the necessity to avoid the referendum required by the New York state constitution, which prohibits the state from pledging its credit on any long-term debts unless the proposal is approved at a statewide referendum by a majority of the votes cast at a general election. The bonds are, however, backed by the state as "moral obligations", since there has never been a default, the state has never been called upon for its backing.

The agency's bonds are tax exempt, thus inducing the investing public to buy them at a low interest rate. However, the bonds are not exempt from estate taxes, gift taxes, and transfer taxes but they are legal investments for fiduciaries, trustees, and any persons who are authorized to invest in obligations of the state. No mortgage loan may be made by the agency unless the municipality in which the project is located has complied with the limitations and restrictions imposed by the statute and the commissioner's regulations to protect the agency's investment.

Under this program, the interest on the Mitchell-Lama mortgages is higher than on the earlier direct state loans or the municipal loans but considerably lower than the prevailing rate on conventional mortgages. The combinations of the Mitchell-Lama and Housing Finance Agency programs is providing billions of dollars of mortgage funds, which has given rise to the largest state-aided, middle-income housing program this country has ever seen.

Municipal Financing: Under the Limited Profit Housing Companies Law (Private Housing Finance Law Article II), financing may be provided by a municipal loan obtained by the sale of bonds of a city, town, or village pledging the credit of the municipality within its constitutional debt limit.

In New York City, the Housing and Development Administration is specifically authorized to exercise all powers, rights, and other duties connected with the administration of the Mitchell-Lama law where municipal aspects of the program are involved. In practice, it functions in much the same manner as the New York State Division of Housing and Community Renewal.

A basic difference between the state and city (continued)
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Mitchell-Lama programs lies in the method of financing. While state Mitchell-Lama projects are financed through the Housing Finance Agency, which issues bonds based on its own credit and not the credit of the state itself, the municipality is allowed to pledge its own credit directly, with the city as mortgagee.

New York City Housing Development Corporation: As a result of the 2 percent constitutional debt limit applicable by the New York state constitution under Articles VII, VIII, and XVIII, the city of New York used up its entire debt limit during the latter part of the decade of the 1960's and the early part of the 1970's. Accordingly, it was decided to set up an authority similar to the New York State Housing Finance Agency, which could issue bonds to finance city Mitchell-Lama projects in the same manner as the Housing Finance Agency financed state Mitchell-Lama projects. This proposal was enacted as Article XII of the Private Housing Finance Law in 1971. Article XII provides for an agency authorized to issue tax exempt bonds without a direct pledge of the credit of the city of New York in the same manner as the Housing Finance Agency issues tax exempt bonds without pledging the credit of the state of New York.

The New York City Housing Development Corporation is authorized to issue bonds in the total amount of 800 million dollars, of which no more than 200 million may be allocated to rehabilitation loans and of which no more than 100 million may be allocated to participatory loans. This appropriation materially augments the capacity of the city of New York to develop city Mitchell-Lama projects.

Loans to Owners of Existing Multiple Dwellings (Municipal Loan Program): Although loans for rehabilitation may be made under Article II of the Private Housing Finance Law (the Mitchell-Lama law), there is a special vehicle for major rehabilitation in New York under Article VIII of the Private Housing Finance Law known as the municipal loan program. This program, which was enacted into law in 1960, was rarely used during the early years of its existence but it became most active in the middle and late 1960's, particularly with the 1969 amendments to the federal tax law, making a five year accelerated tax depreciation available for this type of rehabilitation.

The program consists of a direct mortgage loan by the city of New York out of budget funds to cover both temporary and permanent financing. There is no limited return on investment, although rents in the rehabilitated units are controlled. It is used jointly with Administrative Code Section 591 to obtain tax abatement. This tax abatement in a major rehabilitation job amounts to approximately 20 years of no taxes, under a complicated formula related to the nature and extent of the rehabilitated items in the project.

HOPE Loan Program: The early successes of the Mitchell-Lama program, several broad problem areas developed as the program expanded. One of these dealt with the all too common situation in which potential occupants of a Mitchell-Lama cooperative, though their aggregate annual family incomes were adequate to pay the carrying charges established by the housing company, found themselves unable to meet the cash downpayment required by the company for the purchase of the stock. To fill this gap, the Home Owners Purchase Endorsement (HOPE) program was enacted into law in 1962 (Private Housing Finance Law Article II Section 12(2a) 19).

