

THE HOUSE I LIVE IN



The Spirit of East Harlem, at E. 104th Street and Lexington Avenue, painted by Hank Prussing, 1974.



LaGuardia
and Wagner
Archives

The New York Times
inEDUCATION

2017 Calendar



The City
University
of
New York

REBNY
REAL ESTATE BOARD OF NEW YORK

fund
for
public
housing



about our family life, our communities and how we are progressing as a society.

The House I Live In is the 13th collaboration between The City University of New York and The New York Times in Education, and we're pleased to welcome two new partners this year, the Fund for Public Housing, an independent 501c3 launched by the New York City Housing Authority to improve the lives of NYCHA residents, and the Real Estate Board of New York, founded in 1896 to improve the property market with the professionalization of real estate brokers and agents. We thank Shola Olatoye, Chair and Chief Executive Officer of NYCHA, Rasmia Kirmani-Frye, President of the Fund for Public Housing and John H. Banks, III, President of the REBNY, for their support of this project. For more than 30 years, CUNY's LaGuardia and Wagner Archives has produced calendars on a range of topics, drawing on its extensive collections. These topics include: voting rights and citizenship; women's leadership; immigration; public higher education; the Supreme Court; journalism; the sciences, engineering and mathematics; freedom,

Housing has always been about much more than shelter. Our homes can reflect our values and our sense of identity, the economic realities we face and our aspirations. The advocates, policy makers, poets, architects and urban planners quoted in the 2017 CUNY/New York Times in Education calendar and website illuminate what our homes tell us about where we have been, and where we are going. Look at our homes and how they have changed over the years and you can discover truths

and working people. You can view the most recent calendars online at: www.cuny.edu/freedom.

The once novel idea that a city government should have a responsibility to provide housing started right here in New York. In 1934, Mayor Fiorello LaGuardia established the country's first municipal housing authority. Three years later, U.S. Senator Robert F. Wagner (a City College graduate) crafted the federal legislation establishing a housing policy and putting people to work during the Great Depression.

Turn to any page in the calendar, and you'll find striking images and thoughtful viewpoints on housing. April focuses on the "uprooted" — those without homes. As Congresswoman Nydia Velazquez says, "Fair and affordable housing is a basic right for all New Yorkers and all Americans." March, featuring Housing Construction, includes a thought-provoking statement by architect I. M. Pei: "Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society."

The House I Live In was guided by Jay Hershenson, the University's Senior Vice Chancellor for University Relations, and President Gail O. Mellow of LaGuardia Community College. They relied on Richard K. Lieberman, Director of the LaGuardia and Wagner Archives at LaGuardia Community College, to develop the calendar and plan outreach. This calendar reflects CUNY's long interest in housing policy and the value we place on housing as a means of progress.

JAMES B. MILLIKEN
Chancellor



Company housing for cotton workers near Corcoran, Calif., 1936.



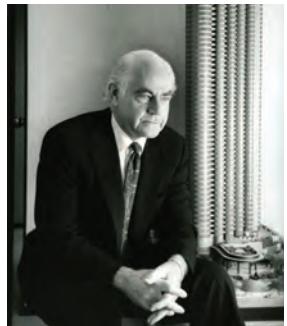
Jerry Shores family sod house, Custer County, Neb., 1887.



Residential development in Marine Park, Brooklyn, N.Y., 1929.



The Bernard and Anne Spitzer School of Architecture at The City College of New York, 2016



Bernard Spitzer graduated from The City College of New York and he and his wife later donated money to the School of Architecture, which was renamed in their honor, 1991.

Milestones for THE HOUSE I LIVE IN: A history of housing in the United States

1600s

JANUARY 1625 The Dutch West India Company issues rules to Interim Director of New Netherlands Willem Verhulst to administer the types and location of houses in the colony.

1648 The Dutch colony of New Amsterdam passes the first fire prevention law, banning wooden and plaster chimneys.

1700s

APRIL 1, 1775 New York law aims to prevent fires and limit their damage by regulating where wooden buildings could be constructed. Nevertheless, a great fire in September 1776 destroyed much of the city.

1791 New York State law mandates the use of fire walls in home construction.

1799 Philadelphia builder William Sansom constructs what is believed to be the first group of block-long uniform row houses in an American city along Walnut Street.

1800s

1800 New York State Legislature grants power to New York City to "purchase property within designated areas that violated building regulations."

MARCH 22, 1811 The Commissioners' Plan for New York establishes a long-range plan for the city's growth, dividing the city into a grid of long rectangles consisting of 20 blocks to a mile extending up the island from Houston Street to 155th Street. The plan led to standardized building lots of 25 x 100 feet.

1817 The West Point military academy offers the first academic program in architecture as part of its civil engineering coursework.

1820 Hezekiah Pierrepont divides 60 acres in Brooklyn Heights into lots measuring 25 x 100 feet, designed for row houses with backyards. The resulting homes comprised the first New York suburb. He required that the houses be built with brick instead of the more common wood, thus attracting more prosperous residents.

1832 George Snow, builder, introduces balloon-frame construction in a Chicago warehouse.

1833 Architect Minard Lafever publishes the influential *Modern Builders Guide* that includes Grecian designs for American row houses.

1834 New York Sanitary Inspector Gerritt Forbes calls attention to the wretched housing conditions of immigrants on the Lower East Side.

1841 Catharine Beecher writes *A Treatise on Domestic Economy*, a seminal work on domestic economy.

1842 Dr. John H. Griscom, housing reformer who serves as City Inspector for New York, writes *The Sanitary Condition of the Laboring Population of New York*, recommending that landlords improve the degree of light and ventilation in housing.

FEBRUARY 1848 Tenant League of New York City calls for new law to limit rent increases to seven percent of a property's assessed value.

1853 Charles Loring Brace and others found the Children's Aid Society to care for the city's estimated 30,000 homeless children. The Society initiates the orphan train to shepherd homeless children to farms out west.

1857 Architect Calvin Vaux publishes *Villas and Cottages*, a work containing 50 home designs that influence residential construction.

1857 Llewellyn S. Haskell and Alexander Jackson Davis co-design Llewellyn Park in West Orange, New Jersey, to provide luxurious "country homes for city people" on five-to-ten acre lots, incorporating curvilinear streets and a centrally located communal park.

FEBRUARY 23, 1857 The American Institute of Architects, the first professional association of architects, is founded in New York; Richard Upjohn, first president serves from 1857–1876.

APRIL 17, 1860 New York City law requires fire escapes on tenement houses.

MAY 20, 1862 The Homestead Act opens the lands of the public domain to settlers for a nominal fee and five years residence.

1867 New York State's first Tenement Act ensures fire escapes in each tenement apartment, a window in each room and a toilet for every 20 residents.



Children in tenement district, Brockton, Mass., 1940.



Houses in Italian immigrant district, Omaha, Neb., 1938.



Families of sharecroppers evicted from homes for membership in Southern Tenant Farmers' Union, near Parkin, Ark., c. 1936.



John Arbuckle (Arbuckle Coffee) establishes living quarters for low-income working young adults aboard The Stamler, off the New York shoreline, c. 1913.



Winter, Manzanar Relocation Center, Calif., 1943.



Employees' residences, National Cash Register Company, Dayton, Ohio, c. 1902.



The Wedge House, designed by the San Francisco architectural firm Min/Day for a location in Phippsburg, Maine, 2011.



Workmen's houses, Pullman Palace Car Company, Pullman, Ill., c. 2000.



Advertisement for single-family home in Marine Park, Brooklyn, N.Y., c. 1920s.



Families living in housing from the American Bridge Company, Ambridge, Pa., 1938.



Sausalito, Calif., houseboats, 2012.



Double-decker homes in Ambridge, Pa., 1938.

1800s

1868 Frederick Law Olmsted and Calvert Vaux plan Riverside, a 1,600-acre middle-class utopian suburb outside Chicago.

1869 The Stuyvesant, the first middle-class apartment in New York City, opens, designed by architect Richard Morris Hunt.

1869 Catharine Beecher writes *The American Woman's Home*, a manual of domestic life that redefines the kitchen by organizing individual workspaces.

1872 Philanthropist Alfred T. White hires architect William S. Field to design a model tenement in Brooklyn, the future Home Buildings located at Hicks and Baltic Streets.

DECEMBER 1878 The Plumber and Sanitation Engineer sponsors a competition aimed at improving standard of planning for tenements. Architect James E. Ware wins the competition with his dumbbell plan that provides light and air to inner bedrooms.

1880 W.E. Harmon introduces real-estate sales on the installment plan in Cincinnati.

1880 Chicago builder Samuel E. Gross begins building nearly 10,000 500-square-foot, four-room wooden houses, referred to as "workmen's cottages."

MARCH 3, 1882 Steam heat is first delivered to homes in New York City.

OCTOBER 27, 1884 The Dakota Apartment House, designed by Henry J. Hardenbergh for wealthy residents, opens on Central Park West and 72nd Street in Manhattan.

1885 Massachusetts Institute of Technology offers the first academic coursework in architecture.

1890 The United States Census Bureau compiles homeownership statistics for the first time.

1890 Jacob Riis publishes *How the Other Half Lives*, a photographic exposé of living conditions among the poor in New York City.

1891 Roland Park is Baltimore's first residential district to impose lease restrictions to govern the use of the property.

JULY 1894 Architect Ernest Flagg writes of the evils of tenement housing in *Scribner's*.

MAY 9, 1895 The New York State Tenement House Act enables the New York City Board of Health to condemn and demolish buildings "declared unfit for human habitation."

1896 The City and Suburban Homes Corporation is founded by housing philanthropists willing to accept limited dividends and begins construction two years later on 13 model tenements between First and York Avenues on the Upper East Side of Manhattan.

1896 The Real Estate Board of New York (REBNY) is created seeking a more efficient and prosperous property market.

1897 Washington Sanitary Improvement Company completes its first two-story row houses in the nation's capital for working men at reasonable rates.

1900s

1900 Robert W. De Forest chairs the New York State Housing

Commission, which prepares a city ordinance requiring "new law" tenements to provide minimum standards of light and ventilation.

FEBRUARY 10, 1900 The Tenement House Exhibition opens in New York and attracts 10,000 visitors in two weeks. The exhibition leads to the 1901 Tenement House Act, largely authored by reformers Lawrence Veiller and Robert W. De Forest.

APRIL 12, 1901 The Tenement House Act of 1901 becomes law in New York State. "New law" tenements are required to provide more light and air in apartments.

1909 Forest Hills Gardens, America's first garden suburb, is conceived by the landscape architect Frederick Law Olmsted Jr. and housing reformer and architect Grosvenor Atterbury in Forest Hills, Queens, only nine miles from Manhattan.

1910 Baltimore becomes the first city in the country to create racially restrictive housing covenants, banning blacks from living on any street on which more than half of the residents are white and vice versa.

1913 New federal income tax legislation makes interest payments and taxes deductible from income, eventually providing subsidies for homeowners.

1916 The Federal Farm Loan Act, while lowering the cost of long-term credit to farmers, aids businesses conducting residential financing.

JULY 25, 1916 New York establishes the first zoning law in the country, requiring new skyscrapers to employ a ziggurat-style setback, enabling light and air to reach cross streets.



The Bandit's Roost, 59 1/2 Mulberry Street, in New York City, 1888.



Barbed-wire enclosed camp for migrant workers at the Cannon Company, Bridgeville, Del., 1940.



Washington Place, adjacent to Ft. Greene Park, Brooklyn, N.Y., 1974.



Laborers' camp, Aqueduct for New York City water supply, c. 1910.



Floor plan for the Dorilton apartment house, New York, N.Y., 1902.



Children in Sunday clothes, Dead Ox Flat, Malheur County, Ore., 1939.



Family finishing garments at home, 5 Extra Place, on New York's Lower East Side. They earn \$2 - \$2.50 per week, 1913.



Four-room houses occupied by workers at the Plymouth mines, Eleanor, W.Va., 1935.



Gateway Park, Gary Land Company, subsidiary of U.S. Steel, Gary, Ind., 1906.



Row houses on Shakespeare Street in Fells Point, Baltimore, Md., c. 1933.



Row houses on Shakespeare Street in Fells Point, Baltimore, Md., c. 2010.

1900s

NOVEMBER 5, 1917 In *Buchanan v. Warley* (Louisville), the Supreme Court rules racial segregation by municipal zoning ordinances unconstitutional.

MAY 16, 1918 Congress authorizes the U.S. Housing Corporation to build housing for war workers in 25 communities.

1920 New York State adopts Emergency Rent Laws to deal with housing shortage; law expires in June 1929.

1920 Nationwide housing construction boom sees more than 700,000 housing starts each year during the decade.

FEBRUARY 21, 1921 The New York City Board of Estimate passes a tax-exemption ordinance that frees all new residential buildings from real estate taxes for a period of ten years, setting off a building boom in the city.

1922 New York State Legislature passes the Brokers' License Law to take effect October 1 to protect the public from unscrupulous real estate brokers.

JULY 20, 1922 Responding to complaints about the high costs and inactivity in the building industry, the Building Code Committee, appointed by Secretary of Commerce Herbert Hoover, issues a report recommending minimum requirements for small dwelling construction.

1923 The Regional Planning Association of America is created; its members include leading architects, engineers, economists and social scientists such as Lewis Mumford, Clarence Stein and Charles Ascher.

1924 Utilizing the 1922 New York State Metropolitan Bill, which authorizes life insurance companies to own housing developments and receive a ten-year tax abatement, the Metropolitan Life Insurance Company opens the Metropolitan Apartments (now Cosmopolitan Houses) in Sunnyside, Queens, 54 five-story buildings for low-income tenants.

1926 The United Workers Cooperative Colony (The Coops) are built in the north Bronx on Allerton Avenue, largely by and for Jewish Communist garment workers.

MAY 24, 1926 In *Corrigan v. Buckley*, the Supreme Court refused to hear a case and thus upholds racially restrictive housing covenants.

NOVEMBER 22, 1926 In *Village of Euclid v. Amber Realty*, the Supreme Court upholds the legality of the village's zoning ordinance, setting a precedent for cases involving zoning to regulate land use.

JUNE 22, 1927 The Municipal Assembly of New York City passes Local Law 9, providing a 20-year tax exemption on buildings approved by the State Board of Housing. In 1933, this exemption is limited to projects eradicating slums. Between 1927 and 1935, 11 large-scale projects are constructed for working people.

NOVEMBER 1927 Amalgamated Clothing Workers Union opens housing coops in the Van Cortlandt section of the Bronx, financed in part by tenants' down payments and a mortgage from the Metropolitan Life Insurance Company.

1928 City Housing Corporation begins constructing Radburn, New Jersey, "a garden city for the motor age," incorporating modern design principles by Clarence S. Stein and Henry Wright. Radburn

introduces the "super-block" concept, interior park space and the separation of automobile and pedestrian traffic.

FEBRUARY 1928 Paul Laurence Dunbar Apartments in Harlem open. Designed by Andrew J. Thomas and financed by John D. Rockefeller Jr., the 511-apartment complex was originally planned as a cooperative for middle-class African-Americans.

1930 Michigan Boulevard Garden Apartments, privately built by philanthropist Julius Rosenwald, open in Chicago's segregated Bronzeville neighborhood as affordable housing for middle-class blacks.

1931 Prudential Life Insurance Company opens four "model tenements" in Newark, New Jersey, two solely for African-Americans in the Third Ward (demolished in 2010).

DECEMBER 2, 1931 President Herbert Hoover's Conference on Home Building and Home Ownership promotes homeownership through private-sector programs.

MARCH 22, 1932 The Public Housing Conference in New York City brings together social workers and housing experts to advocate federal and state housing legislation. Its members seek to tear down slum apartments and construct low-cost housing.

JULY 21, 1932 The Emergency Relief and Construction Act of 1932, the government's first major involvement in housing. Home Loan Discount Banks make loans of \$8,059,000 to construct Knickerbocker Village in New York City, and loans of \$155,000 to finance rural homes in Kansas.

JULY 22, 1932 President Herbert Hoover signs the Federal Home Loan Bank Act.



One-room hut housing family of nine on top of the chassis of an abandoned Ford, between Camden and Bruceton, Tenn., 1936.



Langston Terrace houses, Washington, D.C., c. 1980.



Back of tenements on Thompson Street, New York City, 1912.



Turtle Bay Gardens, between E. 48th and E. 49th Street, New York City, 1920.



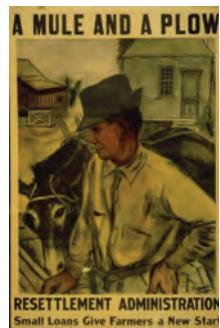
Outdoor toilets used by families living in tenements on East 3rd Street, New York City, property that may have become First Houses in 1935.



Farm Security Administration labor camp, Robstown, Tex., 1942.



Apartment houses near 139th Street and St. Anne's Avenue, the Bronx, New York, 1936.



Farm Security Administration poster, c. 1935.



African-American housing in North Memphis, Tenn., 1940.



New York City apartment living on E. 53rd Street, 1950.



Tenement building kitchen in Bedford-Stuyvesant before building was razed for construction of Marcy Houses, Brooklyn, N.Y., 1946.



Model homes, Radburn, N.J., 1935.

1900S

JUNE 13, 1933 Under the New Deal, the Homeowners Loan Corporation (HOLC) provides privatized mortgage refinancing, but also helps lay the groundwork for redlining, a banking practice that denied capital to older (often minority) neighborhoods.

AUGUST 23, 1933 Created as part of the National Industrial Recovery Act, the Subsistence Homesteads builds 95 communities for relocated poor rural families.

JANUARY 31, 1934 New York State passes a Municipal Housing Authority Law, which leads to the creation of the New York City Housing Authority.

MAY 12, 1934 The federal government assumes control of the Penderlea Homestead, a model farm community in North Carolina created for penniless farmers. Only 142 of the planned total of 500 20-acre farms were ever leased.

JUNE 1934 First homes are completed in Arthurdale, located near Morgantown, West Virginia, a planned community for impoverished coal miners and farmers. Sponsored by First Lady Eleanor Roosevelt, the project proved too expensive to maintain.

JUNE 27, 1934 The National Housing Act creates the Federal Housing Administration, which helps provide mortgage insurance on loans made by FHA-approved lenders.

1935 Construction begins on Detroit's Brewster Homes, the nation's first federally funded public housing development for African-Americans. The project opens in 1938 with 701 units and is demolished in 1991.

JANUARY 1, 1935 Philadelphia's Carl Mackley Houses open, the first Modernist housing project in America. Sponsored by the hosiery workers union with financing by the Housing Division of the Public Works Administration, it provides 284 apartments.

SEPTEMBER 1, 1935 The YWCA opens a residence in New York City for young women who earn less than \$15 per week. Women pay \$6 per week and donate 12 hours of work at the residence.

1936 City-wide Tenants League, the first tenants' council in New York City, formed by leaders from Knickerbocker Village.

MARCH 17, 1936 The New York State Court of Appeals rules in *New York City Housing Authority v. Muller* that the Authority could use its power of eminent domain to demolish slum housing and build its own projects.

SEPTEMBER 1, 1937 The United States Housing Act of 1937 (Wagner-Steagall Act) creates the United States Housing Authority, a public corporation under the Department of the Interior, which offers \$500 million in loans for low-cost housing.

FEBRUARY 3, 1938 The National Housing Act Amendments of 1938 creates the Federal National Mortgage Association (FNMA), which provides a secondary market for Federal Housing Administration-backed loans after the private sector fails to create national mortgage associations to buy FHA mortgages.

FEBRUARY 8, 1938 The New York State Legislature passes the O'Brien-Piper Bill, which enables life insurance companies to invest up to ten percent of their total assets in low-cost housing for a five-year period. Metropolitan Life Insurance Company builds Parkchester, an enormous complex

housing 42,000 people on 120 acres of undeveloped land in the Bronx.

AUGUST 11, 1939 First Federal Census on Housing authorizes the Bureau of the Census to obtain data on the characteristics of the nation's housing supply and occupancy.

1940 Rental households in New York City reach 84 percent.

OCTOBER 14, 1940 The Lanham Act provides for 700,000 units of federal housing for defense workers.

NOVEMBER 12, 1940 In *Hansberry v. Lee*, the Supreme Court rules that a racially restrictive housing covenant can be challenged in court. Carl Hansberry is the father of playwright Lorraine, future author of *A Raisin in the Sun* (1959).

JANUARY 30, 1942 The Emergency Price Control Act authorizes federal rent control during World War II. By January 1945, Scranton, Pennsylvania, is the only city of more than 100,000 population not under control.

FEBRUARY 24, 1942 National Housing Agency is formed by executive order of President Roosevelt, consolidating all agencies and power of the federal government regarding housing under a single agency for purposes of coordinating housing for the war effort.

DECEMBER 12, 1942 First tenants move into 9,942 apartments of Kaiserville (named after the Kaiser shipyards), the largest wartime housing development, near Portland, Oregon. Racially segregated, Kaiserville instantly becomes the second largest city in the state with 42,000 residents. Flooding in 1948 destroyed the entire complex, killing 15 residents.



Penderlea Farms, resettlement project, N.C., 1937.



Advertising poster for S.E. Gross homes in Chicago, Ill., c. 1900.



Shaker Heights suburban community, near Cleveland, Ohio, c. 1978.



Youngstown, Ohio, mills and housing, 1954.



Armed guards protect family moving into the Sojourner Truth Housing Project, Detroit, Mich., 1942.



Map of Steinway & Sons property and company town, Long Island City, New York, c. 1900.



Federal Art Project poster offering housing for workers during World War II, c. 1941.



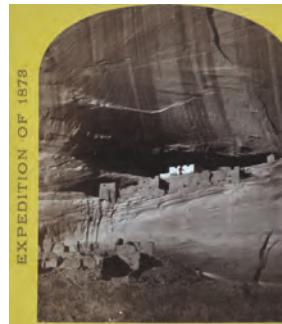
Crowded shanties in sight of Capitol building, Washington, D.C., 1935.



Chinatown children, New York City, c. 1975.



Indian village of Secoton, N.C., c. 1590.



Expedition of 1878
Ruins in Canyon de Chelley, Ariz., 1873.



Coatesville, Pa., home designed by Louis Kahn and Oscar Stonorov, 1943.



The American Home magazine, 1930.

1900s

JUNE 22, 1944 The Servicemen's Readjustment Act (GI Bill) authorizes the Veterans Administration (VA) to guarantee loans with liberal terms for the purchase, building or improvement of homes.

1947 Levittown, New York, contains 17,000 homes. Construction inverts the assembly line as sites were fixed and crews moved from site to site.

FEBRUARY 1, 1947 The Federal Housing and Rent Act exempts buildings constructed after this date from rent control. Properties already constructed by this date continue being regulated.

MAY 3, 1948 In *Shelley v. Kraemer*, the Supreme Court rules that "racially restrictive covenants" in property deeds are unenforceable.

JULY 15, 1949 The Housing and Urban Redevelopment Act of 1949 aims to eradicate slums and promote community development and redevelopment programs by inaugurating a policy of urban renewal that creates superblocks attractive to investors.

1951 First New York State rent control law covers all 2.5 million rental units in the state, 85 percent of which are in New York City.

JUNE 1951 Baltimore is first place in the U.S. to ban lead paint for interior of "any dwelling or dwelling unit."

AUGUST 2, 1954 The Housing Act of 1954 establishes comprehensive planning assistance and extends funding for the first time beyond new construction and demolition to rehabilitation and conservation of "deteriorating" areas. The Act introduces the term "urban renewal" to refer to efforts to revitalize decaying urban areas.

NOVEMBER 22, 1954 In *Berman v. Parker*, the Supreme Court rules that private property can be taken for a public purpose if just compensation is awarded, thereby clearing the way for urban renewal projects across the nation.

AUGUST 7, 1956 The Housing Act of 1956 added provisions giving preference to the elderly and provided for "relocation payments" to those displaced by urban renewal.

1957 Family of Sonia Sotomayor, future Supreme Court Justice, moves into NYCHA's Bronxdale Houses when she is three years old. Sonia's mom Celina would later graduate with a degree in nursing from Hostos Community College, CUNY, and her younger brother Juan would earn a B.S. degree from the Sophie Davis School of Biomedical Education at the City College of New York, CUNY before receiving a medical degree. In 2010, NYCHA renames the 28-building complex in the Bronx, the Sotomayor Houses.

NOVEMBER 25, 1958 128 landlords in Queens are fined for violations as part of New York's anti-slum drive.

SEPTEMBER 23, 1959 The Housing Act of 1959 allows funds for elderly housing.

1961 Jane Jacobs writes *The Death and Life of Great American Cities*.

DECEMBER 15, 1961 Revised New York City Zoning Law takes effect. It divides the city into residential, commercial and manufacturing districts. To gain more public open space, the law permits builders to increase height of buildings.

1962 Chicago's Robert Taylor Houses, the nation's largest public housing complex containing over 4,300 apartments, open. Later

demolished in 2007.

NOVEMBER 20, 1962 President Kennedy issues Executive Order 11063, the first major federal effort to apply civil rights to housing.

NOVEMBER 1963 Jesse Gray, head of the Community Council on Housing (formerly the Harlem Tenants League) organizes rent strikes in a 15-block section of central Harlem.

JULY 2, 1964 Title VII of the Civil Rights Act of 1964 assures nondiscrimination in federally assisted programs.

SEPTEMBER 2, 1964 The Housing Act of 1964 allows rehabilitation loans for homeowners.

1965 Chatham Towers (New York City) opens as part of the New York State Mitchell-Lama program to provide housing for the middle class.

AUGUST 10, 1965 A cabinet-level agency for Housing and Urban Development (HUD) is created.

JANUARY 18, 1966 Robert C. Weaver becomes the first HUD Secretary.

1968 The City College of New York establishes the School of Architecture and Environmental Studies, renamed the Bernard and Anne Spitzer School of Architecture in 2009.

APRIL 11, 1968 The Fair Housing Act bans discrimination in the sale, rental and financing of housing based on race, color, religion, sex and national origin.

MAY 6, 1969 The New York Rent Stabilization Law introduces rent stabilization to units built after the February 1, 1947 cutoff. Rent control continues for those buildings built before February 1947 and to units occupied by a tenant continuously since before July 1, 1971.



Children on row house steps, Washington, D.C., 1941.



Greenwich Street, New York City, 1810.



The Elephant Hotel, Coney Island, N.Y., 1892.



Houston, Tex., 1943.



Migrant potato picker, Tulelake, Siskiyou County, Calif., 1939.



19th-century African-American community Weeksville, Brooklyn, N.Y., one of America's first free black communities, 2016.



Huts and unemployed, West Houston and Mercer Streets, New York City, 1935.



Tucson, Ariz. home, c. 1950.



Steinway Village, Astoria, New York, c. 1900.



Dunbar Houses, Harlem, New York City, c. 1950.



Brochure advertising Phipps Garden Apartments in Long Island City, New York, c. 1934.

1900s

DECEMBER 24, 1969 The Brooke Amendment establishes that low-income families pay no more than 25 percent of their income for rent in public housing — raised to 30 percent in 1981. The unintended effect was to drive out working people and create ghettos of poverty.