The HOPE program is administered by the New York State Housing Finance Agency, which is empowered to contract with Mitchell-Lama cooperatives for the making of loans to tenant cooperators to finance part of the purchase price of the stock in the cooperative. This is accomplished through the housing company's agreeing, if certain statutory conditions are met and the prospective transaction has received the written endorsement of the commissioner, to accept in lieu of cash for payment for the purchase price of the stock a note of the borrower at an amount approximately equal to the purchase price, less $200.

These HOPE notes bear a below-market interest rate and may be repaid over a period of 10 years. Interest and amortization on the notes are paid monthly and are merely added to the carrying charges for the apartment. Thus, they are most useful to a family with sufficient current income but inadequate cash resources to make the downpayment. The loans are self liquidating and constitute an effortless method of compulsory savings.

Capital Grant Program: Although the HOPE program provides assistance to tenants in the purchase of cooperative apartments, further help was needed by tenants seeking rental apartments where the tenant's ability to pay exceeded public housing limits, but was below the prevailing rentals in Mitchell-Lama projects. To cover this gap, a provision was enacted authorizing the New York State Housing Finance Agency to lease apartments in rental Mitchell-Lama projects up to a statutory maximum of 20 percent of the dwelling units in the project, at rentals below those charged for the other apartments in the project. The provision (Private Housing Finance Law Article III Section 44(a)), in effect January 1, 1966, requires that the rentals be fixed by the housing company with approval of the commissioner or the supervising agency. The difference between the prevailing rent for the apartment and the amount for which it is rented under this program is paid for by the Housing Finance Agency. The amount is required to be fixed and paid at a rental equal to 20 percent of the probably aggregate annual income of the occupant at the time of the execution of the sublease and upon any annual renewals of it. This program is similar to the federal rent supplement program, which was patterned after it.

Housing Development Fund Companies: With the coming into the program of many nonprofit community-based sponsors in the mid-1960's, Article XI of the Private Housing Finance Law was enacted in 1966.

Article XI authorizes the formation of a housing company by nonprofit sponsors, permitting them to obtain 100 percent tax abatement instead of 10 percent of shelter rent as provided in the Article II or Mitchell-Lama tax exemption formula.

The statute also contains provision for the creation of a "seed money" fund to make noninterest bearing advances to Housing Development Fund Companies as "seed money" loans. To be eligible for such loans, the act requires, in addition to the formation of an Article XI housing company, that the project be economically feasible and that a municipal, state, or federal mortgage can be obtained for the housing project. The Housing Development Company is limited as to rents, profits, dividends, disposition of its property, franchises, etc., as in the case of an Article II corporation.

(continued on page 18)
This directory is published by the New York State Association of Architects, the State Organization of the American Institute of Architects.

The list contains the names of licensed architects whose address listings are in New York State and/or who are members of this Association as of April 24, 1974. The information is supplied by special permission of the New York State Education Department as a service to the public. The names of New York licensed architects whose addresses are outside the state are on a master list maintained at NYSAA/AIA Headquarters.

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For further information, please contact the Association Headquarters at 441 Lexington Avenue, New York, New York 10017. Please mail corrections on the form provided.

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WHAT MAKES THIS ALL-GLASS BUILDING SO ENERGY EFFICIENT?
The First International Building in Dallas is a brilliant example of the efficiency of glass buildings. Its skin is nearly all glass. Yet the press has hailed it as "...the most energy-efficient building in Dallas." This is not in spite of being glass, but because it is PPG Solarban 480 Tiwindow insulating glass.

**Where the energy goes.**

In planning this building the design team saw (as you can see on the chart) that about 50% of the energy would go to light it. Another 14% to run the fans, elevators and various office machines. About 7% to heat it. And because it's Dallas, 29% to cool it. So they decided to cool it—with the most innovative, energy-conserving air-conditioning system technology could provide. But they needed high-performance glass to do it. It reflects, insulates and saves.

PPG Solarban 480

Twindow reflective insulating glass has a shading coefficient of 0.22. This reduces solar heat gain by 78% compared to single-glazed clear glass. And the double glazing drastically reduces the conducted heat gain (or loss) through the skin of the building.

**The bottom line is this:**

The innovative, all-air mechanical system saves both energy and money. It reclaims heat from the lighting and large interior spaces and redistributes it for perimeter heating when needed. And the simplicity of its design saves even more money.