JANUARY 13, 1971 The Lead-Based Paint Poisoning Prevention Act prohibits lead-based paint in federally built or subsidized housing.

1973 HUD creates Office of Policy Development and Research, collecting reliable data on housing for the first time through the American Housing Survey.

AUGUST 22, 1974 The Housing and Community Development Act of 1974 allows community development block grants and help for urban homesteading. The Section 8 Housing Assistance Program provides direct payments from HUD and public housing agencies to private landlords. The Act also bans housing discrimination based on gender, making it easier for women to obtain housing.

DECEMBER 31, 1975 President Ford signs the Housing Mortgage Disclosure Act, an attempt to reduce discriminatory lending by requiring financial lending institutions to keep a public register of mortgage loan applications including the race, ethnicity and gender of the applicant.

OCTOBER 4, 1976 The Federal Tax Reform Act includes the first

federal tax incentives for rehabilitating income-producing historic buildings.

JANUARY 11, 1977 In *Village of Arlington Heights v. Metropolitan Housing Development Corp.*, the Supreme Court rules that proof of racially discriminatory intent is required in claim that race was a motivating factor in a land zoning decision.

OCTOBER 5, 1977 President Jimmy Carter visits the urban desolation of the South Bronx, exemplified by Charlotte Street. Carter also visits sweat equity rehabilitation projects on Washington Avenue.

OCTOBER 12, 1977 The Housing and Community Development Act of 1977 sets up Urban Development Grants and continues elderly and handicapped assistance. Title VIII is known as the Community Reinvestment Act, which for the first time seeks to address the damage of redlining and discrimination by demanding banks help meet the credit needs of local communities. Grants end in 1988 after providing \$5 billion in funds.

NOVEMBER 30, 1983 The Housing and Urban-Rural Recovery Act of 1983 creates the Section 8 housing voucher demonstration program, continuing the idea of payment subsidies to renters in private sector buildings, but eliminating Section 8 certificates for new and rehabilitated units.

APRIL 30, 1986 New York City Mayor Ed Koch proposes a ten-year \$4.2 billion plan to renovate or build 250,000 apartments in the city for low- and middle-income tenants.

JULY 22, 1987 The Stewart B. McKinney Homeless Assistance

Act helps communities deal with homelessness. HUD provides rental assistance to homeless individuals in rehabilitated single room occupancy housing. The federal government also provides money for homeless shelters.

FEBRUARY 5, 1988 The Housing and Community Development Act of 1987 creates the Nehemiah Housing Opportunity Grants (NHOP) program, making federal grants to nonprofit organizations, which would then loan funds to low-income families purchasing homes being built or rehabilitated under an approved program.

JUNE 29, 1988 The Indian Housing Act gives HUD new responsibilities for housing needs of Native Americans and Alaskan Indians.

SEPTEMBER 13, 1989 The Fair Housing Amendments Act expands legal protections to families with children, physically handicapped and mentally impaired persons.

NOVEMBER 28, 1990 The Cranston-Gonzalez National Affordable Housing Act emphasizes homeownership and tenant-based assistance for low-income people.

1992 HUD's Family Unification Program works with local public housing authorities and public child welfare agencies to prevent family separation due to homelessness and to prevent homelessness among aging-out youth.

OCTOBER 5, 1992 The Office of Federal Housing Enterprise Oversight is created as part of HUD to help ensure the financial capability of Fannie Mae and Freddie Mac.



Frederick C. Robie House, Chicago, Ill., 1963.



American system-built home, designed by Frank Lloyd Wright, Milwaukee, Wis., 2016.



Jane Addams Houses, Chicago, Ill., c. 1938.



John Hope Homes, Atlanta, Ga., c. 1980.



Trailer camp opposite United Aircraft, near Hartford, Conn., 1941.



Atlanta, Ga., homes, photographed as part of exhibit on African-American life shown at Paris Exposition Universelle, in 1900.



Advertising poster for New Home Sewing Machine, 1881.



Latina women plastering an adobe house, Chamisal, N.M., 1940.



Shadow Lawn, N.J., Woodrow Wilson summer White House, 1916.



Mexican migrant housing, Edcouch, Tex., 1939.

1900S

OCTOBER 6, 1992 The HOPE VI program aims to revitalize public housing through a mixed-finance program that combines public, private and nonprofit funds to develop and operate housing developments.

1996 Homeownership totals 66.3 million American households, the largest number ever.

MARCH 28, 1996 The Housing Opportunity Program Extension Act gives public housing authorities the tools to evict residents who might endanger other existing residents due to substance abuse and criminal behavior.

1997 The Multifamily Assisted Housing Reform and Affordability Act of 1997 initiates a series of reforms and cost-saving measures to help maintain and preserve the stock of long-term affordable subsidized housing in the Project-based Section 8 program.

1998 HUD opens Enforcement Center to take action against HUD-assisted multifamily property owners and other HUD fund recipients who violate laws and regulations.

1998 The Public Housing Reform and Responsibility Act of 1997 aims to shift primary responsibility for public housing programs from the federal government to states and localities.

OCTOBER 21, 1998 The Quality Housing and Work Responsibility Act (QHWRRA) intends to reduce the concentration of poverty

in public housing by removing disincentives for residents to work and providing rental protection for low-income residents, among other provisions.

2000S

2006–2009 Increased foreclosure rates among U.S. homeowners lead to a crisis that adversely affects home valuations and reverberates throughout the nation's mortgage markets, Wall Street hedge fund investments and the industries of home building, real estate, retail home supply and banking.

JULY 30, 2008 Housing and Economic Recovery Act of 2008 strengthens regulation of Fannie Mae and Freddie Mac (government-sponsored enterprises) and the Federal Home Loan Banks. It creates the Neighborhood Stabilization Program, which purchases and redevelops foreclosed and abandoned homes, and allows the FHA to guarantee up to \$300 billion in new 30-year fixed rate mortgages for subprime borrowers.

OCTOBER 3, 2008 The Troubled Asset Relief Program is signed by President George W. Bush allowing the Department of the Treasury to buy up to \$700 billion in troubled assets, including residential mortgages.

FEBRUARY 17, 2009 The American Recovery and Reinvestment Act of 2009 provides an economic stimulus bill in response to recession. Housing receives approximately \$14.7 billion of the \$831

billion total planned expenditure.

MARCH 5, 2009 New York's Appellate Court rules in *Roberts v. Tishman Speyer Properties* that units cannot be removed from rent stabilization regulations if landlords had participated in New York City's J-51 tax abatement program. This decision affects several thousand apartments in Stuyvesant Town in Manhattan.

JULY 21, 2010 The Dodd-Frank Wall Street Reform and Consumer Protection Act obliges mortgage originators to only lend to borrowers who are likely to repay their loans.

NOVEMBER 21, 2010 Emergency Homeowners' Loan Program provides emergency mortgage relief to homeowners who are unemployed or underemployed and at risk of foreclosure.

JANUARY 4, 2011 Section 811 Project Rental Assistance program provides rental subsidies to allow persons with disabilities to live as independently as possible.

JULY 2, 2013 HUD issues the Rental Assistance Demonstration (RAD), designed to help preserve public housing by providing public housing agencies with access to stable funding to complete necessary improvements to properties.

JUNE 25, 2015 In *Texas v. Inclusive Communities Project*, the Supreme Court rules that the Texas Department of Housing had allocated tax credits to build low-income housing in predominantly black inner-city areas in such a way as to continue segregated housing patterns.



Housing protest sponsored by Asian Americans for Equality at site of Confucius Plaza, Chinatown, New York City, c. 1974.



John E. Amos Power Plant looms over Poca, W.Va., 1973.



Aerial view of Dyckman Houses, along the Harlem River, in New York City, 1951.



Dugout house of homesteader Faro Caudill, Pie Town, N.M., 1940.



Streetcar housing for family of four, outside of Fayetteville, N.C., 1941.



Sylvan Terrace, Washington Heights, New York City, 2016.



PUBLIC HOUSING



"A decent standard of housing for all is one of the irreducible obligations of modern civilization."

**– Mary Simkhovitch
Settlement House advocate**

"I shall not rest until my native city is the first not only in population but also in wholesome housing."

**– Fiorello H. LaGuardia,
New York City Mayor**

"Lots of people have gone from public housing to do great things in the world and have a tremendous sense of duty to their fellow man because of it."

– Jewel, musician



"I am vitally interested in a housing program because it fuses our major and our minor objectives. While providing better living conditions at once, it also offers the most fertile field for the large-scale cultivation of reemployment... Every nail driven in a housing program will serve a useful and permanent purpose."

– Senator Robert F. Wagner, 1936

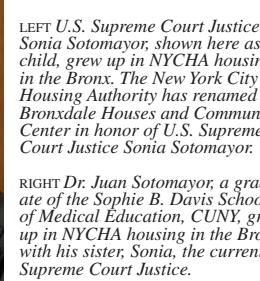
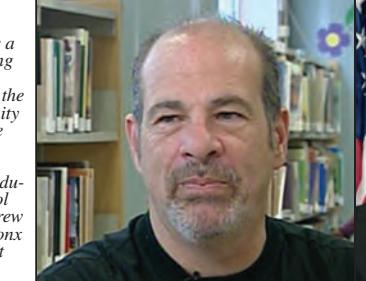
"I hope the day is dawning when private capital will devote itself to better and cheaper housing, but we know that the government will have to continue to build for the low-income groups. That is a departure for us, but other governments have done it."

– Eleanor Roosevelt 1935



Clockwise from left: NYCHA launches first-ever large-scale urban farm at Red Hook Houses, Brooklyn, N.Y., 2013. Sheepshead Bay Houses, Brooklyn, N.Y., playground area, Etty Weinstein, far right and her daughter Iris, in white with her back to the camera showing her new ring, c. 1954. Bushwick Houses residents enjoy an outdoor barbecue, Brooklyn, N.Y., 1973.

JANUARY

S	M	T	W	T	F	S
NEW YEAR'S DAY KWANZAA ENDS SOLEMNITY OF MARY 1935 Philadelphia's Carl Mackley Houses open, the first Modernist housing project in America. Sponsored by the hosiery workers union with financing by the Housing Division of the Public Works Administration, it provides 284 apartments.	2	3	4	5	6 THREE KINGS DAY, FEAST OF THE EPIPHANY	7 ORTHODOX CHRISTMAS
8	9	10	11	12	13	14
15	16 DR. MARTIN LUTHER KING JR. DAY (OBSERVED)	17	18	19	20	21
22	23	24	25	26	27 INTERNATIONAL DAY OF COMMEMORATION IN MEMORY OF THE VICTIMS OF THE HOLOCAUST	28 CHINESE NEW YEAR
29	30	31	  1942 The Emergency Price Control Act authorizes federal rent control during World War II. By January 1945, Scranton, Pennsylvania, is the only city of more than 100,000 population not under control.	 1934 New York State passes a Municipal Housing Authority Law. The Act led to the creation of the New York City Housing Authority.	 LEFT U.S. Supreme Court Justice Sonia Sotomayor, shown here as a child, grew up in NYCHA housing in the Bronx. The New York City Housing Authority has renamed the Bronxdale Houses and Community Center in honor of U.S. Supreme Court Justice Sonia Sotomayor. RIGHT Dr. Juan Sotomayor, a graduate of the Sophie B. Davis School of Medical Education, CUNY, grew up in NYCHA housing in the Bronx with his sister, Sonia, the current Supreme Court Justice.	 LEFT Shola Olatoye, appointed Chair and CEO of NYCHA in 2014, directs the largest public housing authority in the nation. Olatoye has devoted her professional career to providing affordable housing.

DECEMBER 2016

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FEBRUARY 2017

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“The cause of homelessness is lack of housing.”

— Jonathan Kozol, author

The painted bus is home, Rifle, Colo., 1972.

uprooted

“Fair and affordable housing is a basic right for all New Yorkers and all Americans.”

— Nydia Velazquez,
U. S. Congresswoman from
New York City

“It is just possible that in a future world we may also come to recognize today’s squatters as the ones with a more enlightened vision about the urban frontier.”

— Neil Smith,
Anthropologist, 1996

“We have not merely a housing shortage, but a broader set of unmet needs caused by the efforts of an entire society to fit itself into a housing pattern that reflects the dreams of the mid-nineteenth century better than the realities of the late twentieth century.”

— Dolores Hayden,
Urban Historian,
Redesigning the American Dream

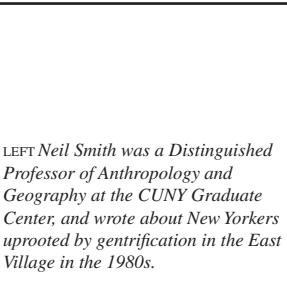


Home, Sweet, Home, tenement house at 541 E. 13th Street, East Village, New York City, c. 1995.



Migrants from Oklahoma looking for work in the pea fields of California, 1935.

FEBRUARY

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				1 VASANT PANCHAMI (HINDU OBSERVANCE)	2 GROUNDHOG DAY	3
5	6	7	8	1938 The New York State Legislature passes the O'Brien-Piper Bill, which enables life insurance companies to invest up to ten percent of their total assets in low-cost housing for a five-year period. Metropolitan Life Insurance Company builds Parkchester, an enormous complex housing 42,000 people on 120 acres of undeveloped land in the Bronx.	9	
12 LINCOLN'S BIRTHDAY	13	14 VALENTINE'S DAY	15	16	17	18
19	20 PRESIDENTS' DAY	21	22	23	24	25 MAHA SHIVARATRI (HINDU OBSERVANCE)
26	27 LENT (ORTHODOX) DOMINICAN REPUBLIC INDEPENDENCE DAY	28 MARDI GRAS (SHROVE TUESDAY)				
JANUARY		MARCH				
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JANUARY

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MARCH

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LEFT Neil Smith was a Distinguished Professor of Anthropology and Geography at the CUNY Graduate Center, and wrote about New Yorkers uprooted by gentrification in the East Village in the 1980s.

HOUSING CONSTRUCTION



Let architects sing of aesthetics
That bring rich clients to their knees
Just give me a home, in a great circle dome
Where stresses and strains are at ease.
— R. Buckminster Fuller, Architect

“Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society.”
— I. M. Pei, Architect

CLOCKWISE FROM LEFT: BRICKLAYING CLASS AT THE ARMSTRONG TECHNICAL HIGH SCHOOL, WASHINGTON, D.C., 1942.
HABITAT FOR HUMANITY VOLUNTEERS REPAIRING HOMES AFTER HURRICANE SANDY, STATEN ISLAND, N.Y., 2013.
BUILDING A BALLOON FRAME HOUSE, OMAHA RESERVATION, NEB., 1877.

MARCH

S	M	T	W	T	F	S
				ASH WEDNESDAY	2	3
5 <small>2009</small> New York's Appellate Court rules in <i>Roberts v. Tishman Speyer Properties</i> that units cannot be removed from rent stabilization regulations if landlords had participated in New York City's J-51 tax abatement program. This decision affects several thousand apartments in Stuyvesant Town in Manhattan.	6	7	8 <small>INTERNATIONAL WOMEN'S DAY</small>	9	10	11 <small>PURIM (BEGINS AT SUNDOWN)</small>
12 <small>DAYLIGHT SAVINGS TIME BEGINS PURIM</small>	13 <small>HOLI (HINDU OBSERVANCE)</small>	14	15	16	17 <small>ST. PATRICK'S DAY</small>	18
19	20 <small>VERNAL EQUINOX (SPRING BEGINS)</small>	21	22 <small>1811</small> The Commissioners' Plan for New York establishes a long-range plan for the city's growth, dividing the city into a grid of long rectangles consisting of 20 blocks to a mile extending up the island from Houston Street to 155th Street. The plan led to standardized building lots of 25 x 100 feet.	23	24	25
26	27	28	29	30	31 <small>RIGHT</small> In 2014 John H. Banks, III became president of the Real Estate Board of New York, the city's leading real estate trade association with more than 17,000 members including major commercial and residential property owners and builders, brokers and managers. Banks earned a Master's Degree in Public Administration from Baruch College.	

FEBRUARY

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APRIL

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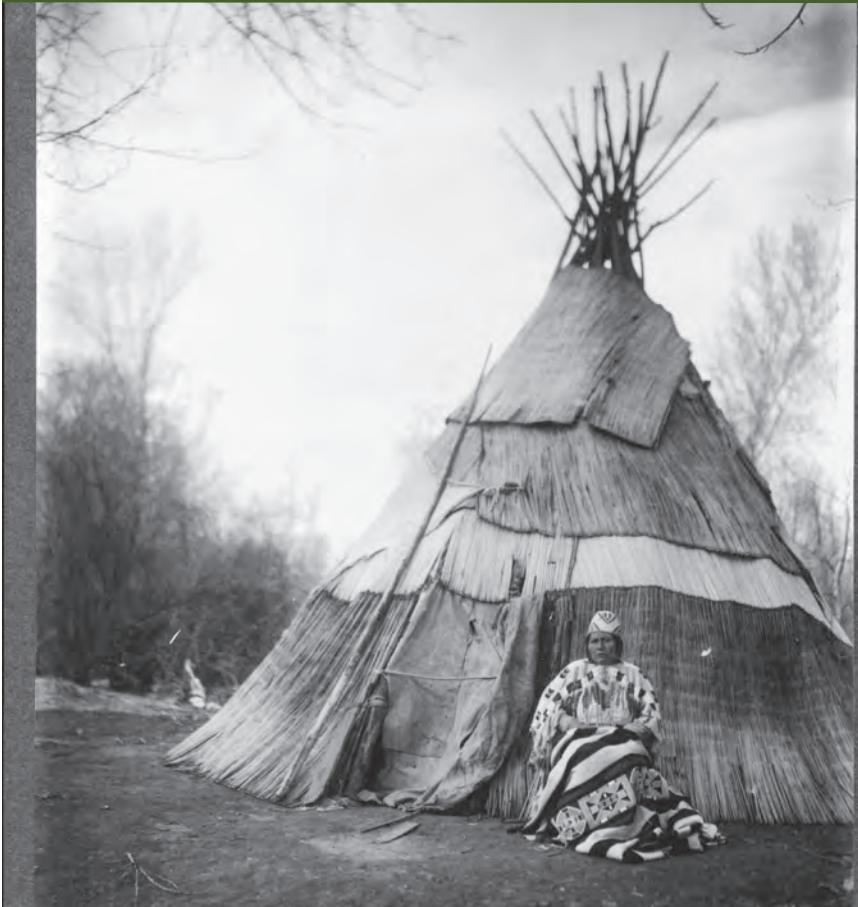
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"WOE TO THOSE WHO ADD HOUSE TO HOUSE, WHO JOIN FIELD TO FIELD, UNTIL THERE IS NO MORE ROOM AND THEY ARE THE SOLE INHABITANTS OF THE LAND." ISAIAH 5:8



YAKIMA OR UMATILLA INDIAN, OREGON, C. 1900.



EARTHSHIP BIOTECTURE, TAOS, N.M., C. 2010.

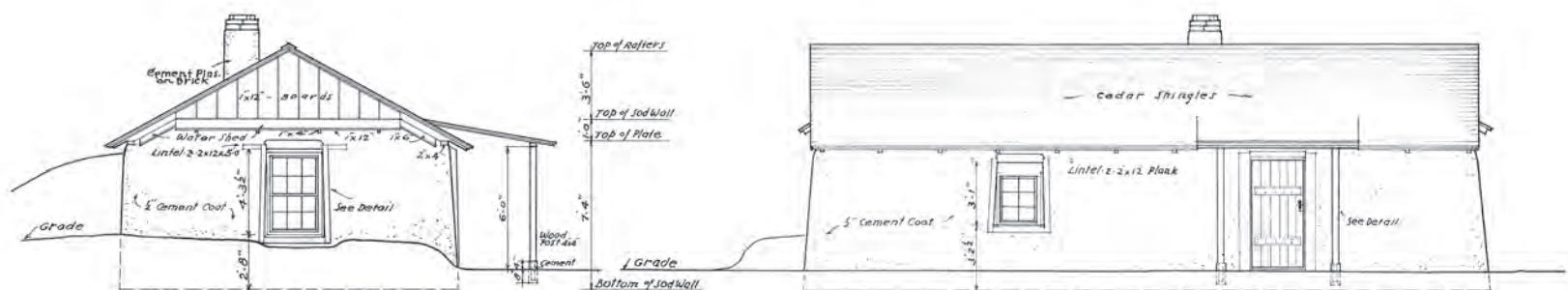


DEE WILLIAMS CONSTRUCTED HER DREAM-HOUSE-ON-WHEELS, 84 SQUARE-FEET, OLYMPIA, WASH., 2007.

"The tipi is much better to live in – always clean, warm in winter, cool in summer, easy to move. The white man builds big house-- costs much money, like big cage, shut out sun, can never move, always sick. Indians and animals know better how to live than white man. Nobody can be in good health if he does not have all the time fresh air, sunshine and good water."

– Chief Flying Hawk, Oglala

"NO HOUSE SHOULD EVER BE ON ANY HILL OR ON ANYTHING. IT SHOULD BE OF THE HILL, BELONGING TO IT, SO HILL AND HOUSE COULD LIVE TOGETHER EACH THE HAPPIER FOR THE OTHER." – FRANK LLOYD WRIGHT, ARCHITECT

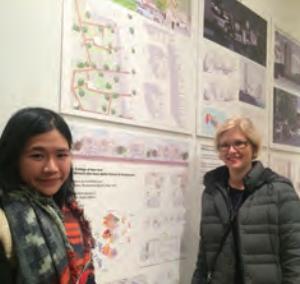


SOUTH · ELEVATION

EAST · ELEVATION

WHAT IS THE USE OF A HOUSE IF YOU HAVEN'T GOT A TOLERABLE PLANET TO PUT IT ON? - HENRY DAVID THOREAU, PHILOSOPHER

APRIL

S	M	T	W	T	F	S
	LEFT <i>Tiny House</i> built by Shannon Donahue and Zack Brown in Ulster County, New York, 2016. RIGHT Alexandra Hanson brings years of policy experience to her work developing affordable housing as a member of the BFC Partners team. She graduated from Hunter College's Center for Urban Policy and Planning.			LEFT Laiching Tsui, student, and June Williamson, Professor, Spitzer School of Architecture, The City College of New York, review drawing of "Farm-away" housing plan for Rockaway Beach, Queens, 2016. RIGHT NYCHA Board Member Frank Crosswaith presents key to Mr. and Mrs. Eddie L. Riley at their new apartment at the Lincoln Houses in East Harlem, 1947.		APRIL FOOL'S DAY
2	3	4	5	6	7 WORLD HEALTH DAY	8
9 PALM SUNDAY	10 PASSOVER (BEGINS AT SUNDOWN)	11 FIRST DAY OF PASSOVER	12	13 HOLY THURSDAY	14 GOOD FRIDAY	15
		1968 The Fair Housing Act bans discrimination in the sale, rental and financing of housing based on race, color, religion, sex and national origin.	1901 Tenement House Act of 1901 becomes law in New York State. "New law" tenements required to provide more light and air in apartments.			
16 EASTER	17	18 LAST DAY OF PASSOVER	19	20	21	22 EARTH DAY
		1860 New York City law requires fire escapes on tenement houses.				
23	24 YOM HA'SHOAH (HOLOCAUST REMEMBRANCE DAY)	25	26 ADMINISTRATIVE PROFESSIONALS DAY	27 TAKE OUR DAUGHTERS AND SONS TO WORK DAY	28 ARBOR DAY	29
30 1986 New York City Mayor Ed Koch announces a ten-year \$4.2 billion plan to renovate or build 250,000 apartments in the city for low-and middle-income tenants.						

MARCH

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MAY

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ABOVE: KEEPING TIME AT THE AMERICAN BRIDGE COMPANY, AMBRIDGE, PA., 1943.
BACKGROUND: HOUSES AND STEEL MILLS, AMBRIDGE, PA., 1938.

Company Towns

"IF WE EXCLUDE THE AESTHETIC AND SANITARY FEATURES AT THE PULLMAN RAILWAY CAR MANUFACTURING PLANT COMPANY TOWN, THE RENTS THERE ARE FROM 20 TO 25 PER CENT HIGHER THAN RENTS IN CHICAGO OR SURROUNDING TOWNS FOR SIMILAR ACCOMMODATIONS. THE AESTHETIC FEATURES ARE ADMIRED BY VISITORS, BUT HAVE LITTLE MONETARY VALUE TO EMPLOYEES, ESPECIALLY WHEN THEY LACK BREAD.... THE COMPANY'S CLAIM THAT THE WORKMEN NEED NOT HIRE ITS TENEMENTS AND CAN LIVE ELSEWHERE IF THEY CHOSE IS NOT ENTIRELY TENABLE. THE FEAR OF LOSING WORK KEEPS THEM IN PULLMAN...BECAUSE THE COMPANY IS SUPPOSED, AS A MATTER OF BUSINESS, TO GIVE A PREFERENCE TO ITS TENANTS WHEN WORK IS SLACK... WHILE REDUCING WAGES, THE COMPANY MADE NO REDUCTION IN RENTS... NO VALID REASON IS ASSIGNED FOR THIS POSITION EXCEPT THAT THE COMPANY HAD THE POWER AND THE LEGAL RIGHT TO DO IT..."

— UNITED STATES STRIKE COMMISSION, 1894



MAY

S	M	T	W	T	F	S
	1 MAY DAY	2 YOM HA'ATZMA'UT ISRAEL INDEPENDENCE DAY	3 WORLD PRESS FREEDOM DAY	4	5 CINCO DE MAYO	6
7	8 V-E DAY	9	10 WESAK (BUDDHA'S BIRTHDAY)	11	12	13
14 MOTHER'S DAY	15	16	17	18	19	20 ARMED FORCES DAY
21	22	23	24	25 ASCENSION THURSDAY	26	27 RAMADAN BEGINS
28	29 MEMORIAL DAY (OBSERVED)	30 SHAVUOT (BEGINS AT SUNDOWN)	31 FIRST DAY OF SHAVUOT		<p>LEFT Guard at company town, steel mills in Jefferson County, Alabama, 1913.</p> <p>RIGHT Chinatown (NYC) protest against planned 72-story luxury housing development, 2015.</p> 	

APRIL

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JUNE

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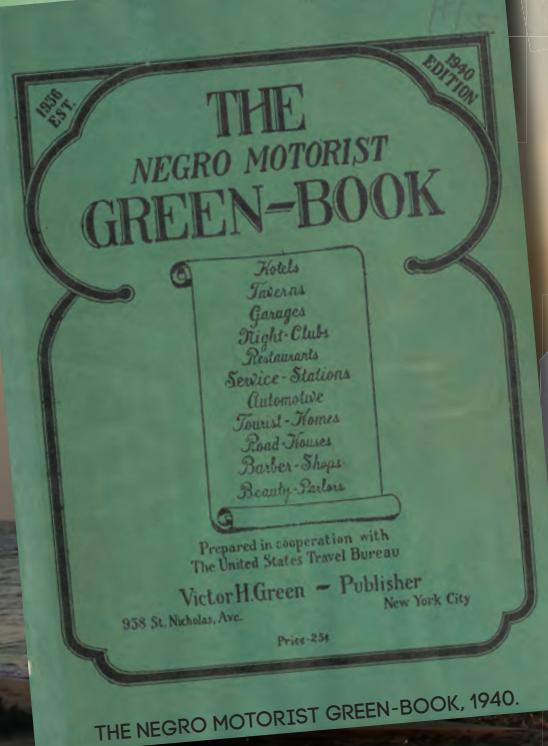
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Homes Away from Home