As the Herman Blum Consulting Engineers put it: "If you’re going to use an all-air system in a high-rise building, you’ve almost got to have a high-performance glass."

**The right glass is the right answer.**

Today, there is a flurry of antiglass invective.
People would have you think that less glass used means more energy saved. Not necessarily so. It's really a question of quality, not quantity. And buildings like the First International Building prove it.

Our graph illustrates one important point to keep in mind with "all-glass" buildings.

A building that's 70% Solarban 480 Twindow insulating glass (and that's 70% vision glass we're talking about) is more energy efficient than the same building using cramped little clear glass windows totaling only 20% vision area (and that's an 80% opaque wall).

The transparent advantage.

If a glass wall can be used instead of an opaque wall, it's obviously better. It's transparent. Experienced owners agree that tenants find a building much more desirable when they can see the outside from the inside. And certainly an important mea-
NAHRO — (continued)

Urban Development Corporation: The Urban Development Corporation (UDC) was formed under the provisions of the Urban Development Law, Chapter 24, Subchapters I, II and III of the Unconsolidated Laws of the State of New York, Sections 6252-6360, inclusive, Laws of 1968, Chapters 173, 174 and 175, effective April 10, 1968 as amended.

The Urban Development Corporation was created in order to act as initiating developer of projects throughout the state of New York. It's basic purpose is to locate worthy projects throughout the state and initiate their development and eventual disposition to private ownership.

After enactment of the UDC statute in 1968, an organization of specialists was set up to administer and handle its activities. The initial funding for the operation was obtained from state expense budget funds; two funds were made to get the activities of the UDC going, so that, over a period of time, the operation could be self-sustaining. These funds, however, have been insufficient to cover the expenses incurred during the first years of operating of UDC, from its initiation in 1968 up to the present time, and additional funds accordingly have been obtained from the capital budget of the state on a first-instance loan basis.

The UDC is also authorized to issue its own general obligation bonds up to a recently authorized amount of 2 billion dollars. Since these bonds are general obligation bonds, the funds realized from their sale can be used for general operations of UDC, as well as mortgage loan funds out of income-producing properties and are different from the revenue bonds of the Housing Finance Agency of the state of New York and the Housing Development Administration bonds of the city of New York, which can only be used for first mortgage self-liquidating loans on income producing properties.

In addition to these funds, UDC operates on the basis of charging fees for the services it renders in connection with the development of projects upon the sale of these projects to developers. These fees are calculated on a basis that will render the operation self-supporting but that objective has not as yet been reached.

Up to now, UDC has in construction or already completed a total of approximately 110 projects, making up over 32,000 units of housing — plus industrial and commercial projects.

Under powers granted by the legislature, UDC may develop projects anywhere throughout the state and is not required to comply with either local zoning or building code provisions — except that in towns or villages where, if the town or village within 30 days after approval of a project by UDC, disapproves the project, UDC cannot proceed with it. This limitation applies only in towns and villages throughout the state and does not apply to cities.

All of the financing of housing for UDC is processed through Article II of the Private Housing Finance Law (the Mitchell-Lama law) with mortgage financing being furnished out of UDC bond issue funds. This includes both temporary and permanent financing. Tax abatement is also provided under the terms of the UDC statute and no local approval is required for tax abatement, which is generally 10 percent of shelter rent for housing projects.

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From the first day a project is considered, an effort is made by UDC to obtain a developer who is willing to negotiate with UDC to take over the project, at an agreed state of its development, on a negotiated financial basis, and the developer either becomes the general contractor or retains a general contractor on the basis of negotiation. Where a project is ready for construction before a developer has been retained, UDC selects a general contractor on an arbitrary negotiated basis, as in the case of selection of architects.

UDC has its own legal staff, engineering department, department of economic analysis, and all other technical expertise required for the development of projects in accordance with the statute (which includes not only housing, but commercial, industrial, and other types of real estate development).

The long-range objective of UDC is to remain as the holder of a mortgage on the project, which is privately owned in accordance with the provisions of Article II of the Private Housing Finance Law.

It should be noted the UDC has the power to use any municipal, state, or federal programs that may be available for the development of real estate projects. It has, in fact, made extensive use of the federal Section 236 and rent supplement programs, as well as other existing procedures.