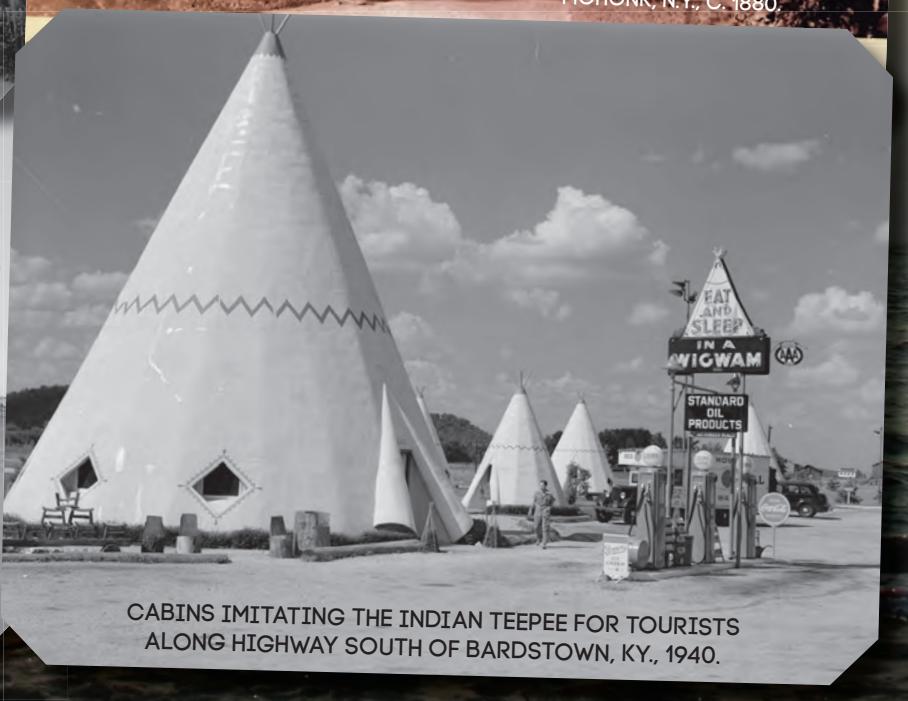
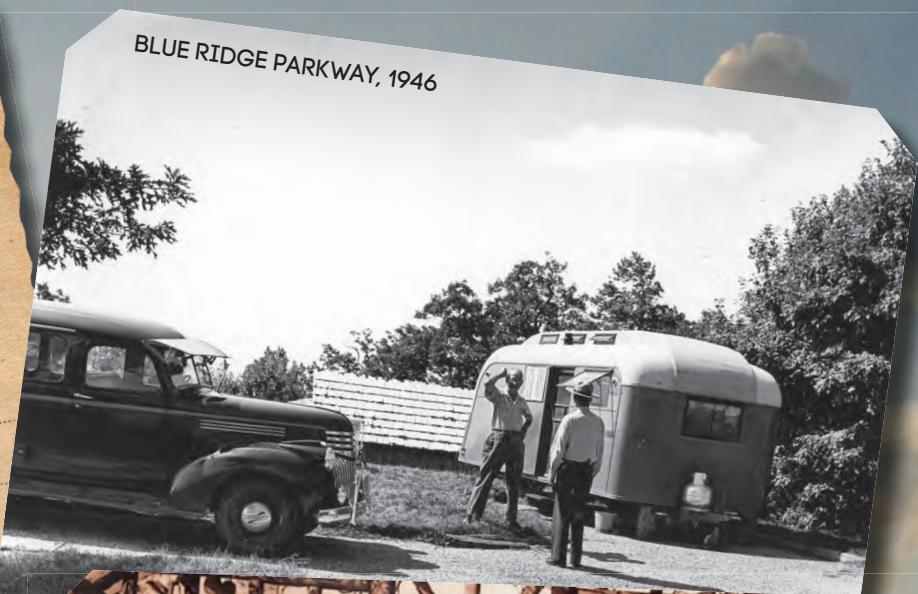
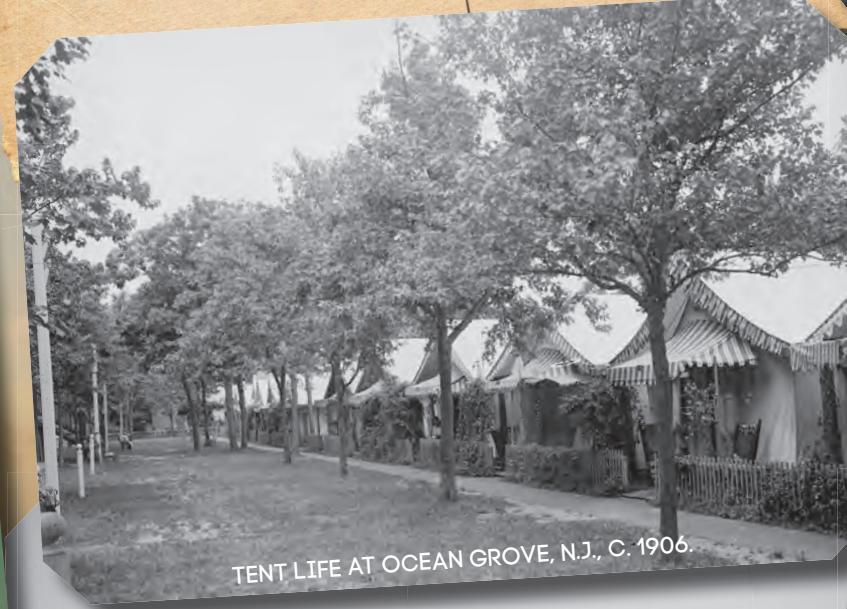
"We can never be satisfied as long as our bodies, heavy with the fatigue of travel, cannot gain lodging in the motels of the highways and the hotels of the cities."

- Martin Luther King, Jr.



"IF YOU GO ANYWHERE,
EVEN PARADISE, YOU WILL
MISS YOUR HOME."

MALALA YOUSAFZAI



JUNE

S	M	T	W	T	F	S
 LEFT Great Camp Sagamore, located in the Adirondack Mountains of New York State.	 RIGHT Yvette Andino, Director for Employee Engagement and Special Assistant to the Chair, NYCHA, earned an M.A. in Urban Policy and Public Administration from Brooklyn College.			I ANNIVERSARY DAY (BROOKLYN-QUEENS DAY)	2	3
4 PENTECOST	5	6	7	8	9	10
11	12 PHILIPPINES INDEPENDENCE DAY	13 1933 The Homeowners Loan Corporation (HOLC) provides privatized mortgage refinancing, but lays the groundwork for redlining, a banking practice that denies capital to older (often minority) neighborhoods.	14 FLAG DAY	15 FEAST OF CORPUS CHRISTI	16	17
18 FATHER'S DAY	19	20 WORLD REFUGEE DAY SUMMER SOLSTICE/ SUMMER BEGINS	21	22 1944 The GI Bill authorizes the Veterans Administration (VA) to guarantee loans with liberal terms for the purchase, building or improvement of homes.	23	24
25 EID AL-FITR (RAMADAN ENDS)	26	27 1934 The National Housing Act creates the Federal Housing Administration, which helps provide mortgage insurance on loans made by FHA-approved lenders.	28	29	30	 RIGHT Sagamore Hotel, Lake George, New York, 1907.

MAY						
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JULY						
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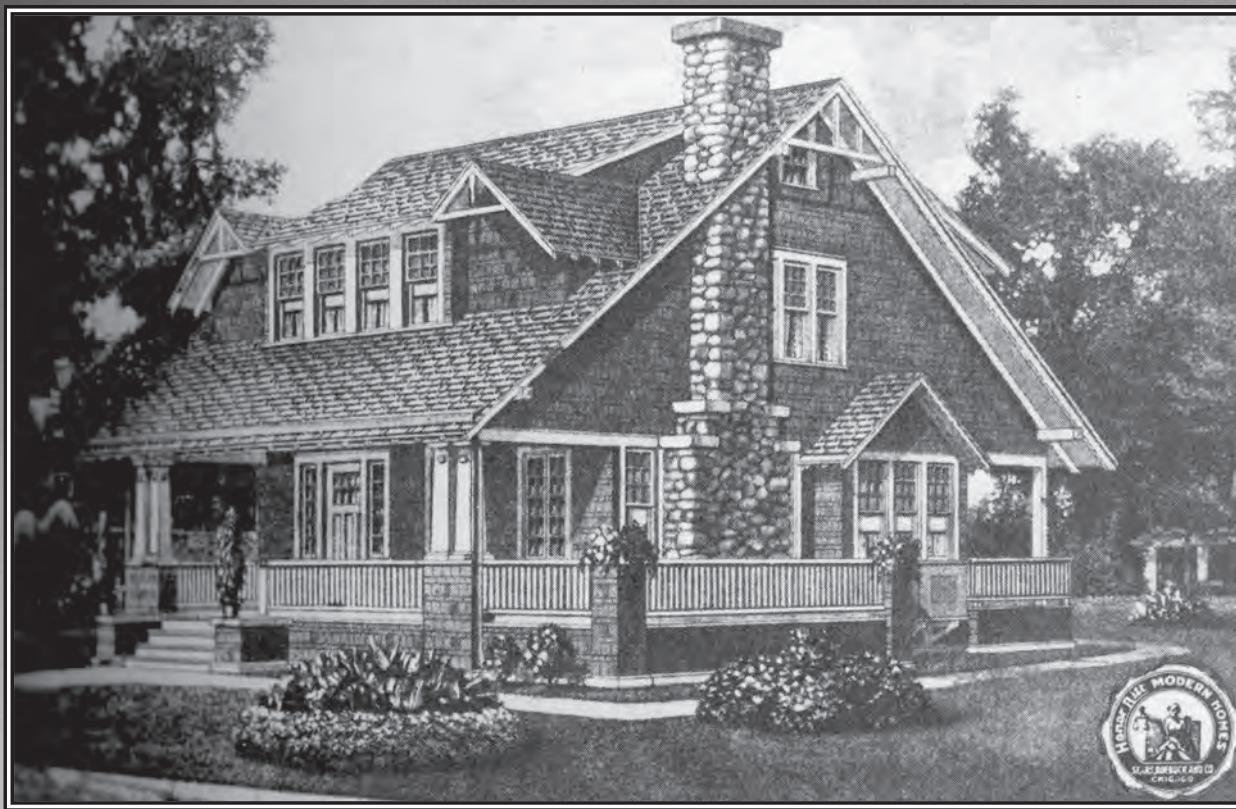


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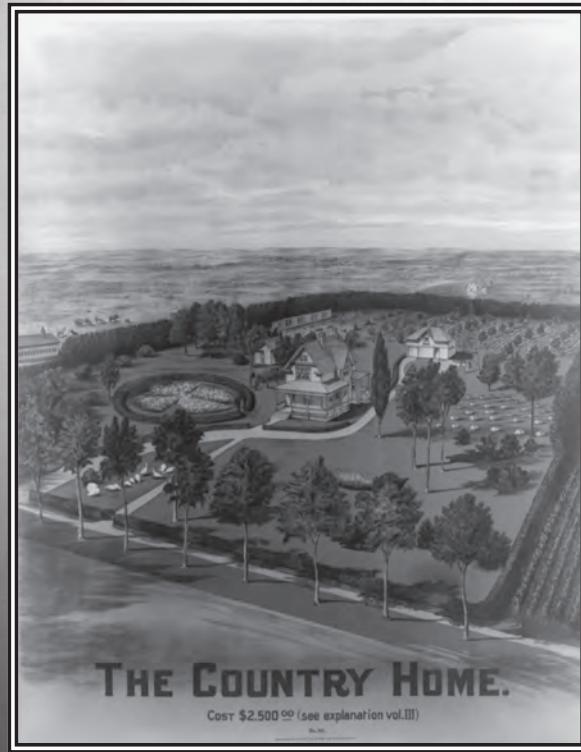


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Suburbs



Sears, Roebuck and Company standardized model home, c. 1900.



Open house at Levittown, Pa., housing development, c. 1953.

Levittown is "not just a collection of houses. Our purpose is to make a complete, integrated, harmonious community [that is] a tribute to our American way of life."
— Arthur Levitt, builder



Aerial view of tract housing, Levittown, N.Y., 1949.

"Each suburban wife struggled with it alone. As she made the beds, shopped for groceries, matched slipcover material, ate peanut butter sandwiches with her children, chauffeured Cub Scouts and Brownies, lay beside her husband at night, she was afraid to ask even of herself the silent question---Is this all?"

—Betty Friedan, author and activist

Suburban houses "are all made out of ticky tacky and they all look just the same."
—Malvina Reynolds, singer-songwriter, 1962

"Slums may well be breeding-grounds of crime, but middle-class suburbs are incubators of apathy and delirium."
—John Kenneth Galbraith, economist

JULY

S	M	T	W	T	F	S
	<p>LEFT Senator Robert F. Wagner (N.Y.) is surrounded by a group of New York Lower East Side residents who support the Wagner-Steagall housing bill, 1937. Wagner graduated from The City College of New York.</p> <p>RIGHT Cinderella Homes built by Vandruff, Orange County, California, 1950s advertisement.</p>			<p>LEFT Map of the "town for the motor age," Radburn, New Jersey, 1929.</p> <p>RIGHT Shaker Heights Rapid Transit Line links the suburbs to Cleveland, c. 1980.</p>		CANADA DAY
2	3	4 INDEPENDENCE DAY	5	6	7	8
1964 Title VII of the Civil Rights Act of 1964 assures nondiscrimination in federally assisted programs.						
9	10	11	12	13	14 BASTILLE DAY	15
						1949 The Housing and Urban Redevelopment Act of 1949 aims to eradicate slums and promote community development and redevelopment programs by inaugurating a policy of urban renewal that creates superblocks attractive to investors.
16	17	18	19	20	21	22
						1987 The Stewart B. McKinney Homeless Assistance Act helps communities deal with homelessness. HUD provides rental assistance to homeless individuals in rehabilitated single room occupancy housing. The federal government also provides money for homeless shelters.
23	24	25 PUERTO RICO CONSTITUTION DAY	26	27	28	29
30 2008 Housing and Economic Recovery Act of 2008 strengthens regulation of Fannie Mae and Freddie Mac (government-sponsored enterprises) and the Federal Home Loan Banks.	31 FAST OF TISHA B'AV (BEGINS AT SUNDOWN)	<p>1916 New York establishes the first zoning law in the country, requiring new skyscrapers to employ a ziggurat-style setback, thereby enabling light and air to reach cross streets.</p>				

JUNE						
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AUGUST						
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FARMS



“A FARMER DEPENDS ON HIMSELF, AND THE LAND AND THE WEATHER. IF YOU'RE A FARMER, YOU RAISE WHAT YOU EAT, YOU RAISE WHAT YOU WEAR, AND YOU KEEP WARM WITH WOOD OUT OF YOUR OWN TIMBER. YOU WORK HARD, BUT YOU WORK AS YOU PLEASE, AND NO MAN CAN TELL YOU TO GO OR COME. YOU'LL BE FREE AND INDEPENDENT, SON, ON A FARM.”

— LAURA INGALLS WILDER, AUTHOR

“A FARM IS AN IRREGULAR PATCH OF NETTLES BOUNDED BY SHORT-TERM NOTES, CONTAINING A FOOL AND HIS WIFE WHO DIDN'T KNOW ENOUGH TO STAY IN THE CITY.”

— S. J. PERELMAN, AUTHOR



TOP LEFT: MOUNTAIN MILK MAIDS, C. 1900.

TOP RIGHT: BUNKHOUSE FOR STRAWBERRY FIELD WORKERS, NEAR HAMMOND, LA., C. 1939.
BACKGROUND: RED BARNs ON A TIDY AMISH FARM IN ST. MARY'S COUNTY, MD., C. 1990.

AUGUST

S	M	T	W	T	F	S
 LEFT Pumping water, Pie Town, New Mexico, 1940.		I TISHA B'AV	2 1954 The Housing Act of 1954 extends funding for the first time beyond new construction and demolition to rehabilitation and conservation of "deteriorating" areas. The Act introduces the term "urban renewal" to refer to efforts to revitalize decaying urban areas.	3	4	5
6 HIROSHIMA DAY	7 RAKSHA BANDHAN (HINDU OBSERVANCE)	8	9	10 1965 A cabinet-level agency for Housing and Urban Development (HUD) is created.	11	12 1939 First Federal Census on Housing authorizes the Bureau of the Census to obtain data on the characteristics of the nation's housing supply and occupancy.
13	14 V-J DAY	15 FEAST OF THE ASSUMPTION OF MARY	16	17	18	19
20	21	22 1974 The Housing and Community Development Act allows community development block grants and help for urban homesteading. The Act bans housing discrimination based on gender, making it easier for women to obtain housing.	23 INTERNATIONAL DAY FOR THE REMEMBRANCE OF THE SLAVE TRADE AND ITS ABOLITION	24	25	26 WOMEN'S EQUALITY DAY
27	28	29	30	31  LEFT Housing for migrant farmers, Belle Glade, Florida, 1941.		

JULY							SEPTEMBER						
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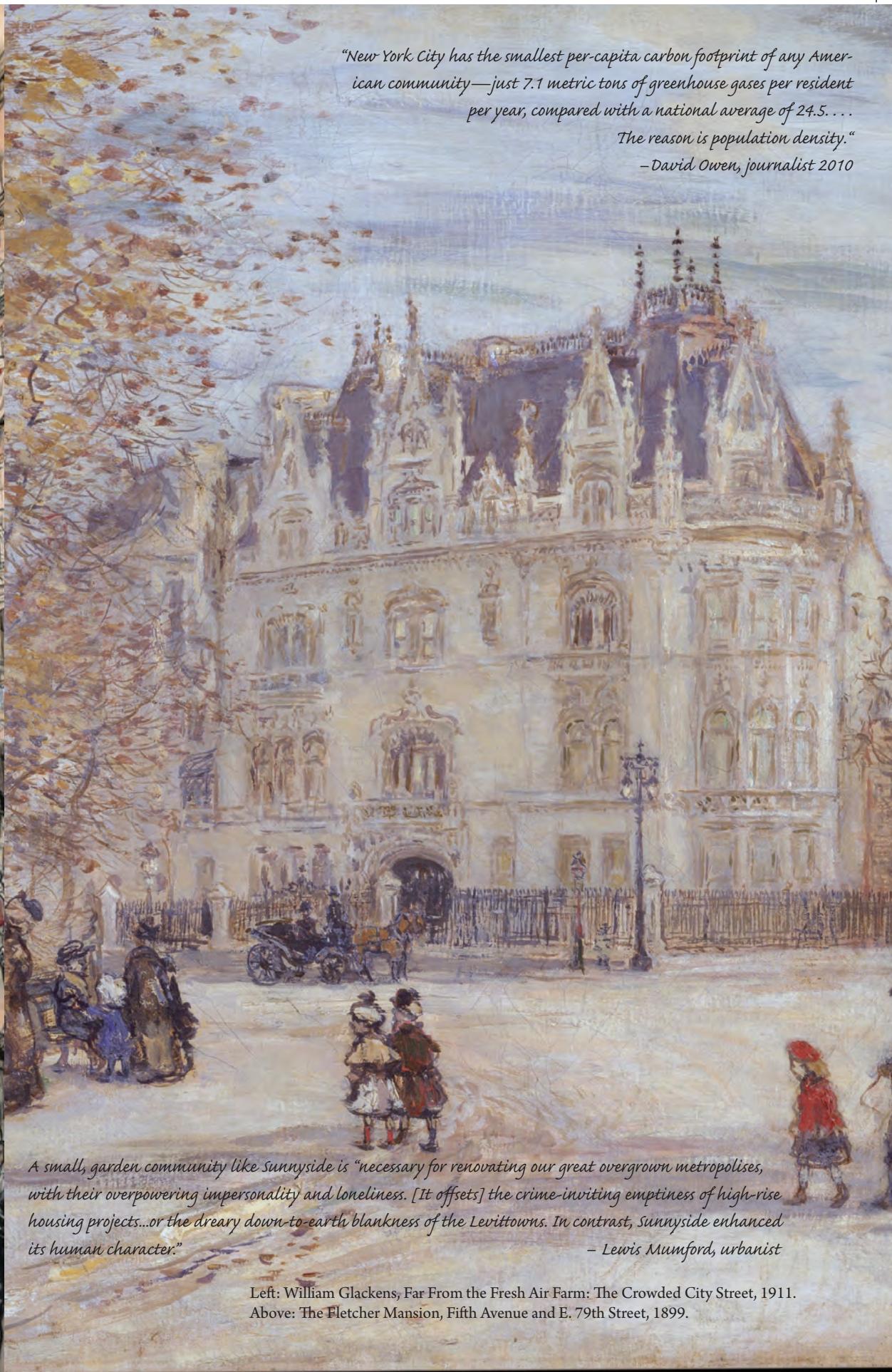
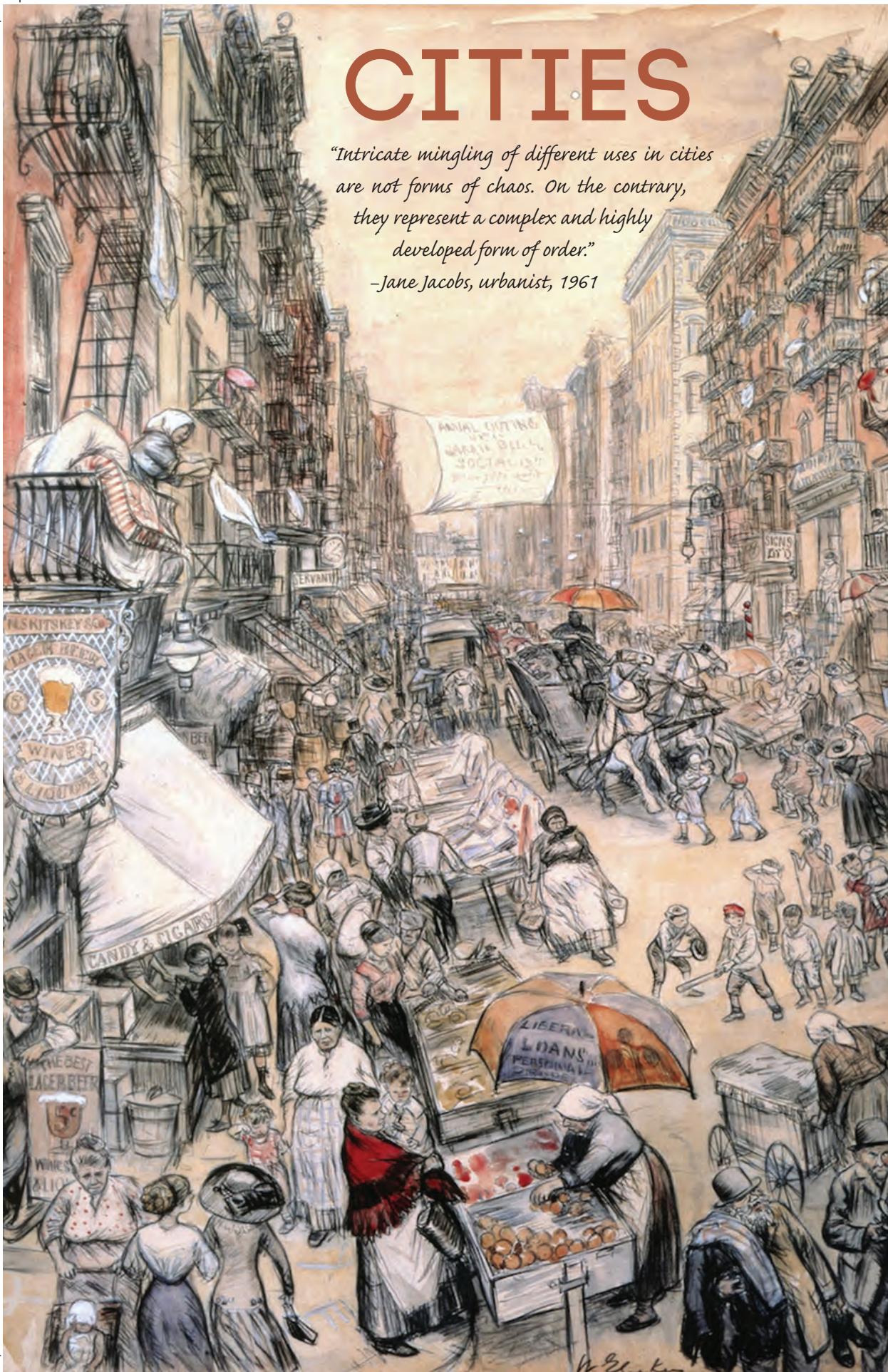


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CITIES

"Intricate mingling of different uses in cities are not forms of chaos. On the contrary, they represent a complex and highly developed form of order."

—Jane Jacobs, urbanist, 1961



"New York City has the smallest per-capita carbon footprint of any American community—just 7.1 metric tons of greenhouse gases per resident per year, compared with a national average of 24.5...."

The reason is population density."
—David Owen, journalist 2010

A small, garden community like Sunnyside is "necessary for renovating our great overgrown metropolises, with their overpowering impersonality and loneliness. [It offsets] the crime-inviting emptiness of high-rise housing projects...or the dreary down-to-earth blankness of the Levittowns. In contrast, Sunnyside enhanced its human character."

—Lewis Mumford, urbanist

Left: William Glackens, *Far From the Fresh Air Farm: The Crowded City Street*, 1911.
Above: The Fletcher Mansion, Fifth Avenue and E. 79th Street, 1899.

SEPTEMBER

S	M	T	W	T	F	S
	<p>LEFT Matthew Lasner, professor at Hunter College, researches housing and urban renewal in the U.S. and is co-author of a major study on Affordable Housing.</p> <p>RIGHT Gerald Markowitz, John Jay College, and David Rosner, a graduate of City College, and professor of History, Columbia University, have collaborated on multiple books including <i>Lead Wars</i>, a study of low-level lead exposure in housing.</p>		<p>RIGHT Robert C. Weaver, part of FDR's "black cabinet" during the New Deal, was appointed the first Secretary of Housing and Urban Development by President Lyndon Johnson, 1966. He later served as president of Hunter College (1969) and as professor of Urban Affairs at Hunter College.</p> 		<p>1937 United States Housing Act of 1937 (Wagner-Steagall Act) creates the United States Housing Authority, a public corporation under the Department of the Interior, which offers \$500 million in loans for low-cost housing.</p>	<p>2 EID AL-ADHA (FEAST OF SACRIFICE)</p>
3	4 LABOR DAY	5	6	7	8	9
10 GRANDPARENTS DAY	11 WORLD TRADE CENTER REMEMBRANCE DAY	12	13	14	15 INDEPENDENCE DAY IN CENTRAL AMERICA	16 EL GRITO DE DOLORES (MEXICAN INDEPENDENCE DAY)
17	18 CITIZENSHIP DAY (CONSTITUTION DAY)	19	20 ROSH HASHANAH (BEGINS AT SUNDOWN)	21 FIRST DAY OF ROSH HASHANAH MUHARRAM (ISLAMIC NEW YEAR) INTERNATIONAL DAY OF PEACE	22 AUTUMNAL EQUINOX/AUTUMN BEGINS NATIVE AMERICAN DAY	23 GRITO DE LARES (PUERTO RICO)
24	25	26	27	28	29 YOM KIPPUR (BEGINS AT SUNDOWN)	30 YOM KIPPUR

AUGUST

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OCTOBER

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PRISONS



AN INMATE AT EASTERN STATE PENITENTIARY WORKS ON A PORTRAIT OF HIS WIFE IN HIS CELL, PHILADELPHIA, PA., 1952.