New York City Educational Construction Fund: Articles 10 and 10b (Sections 450-495 inclusive) of the Education Law of the State of New York creates the New York City Educational Construction Fund, which permits the construction of public schools, with use of the air rights above the schools for housing, business, and commercial purposes. The program authorizes the fund to issue tax exempt bonds, which are sold in an amount equivalent to the cost of acquiring the land and building the school facility. The air space above the school is then leased for the air rights use on the basis of a leasehold, under which the air rights user pays an annual rent equivalent to the debt service retirement on the bonds issued to finance the school. In this manner, the city of New York is enabled to acquire land and build school buildings at no cost to itself.

This program, which was enacted in 1966, is widely used in the city of New York for the construction of its public school buildings. Since the inception of the program, 23 projects have been constructed or are in process of development.

The bonds of the fund have been readily saleable, and it is anticipated that the program eventually will permit the development of all public school facilities under its procedures.

Tax Abatement Statutes: In addition to the tax abatement procedures authorized under the Private Housing Finance Law under Articles II, IV, V, and XI, there are other statues that authorize additional forms of tax abatement to encourage the development of new and rehabilitated housing.

Section 421 of the Real Property Tax Law provides for tax exemption for new construction in the city of New York by allowing tax abatement for the period of the first 10 years after completion of the housing. The abatement is 100 percent during the first two years after completion and decreases 20 percent every two years until full taxes are restored at the end of the ten-year period. This program,
NAHRO – (continued)
enacted in 1971, has resulted in stimulating housing construction mostly in the luxury areas of the city and has resulted in the development of a large number of new housing units in the city's inventory.

Section 422 of the Real Property Tax Law, enacted in 1968, also provides for tax abatement for housing for colleges, universities, educational institutions, child care institutions, hospital and medical research institutes, or for handicapped or aged persons of low income or nonprofit nursing home companies. All housing that qualifies under Section 422 is 100 percent tax exempt under the statute. This statute, too, has led to the widespread development of such facilities throughout the state.

Section J51 of the Administrative Code of the City of New York, added about a decade ago, provides for exemption and tax abatement in regard to improvement of substandard dwellings. The program provides for a complex formula of abatement related to the expenditures made in the alteration and improvement of existing properties. Where a major or gut rehabilitation is performed, the effect of Section J51 is to make the property totally exempt from taxes for a period of approximately 20 years. This program is available for use in connection with federal, state, and city programs for financing rehabilitation and in many instances brings the rents in rehabilitated buildings down to low-or middle-income housing and is available for any rehabilitation, even in a luxury building.

New York City Rehabilitation Mortgage Insurance Corporation (REMIC): A new program dealing with preservation and rehabilitation loans by private tenders was enacted into law on June 22, 1973 as Article XIV of the Private Housing Finance Law.

The act creates a public benefit corporation, whose purpose is to insure portions of private loans extended by regulated financial institutions, which include insurance companies, savings banks, commercial banks, and savings and loan associations. The loans are to be in the areas designated by the City Planning Commission under the City Neighborhood Preservation Program. Initially, five areas have been designated and it is anticipated that additional areas will be added.

The loans are either preservation loans, which involve no rehabilitation but merely refinancing of existing loans, and rehabilitation loans, which can be either for gut rehabilitation or moderate rehabilitation.

The act provides for insurance on preservation loans of the top 20 percent of the loan and on rehabilitation loans of the top 90 percent of the loan, provides that, as to any one building, the aggregate amount of the loan guaranteed may not exceed 33-1/3 percent.

Where a lender elects to participate, he is obligated to make loans in the particular area on the entire portfolio of mortgages that meet the statutory requirements and on which owners wish to refinance. The institutions are obligated to make offers to all owners in the particular area involved.

The terms of the loans are to be not less than 10 nor more than 30 years, with a level debt service and an interest rate not higher than that established by the New York State Banking Board (currently 8 percent). It applies to new law tenements (buildings built after 1901). The New York City Rehabilitation Mortgage Insurance Corporation will identify classes of buildings, which include one- and two-family homes as well as multiple dwellings in specified eligibility classes.

Financial support for the corporation's activities came from an initial capital contribution of 7.5 million dollars by the city of New York and by a guarantee contract by the board of estimate as to the guaranteed portion of the loan. The guarantees are authorized up to 20 times the city's capital contribution or 150 million dollars in insurance obligations. Where the authorization is to be increased, additional capital contribution by the city will be required.

HD9 Capital Contribution (Reversionary Interest): This is a program used in New York City through which the city makes a payment of funds out of its capital budget to defray part of the capital cost of producing the project in return for a reversionary interest in the property, with title to the property to be conveyed to the city when the mortgage is paid off (usually after 40 or 50 years) unless the capital payment is repaid before that time. It has been found that a capital payment covering one-half of the total development cost of the project will reduce rents by about one-half.

Until now, the program has only been used in New York on public housing and nonprofit housing ventures, since questions have been raised about contributing capital funds to a profitmaking project, even though the profits are limited by statute (as in the Mitchell-Lama law). This is particularly so in projects where substantial tax shelters are available to the equity investors. It has been suggested, however, that this difficulty might be overcome by requiring the equity owners to contribute part of the tax shelter back to the project to reduce the rents further, on a negotiated basis.

Conclusion: Today New York state has attained sophisticated and efficacious procedures that fuse federal, state, and municipal aid with private enterprise to produce housing at almost any desired rent level and to deal with almost any combination of factors involved in the development or redevelopment of a particular site. Reference to these multiple procedures points the way to further refinements to meet newly developing needs for other types of housing and urban renewal assistance. These procedures acquire an additional significance with the phase-out of the federal categorical programs.
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ARMAND BARTOS  FAIA  

Born 1910, New York City. Graduate of University of Pennsylvania, School of Architecture, 1934. Scholarship at M.I.T. where he received Masters Degree and then worked in various offices until serving in U.S. Navy from 1943 to 1946. In 1953 he formed his own firm and in 1957 was joined by Frederick Kiesler. That partnership lasted until 1962 and since then he has been senior partner of Armand Bartos & Associates. In 1966 he received the American Institute of Architects Award of Merit and Gold Medal of Honor from the Architectural League of New York for the Shrine of the Book, Jerusalem, Israel (both with Frederick Kiesler). He was awarded a Silver Medal Citation from the National Museum, in Israel, 1966. In 1970 Armand Bartos and Associates received the Certificate of Merit from the New York State Association of Architects for the Yeshiva University Library. He is a past director of the New York Chapter, A.I.A. He serves as a trustee of the Institute for Architecture and Urban Studies and is a member of the Committee for Architecture and Design of the Museum of Modern Art, N.Y. He is a member of the Corporation Committee for the Arts at M.I.T. and is also chairman of the Planning and Facilities Committee of the Council for the Arts at M.I.T. He is a co-founder and president of the Aspen Center for Contemporary Art, Aspen, Colorado.

HERBERT BECKHARD  FAIA  

Born New York, N.Y., in 1926. Attended primary and secondary schools in Lawrence, New York. Served in U.S. Navy, 1946-1948 with duty in the Pacific aboard the U.S.S. Cape Esperance. Graduated with honors from Pennsylvania State University, 1949, graduate study at Princeton University, 1950. Joined Marcel Breuer, 1951 becoming an associate in 1957 and partner in 1964. During the earlier years he participated with Breuer in the pace setting work done in the area of private houses. Included among these houses are: The Gagarin House, Litchfield, Conn. 1954; Starkey House, Duluth, Minn. 1954; Stahekin House, Zurich, Switzerland 1957; Hooper House, Baltimore, Md. 1969; Stillman House II, Litchfield, Conn. 1964 (A.I.A. Honor Award); Koeler House, Treslin, Switzerland 1967 (A.I.A. Honor Award), and Geller House II, Lawrence, N.Y. 1968 (A.I.A. Honor Award). Other projects also in collaboration with Marcel Breuer include an administration and research building for the Torin Corp., Torin, Conn. 1966-1967; St. Francis de Sales Church, Muskegon, Mich. 1964 (A.I.A. Honor Award); Housing and Urban Development Headquarters Building, Washington, D.C. 1968 with Nolen/Swinburne (A.I.A. Honor Award); University of Massachusetts/Campus Center 1969; Headquarters Building for the Department of Health, Education and Welfare, Washington, D.C. with Nolen/Swinburne presently under construction.