“ANY PERSON WHO CLAIMS TO HAVE DEEP FEELINGS FOR OTHER HUMAN BEINGS SHOULD THINK A LONG, LONG TIME BEFORE HE VOTES TO HAVE OTHER MEN KEPT BEHIND BARS—CAGED. I AM NOT SAYING THERE SHOULDN’T BE PRISONS, BUT THERE SHOULDN’T BE BARS. BEHIND BARS, A MAN NEVER REFORMS. HE WILL NEVER FORGET. HE NEVER WILL COMPLETELY GET OVER THE MEMORY OF THE BARS.”

—MALCOLM X, AFRICAN AMERICAN LEADER

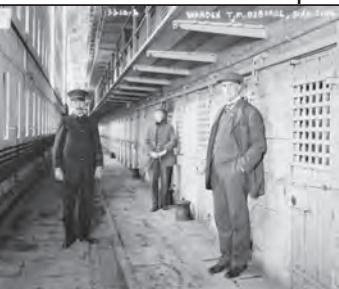
“IN ITS INTENTION I AM WELL CONVINCED THAT IT IS KIND, HUMANE, AND MEANT FOR REFORMATION; BUT I AM PERSUADED THAT THOSE WHO DESIGNED THIS SYSTEM OF PRISON DISCIPLINE, AND THOSE BENEVOLENT GENTLEMAN WHO CARRY IT INTO EXECUTION, DO NOT KNOW WHAT IT IS THAT THEY ARE DOING....I HOLD THIS SLOW AND DAILY TAMPERING WITH THE MYSTERIES OF THE BRAIN TO BE IMMEASURABLY WORSE THAN ANY TORTURE OF THE BODY; AND BECAUSE ITS GHASTLY SIGNS AND TOKENS ARE NOT SO PALPABLE TO THE EYE,... AND IT EXTORTS FEW CRIES THAT HUMAN EARS CAN HEAR; THEREFORE I THE MORE DENOUNCE IT, AS A SECRET PUNISHMENT IN WHICH SLUMBERING HUMANITY IS NOT ROUSED UP TO STAY.”

—CHARLES DICKENS



BARBERS GIVE HAIRCUTS AND SHAVES INSIDE EASTERN STATE PENITENTIARY AS A GUARD STANDS WATCH, PHILADELPHIA, PA., C. 1935.

OCTOBER

S	M	T	W	T	F	S
1	2	3 CHUSEOK (KOREAN HARVEST MOON FESTIVAL) <small>2008 Troubled Asset Relief Program is signed by President George W. Bush allowing the Department of the Treasury to buy up to \$700 billion in troubled assets, including residential mortgages.</small>	4 SUKKOT (BEGINS AT SUNDOWN)	5 FIRST DAY OF SUKKOT <small>1977 President Carter visits the urban desolation of the South Bronx, exemplified by Charlotte Street. Carter also visits sweat equity rehabilitation projects on nearby Washington Avenue.</small>	6	7
8	9 COLUMBUS DAY	10	11 SHEMINI ATZERET (BEGINS AT SUNDOWN) LAST DAY OF SUKKOT (HOSHANAH RABBAH)	12 SHEMINI ATZERET SIMCHAT TORAH (BEGINS AT SUNDOWN) <small>1977 The Housing and Community Development Act of 1977 addresses the damage of redlining and discrimination by demanding banks help meet the credit needs of local communities. Grants end in 1988 after providing \$5 billion in funds.</small>	13 SIMCHAT TORAH	14
15	16 NATIONAL BOSS'S DAY	17	18	19 DIWALI (HINDU FESTIVAL OF LIGHTS)	20 LAST DAY OF MUHARRAM (FIRST MONTH OF ISLAMIC CALENDAR)	21 <small>1998 Quality Housing and Work Responsibility Act (QHWRRA) intends to reduce the concentration of poverty in public housing by removing disincentives for residents to work and providing rental protection for low-income residents.</small>
22	23	24 UNITED NATIONS DAY	25	26	27	28
29	30	31 HALLOWEEN		 <small>LEFT T.M. Osborne was appointed warden at Sing Sing prison in 1914, c. 1914.</small>		 <small>LEFT Solemn Prayer, painted by inmate Rafael DeJesus.</small>

SEPTEMBER

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NOVEMBER

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GATED COMMUNITIES

"WE CAN SOLVE THE HOUSING PROBLEM OR WE CAN SOLVE THE RACIAL PROBLEM, BUT WE CANNOT COMBINE THE TWO."
—WILLIAM LEVITT, BUILDER

"WE URGENTLY NEED TO BRING THE NEIGHBOR BACK INTO OUR HOODS, NOT ONLY IN OUR INNER CITIES BUT ALSO IN OUR SUBURBS, OUR GATED COMMUNITIES, ON MAIN STREET AND WALL STREET, AND ON IVY LEAGUE CAMPUSES."
—GRACE LEE BOGGS

"AT THE VERY LEAST, THE FREEDOM THAT CONGRESS IS EMPOWERED TO SECURE UNDER THE THIRTEENTH AMENDMENT INCLUDES THE FREEDOM TO BUY WHATEVER A WHITE MAN CAN BUY, THE RIGHT TO LIVE WHEREVER A WHITE MAN CAN LIVE."
—THE U. S. SUPREME COURT

"WE BELIEVE THAT IF THE WHITE LANDLORDS WILL NOT GIVE DECENT HOUSING TO OUR BLACK COMMUNITY, THEN THE HOUSING AND THE LAND SHOULD BE MADE INTO COOPERATIVES SO THAT OUR COMMUNITY, WITH GOVERNMENT AID, CAN BUILD AND MAKE DECENT HOUSING FOR ITS PEOPLE."
—HUEY P. NEWTON



NOVEMBER

S	M	T	W	T	F	S
	LEFT Paul Davidoff founded the Hunter College program in Urban Policy and Planning in 1965, and was strong advocate of pluralism in planning. Later taught at Queens College. RIGHT Sandra Wilkin, CUNY Board of Trustee member, is founder and president of the Bradford Construction Company.		I ALL SAINTS' DAY	2 ALL SOULS' DAY	3	4
5 DAYLIGHT SAVINGS TIME ENDS	6	7 ELECTION DAY	8	9	10	11 VETERANS DAY
12	13	14	15	16	17	18
19 'DISCOVERY' OF PUERTO RICO DAY	20	21	22	23 THANKSGIVING DAY	24	25
1940 In <i>Hansberry v. Lee</i> , the Supreme Court rules that a racially restrictive housing covenant can be challenged in court. Carl Hansberry is the father of playwright Lorraine, future author of <i>A Raisin in the Sun</i> .	1962 President Kennedy issues Executive Order 11063, the first major federal effort to apply civil rights to housing.		1954 In <i>Berman v. Parker</i> , the Supreme Court rules that private property can be taken for a public purpose if just compensation is awarded, thereby clearing the way for urban renewal projects across the nation.			
26	27	28	29	30		<small>LEFT Turnberry Townhomes, Aventura, Florida, 2015.</small>

OCTOBER

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DECEMBER

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Domesticity



Woman living at the Casa Grande Valley Farm, Pinal County, Ariz., removing the cover from her electric washing machine, 1940.



Canning English peas with pressure cooker in kitchen, Flint River Farms, Ga., 1939.



Bathroom interior built by the J.L. Mott Iron Works, 1891.

"Home, sweet home has never meant housework, sweet housework."
- Charlotte Perkins Gilman, feminist reformer



Advertisement for home washing machine and wringer, c. 1869.

"The private home was the spatial boundary of women's sphere, and the unpaid domestic labor undertaken in that sphere by the isolated housewife was the economic boundary of woman's sphere. 'A woman's place is in the home' and 'a woman's work is never done' were the usual, basic definitions of woman's sphere. Above all, woman's sphere was to be remote from the cash economy."

- Dolores Hayden, historian

"Technology freed [women] from the menial labor that had dominated the lives of their mothers, and offered them opportunities to go outside the home. But it did not free them from the commitment and obligation to the home that had structured their mothers' aspirations and choices."

- Sheila M. Rothman, historian

**SEARS, ROEBUCK
AND CO.**

DECEMBER

S	M	T	W	T	F	S
					I MAWLID AL-NABI (MUHAMMAD'S BIRTHDAY) WORLD AIDS AWARENESS DAY	2
3 FIRST DAY OF ADVENT	4	5	6	7 PEARL HARBOR DAY	8 FEAST OF THE IMMACULATE CONCEPTION	9
10 HUMAN RIGHTS DAY	11	12 CHANUKAH (BEGINS AT SUNSET) FEAST OF OUR LADY OF GUADALUPE 1942 First tenants move into 9,942 apartments of racially-segregated Kaiserville (named after the Kaiser shipyards), the largest wartime housing development, near Portland, Oregon.	13 FIRST DAY OF CHANUKAH	14	15 1961 Revised New York City Zoning Law takes effect. It divides the city into residential, commercial and manufacturing districts. To gain more public open space, law permits builders to increase height of buildings.	16
17	18	19	20	21 WINTER SOLSTICE/WINTER BEGINS	22	23
24 CHRISTMAS EVE	25 CHRISTMAS DAY	26 KWANZAA BEGINS BOXING DAY	27	28	29	30
31 NEW YEAR'S EVE						

NOVEMBER

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JANUARY 2018

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OUR BEST FRIENDS



Buddy the dog and Socks the cat in the outer Oval Office of the White House, Washington, D.C., 1998.

“I love cats because I enjoy my home; and little by little, they become its visible soul.”

— Jean Cocteau



Chicken outside a house dome, 2015.

“Pets devour the loneliness.”
—Nick Trout, veterinarian and author



Horse inside stockade-looking barn made of pine poles, Sturgis, S.D., c. 1980.

JANUARY 2018

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	1 NEW YEAR'S DAY KWANZAA ENDS SOLEMNITY OF MARY 1935 Philadelphia's Carl Mackley Houses open, the first Modernist housing project in America. Sponsored by the hosiery workers union with financing by the Housing Division of the Public Works Administration, it provides 284 apartments.	2	3	4	5	6 THREE KINGS DAY, FEAST OF THE EPIPHANY
7 ORTHODOX CHRISTMAS	8	9	10	11	12	13
14	15 DR. MARTIN LUTHER KING JR. DAY (OBSERVED)	16	17	18	19	20
21	22	23	24	25	26	27 INTERNATIONAL DAY OF COMMEMORATION IN MEMORY OF THE VICTIMS OF THE HOLOCAUST
28	29	30	31 TU B'SHVAT			
1942 The Emergency Price Control Act authorizes federal rent control during World War II. By January 1945, Scranton, Pennsylvania, is the only city of more than 100,000 population not under control.				1934 New York State passes a Municipal Housing Authority Law. The Act led to the creation of the New York City Housing Authority.		

DECEMBER 2017

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DEDICATION



NYS Gov. Hugh Carey, Counsel to Carey, Judah Gribetz, NYC Mayor Abraham Beame and NYC Comptroller Harrison Goldin strategize during a lobbying effort in Washington, D.C., 1977.

The 2017 Housing calendar is dedicated to Judah Gribetz, LL.D, Trustee of the City University of New York, who served as regional administrator of the U.S. Department of Housing and Urban Development, appointed by Secretary Robert C. Weaver (August 1966 – July 1969), and as deputy commissioner (January 1962 – July 1965) and later commissioner (July – December 1965) of the New York City Department of Buildings under Mayor Robert F. Wagner. Judah has worked his entire life to make New York a better home for all of us.

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Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Company housing cotton workers, LC-USF34-009934, photograph by Dorothea Lange; Bridgeton, N.J., 8c27402; Brockton, Mass., LC-USF35-5, photograph by Jack Delano; Italian District Omaha, LC-USF33-001295-M2, photograph by John Vachon; Evicted sharecroppers, 3c30177, photograph by John Vachon; Arbuckle Hotel, LC-B2-2889-4; Manzanar Relocation Center, LC-DIG-ppps, 00283, photograph by Ansel Adams; Employees residence NCR, LC-D4-42929; Jerry Shores Family, courtesy of the Nebraska State Historical Society, Digital ID: nbhps10527; Marine Park, courtesy of the Irma and Paul Milstein Division of United States History, Local History and Genealogy, The New York Public Library; "Brooklyn: 29th Street (East) - Quentin Road" New York Public Library Digital Collections. Accessed November 15, 2016. <http://digitalcollections.nypl.org/items/510d47dc-c220-a3d9-e040-e00a18064a99>; Spitzer School, courtesy of CUNY; Bernard Spitzer, courtesy of The New York Times.