ARALDO Cossutta  FAIA  

Araldo Cossutta was born in Yugoslavia in 1925. He studied architecture at the Ecole des Beaux Arts in Paris and worked as an apprentice in the studio of Le Corbusier. He came to the United States in 1951 where he received his Master of Architecture Degree from the Harvard School of Design. In 1955, he joined the firm of I.M. Pei & Partners where he practiced as a principal until 1973, when he established his current practice—Cossutta & Ponte. Major projects of Mr. Cossutta include the 30-acre Christian Science Church Center in Boston; the Tour Crédit Lyonnais in Lyon, France—a hotel/office building now in construction; Third Church of Christ, Scientist and the Christian Science Monitor Building in Washington, D.C.; Tenth Street Mall and L'Enfant Plaza/Phase I in Washington, D.C.; Proposal for the Grande Tour at the Tête de la Défense in Paris and the Green Center for the Earth Sciences at the Massachusetts Institute of Technology in Cambridge (both in collaboration with I.M. Pei); Eaton Center in Vancouver; East-West Center at the University of Hawaii; Nordia and Hamedina urban complexes in Tel Aviv; Lomas de Castro Plan in Mexico City; Hyde Park Urban Redevelopment project in Chicago; and the Denver Hilton Hotel in Colorado.

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HERBERT EPSTEIN  

JULIAN NESKI  
Born New York City 1927. Stuyvesant High School, Vanderbuilt University, Rensselaer Polytechnic Institute, B. Arch. 1950. Associate of Marcel Breuer, Partnership with Peter Blake and at present partnership with wife Barbara Neski. His work has been exhibited widely and published including the U.S. Pavilion at Expo Fair Japan, 1970. He has received numerous AIA awards for his houses as well as five consecutive years of Record House. He has been a design critic at Pratt Institute, Cooper Union and Columbia University. He has served as member of the ethics committee of the New York Chapter, AIA.

JAMES S. ROSSANT  
Born in New York City, James S. Rossant received his B.Arch. from the University of Florida in 1950. He graduated from the School of Architecture and the Harvard Graduate School of Design in 1952. He has lectured at Columbia University, New York University, the Master Studio in Architecture at Pratt Institute and the Academia in Venice. Rossant, partner of Conklin and Rossant, was responsible for the master plan for the new town of Reston, Virginia in 1962 and the first master plan for Lower Manhattan in 1965. He has also been responsible for the design of many multi-use building complexes, including Lake Ann Village at Reston, Metro North Community in East Harlem, Charles Towers in Baltimore, Cadman Towers in Brooklyn Heights, and Usdan Center for the Arts in Long Island.

THE AMERICAN INSTITUTE OF ARCHITECTS
Stanley Salzman was born in New York City. He received his architectural degrees from Harvard where he was awarded a University Scholarship and the Wheelwright Traveling Fellowship. While in Cambridge he worked for Walter Gropius and then Marcel Breuer. Seeking the large office experience he worked in New York and Venezuela for Gordon Bunshaft of Skidmore, Owings and Merrill. In 1949 he joined William Breger in partnership. The work was primarily residential. That same year Salzman became a faculty member at Pratt Institute where he is presently senior Professor of Architecture. He practiced alone from 1955-60 and then formed a partnership with Harold and Judith Edelman and commenced a venture that led to community architecture in Harlem, the Lower East Side of New York, Greenwich Village and Bedford-Stuyvesant. The office has produced low and moderate income housing and particularly modular housing in concrete and in wood. In addition to awards from H.U.D. and the A.I.A., the work of this group has been internationally published. Salzman was co-director of the Pratt School of Architecture in 1968-69 and was designer of the School's new curriculum. He has also received a John Simon Guggenheim Fellowship and an A.I.A. Brunner Scholarship.

Mr. Smith was born in Bronxville, New York in 1925. After graduating Magna cum Laude with an A.B. degree from Princeton University in 1947, Hamilton Smith attended Yale University where he received his architectural degree in 1950. He served on the staff of Eero Saarinen and Associates for three years, during which time he worked on the General Motors Technical Center Project and on the Massachusetts Institute of Technology Auditorium. He joined Marcel Breuer in 1953 and became a partner in 1964. Mr. Smith has been the co-architect with Mr. Breuer on numerous projects including the Whitney Museum of America Art; the Abbey Church and other University buildings for Saint John's Abbey and University in Collegeville, Minnesota; Teaching and Research Laboratory Building projects for both New York University and Yale University; a Gallery and Audiorium Wing for the Cleveland Museum of Art; Headquarters Office Tower for the Cleveland Trust Company; and a Third Power Plant project at Grand Coulee Dam, for the Bureau of Reclamation. Mr. Smith received with Mr. Breuer the American Institute of Architects' Award of Merit in the National Honor Awards for the St. John's Abbey Church in 1962, and for the Whitney Museum in 1970.

Rolland D. Thompson, FAIA; Partner and Director, Education Division, Gruzen & Partners, Architects-Planners-Engineers, New York City and Newark, New Jersey. Born in Pittsburgh, Pennsylvania, April 29, 1921. Educated Massachusetts Institute of Technology, Master of Science, 1949 (structural engineering); Harvard University Graduate School of Design, Master of Architecture, 1948; Harvard College, Bachelor of Science, 1943; Deerfield Academy, 1939. Registered Architect in New York, New Jersey, Pennsylvania, and Connecticut; Owner-Architect Rolland D. Thompson, New York City, 1962-3; Partner, Steinhardt & Thompson, New York City, 1954-1962; Architect, Marcel Breuer, New York City, and Paris 1949-52. Member, American Institute of Architects; New York State Association of Architects; New York City Chapter/AIA; Trustee, Central Presbyterian Church, New York City; Trustee, American Church in Paris; U.S. Army, Captain, Field Artillery, 1943-46.

1974 FELLOWS - NEW YORK REGION -
Danforth W. Toan was born in New York City 1918. He holds degrees from Dartmouth College (1940, A.B.), and Columbia University's School of Architecture (1949, B.Arch.). Since 1952, he has been a member of the design faculty of Columbia University's Graduate School of Architecture & Planning, and has held a chair as Adjunct Professor of Architecture for the past 14 years. In 1956 the partnership of Warner Burns Toan Lunde was formed, and has worked on master planning and buildings for Corning Community College, Corning, New York, (seven campus buildings); the Hofstra University Master Plan, Library, Student Center, Pedestrian Bridge and Dormitory Towers; The Rockefeller Library and Science Library at Brown University; the Douglass College Library of Rutgers University; the Performing Arts Center and Library at Sarah Lawrence College; the Ruth Harly University Center of Adelphi University; University of Hartford Library; the John Robarts Library of Humanities and Social Studies of the University of Toronto, Toronto, Canada; and the master plan (with Sidney Katz, FAIA) of Kingsborough Community College, Sheepshead Bay, Brooklyn, New York, and several of its buildings. A number of these projects received national, regional and/or local awards. Mr. Toan is currently chairman of the Urban Design & Planning Committee of the New York Chapter of the American Institute of Architects.

Born in Denmark in 1914, he studied there, with Saarinen at Cranbrook and Gropius at Harvard, from where he holds an M.Arch. (1948). Before coming to the U.S. in 1943, he worked in offices in Denmark, Sweden and Argentina, and prior to his own practice he worked with the hospital consulting firm of Neergaard, Agnew, Craig and Westermann and the U.S. Public Health Service. Helge Westermann has been in private practice in New York City since 1955. In 1964 he was joined by Richard Miller, and the firm now practices under the name Westermann/Miller/Associates P.C. Engaged primarily in the design of health-related facilities, the firm has prepared a number of master-plan studies: Montefiore Hospital, Bellevue Hospital, both in New York, and a large number of hospitals and clinics: Gorgas Hospital in the Canal Zone, Caguas Subregional Hospital Center in Puerto Rico, several buildings at Montefiore, Valley Hospital in Ridgewood, Yale University Health Center. The Performing Arts Center at Smith College was designed by his firm, and during the sixties he was associated with Pietro Belluschi and Eduardo Catalano in the design of the Juilliard School at Lincoln Center.
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1) Award of Merit to Myron Goldfinger for a custom designed residence at Sands Point, New York. (Photo opposite) Myron maintains a practice at 333 E. 30th Street, New York, and is a professor of Architecture at Pratt Institute, Brooklyn.

2) Award of Merit to Schleicher-Soper Architects, 610 James Street, Syracuse, for their multi-building project in North Syracuse. Plans and photos to be published in next issue of ESA.

3) Award of Merit to Werner Seligman and Associates, 9 Homer Avenue, Cortlandt, New York, for a multi-building project in Ithaca. (Aerial view opposite). This intriguing project will be presented in more detail in the next issue.

The annual awards program — largest and oldest for residential design in the United States — is sponsored by the American Institute of Architects in cooperation with House & Home, a McGraw-Hill trade publication for the housing and light construction industry and American Home an American Home Publishing consumer magazine. The program was instituted 19 years ago to inspire excellence in originality of architectural design and use of building materials.

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