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Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Ambridge Homes, LC-USF33-002827 and LC-USF33-002842, photographs by Arthur Rothstein; Barbed wire camp, LC-USF33-020607, photograph by Jack Delano; Laborers camp, LC-B2-2378-9; Dugout house, LC-USF34-fsa-8b35199, photograph by Dorothea Lange, Sausalito Houseboats, LC-DIG-highsm-21139, photograph by Carol Highsmith; Wedge house, courtesy of Min/Day; Pullman houses, courtesy of Wikipedia Commons; Marine Park house ads and Bandit's Roost, photograph by Jacob Riis, courtesy of Internet Archive; Washington Place, courtesy of NARA, 412-DA-13448, photograph by Danny Lyon; Irma and Paul Milstein Division of United States History, Local History and Genealogy, The New York Public Library. "Floor plans of The Dorilton." New York Public Library Digital Collections. Accessed November 22, 2016. <http://digitalcollections.nypl.org/items/510d47da-d83f-a3d9-e040-e00a18064a99>.

PAGE 3

Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Plymouth mines, LC-USF34-092018; Gary land office, HABS IND, 45-Gary, 2; Shakespeare Street, HABS M.D.-Balt.105 and Wikipedia; Car house, LC-USF33-000554, photograph by Carl Mydans; Langston Terrace Houses, DC-01-NE02-001, photograph by Carol Highsmith; Back of tenements, LC-DIG-nclc-04148, photograph by Lewis Hine; Turtle Bay Gardens, 3c37887v, photograph by Frances Benjamin Johnston; Farm Security Administration labor camp, LC-USF33-303, photograph by Arnold Rothstein; Outdoor toilets, courtesy of NYCHA collection, LaGuardia and Wagner Archives, LaGuardia Community College, CUNY.

PAGE 4

Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Bronx apartment house, LC-USF33-011043-M3, photograph by Russell Lee; Mule and Plow, LC-USZC4-5852; Brenda Byson, artist; North Memphis, LC-USF34-062067, photograph by John Vachon; NYC apartment, 5a19812; Radburn, 8a00669, photograph by Carl Mydans; Penderlea Farms, 8a17333, photograph by Ben Shahn; Shaker Heights, HABS 125861pv; S.E. Gross Homes, courtesy of

Wikipedia; Youngstown, Ohio, courtesy of the Archives Service Center, University of Pittsburgh, 201310.1954.37,cr; Sojourner Truth, The Bentley Digital Library, University of Michigan, BL004020; Tenement kitchen courtesy of NYCHA collection and Steinway map courtesy of the Steinway & Sons Piano Collection, LaGuardia and Wagner Archives, LaGuardia Community College, CUNY.

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Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, War workers poster, LC-USZC2-5678; Capitol Hill shanties, LC-USF33-T01-000108, photograph by Carl Mydans; Canyon de Chelley, LC-DIG-stereo-1s00364; Houston, LC-USW36-838, photograph by John Vachon; Migrant worker, LC-USF34-020955, photograph by Dorothea Lange; Chinatown children, courtesy of Corky Lee; Secoton, courtesy of the British Museum, 1906.0509.1.7; Coatesville, courtesy of the Preservation Alliance for Greater Philadelphia; The American Home, courtesy of Internet Archive; Greenwich Street, courtesy of the Phelps Stokes Collection, New York Public Library; and Elephant Hotel courtesy of Collection of the New-York Historical Society.

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Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Tucson, HABS AZ-73-10, photograph by David Kaminsky; Robie House, HABS ILL, 16-CHIG, 33; Dunbar Houses, HABS NY-5697-3; Robie House, HABS IL-1-005; American system-built home, LC-DIG-highsm-40320, photograph by Carol Highsmith; Jane Addams Houses, LC-DIG-ds-03659; John Hope Homes, HABS GA-2253-B; Trailer camp, LC-USF34-057631-D, photograph by Marion Post Wolcott; Weeksville, Brooklyn, courtesy of Stephen Weinstein; Huts and unemployed, courtesy of New York Public Library, photograph by Berenice Abbott; Phipps Gardens, courtesy of New York Real Estate Brochure Collection, Avery Architectural and Fine Arts Library, Columbia University Libraries; courtesy of the Steinway & Sons Piano Collection, LaGuardia and Wagner Archives, LaGuardia Community College, CUNY.

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Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Atlanta homes, LC-DIG-ppmsca-08755; Adobe house, LC-USF34-037082-d, photograph by Russell Lee; Shadow Lawn, LC-H261-7831; Mexican migrant housing, LC-USF34-032294-D, photograph by Russell Lee; Dugout house, LC-DIG-fsc-1a34150; Streetcar housing, LC-USF34-043350; Sylvan Terrace and New Home Sewing Machine, courtesy of Internet Archive; Chinatown housing protest, courtesy of Corky Lee; Amos power plant, courtesy of NARA, 4120DA-8666, photograph by Harry Schaefer; Dyckman Houses, courtesy of the New York State Archives, NYSA_B1598-99_B1F48_51-1404.

JANUARY 2017 PUBLIC HOUSING

Mothers and children on playground bench at Sheepshead Bay Houses, Brooklyn, including Etty Weinstein far right and daughter Iris in white dress with back to camera, c. 1955, courtesy of Stephen Weinstein; Bushwick Houses residents, courtesy of LaGuardia and Wagner Archives, LaGuardia Community College, CUNY, NYCHA collection; NYCHA gardening class for children, Red Hook Houses, Brooklyn, 2013, courtesy of NYCHA Flickr site; Shola Olatoye, courtesy of NYCHA; Juan Sotomayor, courtesy of Wikipedia Commons.

FEBRUARY 2017 UPROOTED

The painted bus is home, courtesy of NARA, Record Group 412: Environmental Protection Agency, 1944-2006; 412-DA-10130; Squatters of the Lower East Side, courtesy of Peter Spagnuolo; Migrant family, courtesy of the Franklin D. Roosevelt Presidential Library & Museum, 53227 (575), Migrant workers,

California, courtesy of the Library of Congress, Prints and Photographs Division, 8b38193u, photograph by Dorothea Lange; Mollenkopf, courtesy of CUNY; Neil Smith, courtesy of Tom Slater; Japanese American resettlement, War Relocation Authority Photographs of Japanese Americans, Volume 41, Section E, WRA no. G-964, The Bancroft Library, University of California, Berkeley.

MARCH 2016 HOUSING CONSTRUCTION

Women carpenters courtesy of Habitat for Humanity, Flickr site; Balloon frame houses, photograph by William Henry Jackson, courtesy of The National Anthropological Archives, Smithsonian Institution; Bricklaying class at Armstrong Technical H.S., courtesy of the Library of Congress, Prints and Photographs Division, LC-USW3-000747-E, photograph by Marjory Collins; Celina Sotomayor, courtesy of CUNY; John H. Banks, III, courtesy of REBNY.

APRIL 2017 ALTERNATIVE HOUSING

Yakima tipi, courtesy of the Library of Congress, Prints and Photographs Division, photograph by Lee Moorhouse, LC-USZ62-102133; Tiny house, photograph courtesy of Susan Farkas; Tiny house with woman and dog, courtesy of Betty Udesen; Earthship passive solar home, Wikimedia commons, https://upload.wikimedia.org/wikipedia/commons/a/a4/G2_Global_model_Earthship_Taos_N.M.JPG; Alexandra Hanson photograph by Pasha Nowrouz; June Williamson and Laiching Tsui, courtesy of June Williamson, CUNY; New tenants, Lincoln Houses, 02.003.07611a, courtesy of the New York City Housing Authority Collection, LaGuardia and Wagner Archives, LaGuardia Community College, CUNY.

MAY 2017 COMPANY TOWNS

Ambridge, Pennsylvania. View of houses and steel mills, courtesy of Library of Congress, Prints and Photographs Division, FSA/OWI; photograph by Arthur Rothstein, LC-USF34-026531; Keeping time, courtesy of the William J. Gaughan Collection, Archives Service Center, University of Pittsburgh, Historic Pittsburgh Image Collection; Jefferson County, Alabama, courtesy of the Library of Congress, Prints and Photographs Division, LC-USF34-025456-D, photograph by Arthur Rothstein, Chinatown demonstration, courtesy of Corky Lee.

JUNE 2017 HOMES AWAY FROM HOME

Mohonk Mountain House, courtesy of Nell Boucher and Pril Smiley; the Negro Motorist Green-Book, 1940 edition, courtesy of the New York Public Library, Schomburg Center for Research in Black Culture; Trailer at Blue Ridge Parkway, courtesy of the U.S. Department of the Interior, National Park Service; Yvette Andino, courtesy of NYCHA; Camp Sagamore, courtesy of Internet Archive; following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Ocean Grove tents, LC-D4-18921; Sagamore Hotel, 4a13727; Hotel Brighton Beach and boardwalk, LC-D4-10724; Cabins imitating Indian Teepee for tourists, LC-USF34-055240-D, photograph by Marion Post Wolcott.

JULY 2017 SUBURBS

Open house at Levittown, PA, courtesy of Temple University Libraries, Urban Archives, Housing Association of Delaware Valley Records, 39-36; The Country Home, courtesy of the Library of Congress, Prints and Photographs Division, 3a29458; Sears, Roebuck Catalog, 1913_0145; Aerial view of Levittown, NY, photograph by Thomas Airviews, #354, courtesy of Levittown History Collection, Levittown Public Library; Cinderella Estates, photograph from Wikipedia Commons; Shaker Heights, courtesy of the Library of Congress, Prints and Photographs Division, Historic American Engineering Record, Ohio, 18-Clev-28; Radburn, New Jersey, courtesy of Wikipedia Commons; Senator Robert F. Wagner, courtesy of the New York City Housing Authority Collection, LaGuardia and Wagner Archives,

LaGuardia Community College, CUNY; Sears, Roebuck House, courtesy of Sears, Roebuck Archive.

AUGUST 2017 FARMS

Following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Mountain milk maids, Detroit Publishing Company Photograph Collection, photograph by William Henry Jackson, LC-D4-13857; Bunkhouse, LC-USF34-032731-D, photograph by Russell Lee; Red barns, LC-HS503-3269, photograph by Carol Highsmith; Pumping water, LC-USF33-012756-M5, photograph by Russell Lee; Belle Glade, Florida, LC-USF35-177, photograph by Marion Post Wolcott.

SEPTEMBER 2017 CITIES

Jean-Francois Raffaelli, The Fletcher Mansion, New York City, 1899, courtesy of The Metropolitan Museum of Art, Mr. and Mrs. Isaac D. Fletcher Collection, Bequest of Isaac D. Fletcher, 1917; William Glackens, Far From the Fresh Air Farm: The Crowded City Street with its Dangers and Temptations, is a Pitiful Playground for the Children, Collection of Nova Southeastern University Art Museum, Ft. Lauderdale, Florida, bequest of Ira Glackens; Matthew Lasner, courtesy of Matthew Lasner, Gerry Markowitz and David Rosner, courtesy of Gerry Markowitz, Weaver and President Johnson, courtesy of the LBJ Presidential Library, 331-5a-WH65.

OCTOBER 2017 PRISONS

Barbers give haircuts and inmate prints, courtesy of Temple University Libraries, George D. McDowell Philadelphia Evening Bulletin Photographs, P477150B and P477230B; Warden T.M. Osborne, Sing Sing, courtesy of the Library of Congress, Prints and Photographs Division, George Grantham Bain Collection, LC-B2-3310-6; Solemn Prayer, painting by Rafael DeJesus, courtesy of the artist.

NOVEMBER 2017 GATED COMMUNITIES

Sea Gate photographs, all courtesy of Stephen Weinstein; Sandra Wilkin and Paul Davidoff, courtesy of CUNY; Turnberry Townhomes, courtesy of Wikipedia commons.

DECEMBER 2017 DOMESTICITY

J.L. Mott Iron Works, courtesy of The New York Public Library, image ID 493344; following photographs are courtesy of the Library of Congress, Prints and Photographs Division, Home washing machine and wringer, LC-USZC4-4590; Canning peas, Flint River, Georgia, photograph by Marion Post Wolcott, LC-USF334-051614; Woman removing the cover from her electric washing machine, Pinal County, Arizona, LC-USF33-012689-M4; Housewife ironing, LC-USF33-011609-M3, photograph by Russell Lee.

JANUARY 2018 OUR BEST FRIENDS

Horse in barn, South Dakota, courtesy of the Library of Congress, Prints and Photographs Division, Carol M. Highsmith Archive, LC-HS-503-3581; Buddy the dog in the Outer Oval Office, courtesy of the WJC-WHPO Collection, Photographs of the White House Photograph Office (Clinton Administration), Bird Feeder, courtesy of Richard K. Lieberman; Chicken Dome, courtesy of Anthony Liekens.

ACKNOWLEDGMENTS

Judah Gribetz, courtesy of The New York Times.

REBNEY

All photographs courtesy of the Real Estate Board of New York, except for Peter L. DiCapua, courtesy of LaGuardia Community College, CUNY; Rose Brothers, courtesy of Rose Associates; Jack Rudin, courtesy of Rubenstein Communications.



Jeffrey E. Levine, chairman of Douglaston Development, is an alumnus of both NYCHA (Linden Houses, Brooklyn) and City College's School of Architecture. Levine has established the Levine Family Scholarship to improve the lives of NYCHA residents. Over the next 10 years, he will provide \$100,000 to the Fund for Public Housing to award up to ten \$1,000 scholarships annually.

Pamela Liebman, President and Chief Executive Officer of The Corcoran Group, Member of REBNY's Executive Committee & Board of Governors.

Peter L. DiCapua, the founding chairman of the LaGuardia Community College Foundation, was an officer at ATCO Properties and Management for forty years. He received the 2006 REBNY Kenneth R. Gerrey Humanitarian Award and was honored here in 2009 at the LaGuardia Foundation Innovative Leadership Reception.

MaryAnne Gilmartin, President and Chief Executive Officer of Forest City Ratner Properties, Member of REBNY's Executive Committee & Board of Governors.

In 2014 John H. Banks, III became president of the Real Estate Board of New York, the city's leading real estate trade association with more than 17,000 members including major commercial and residential property owners and builders, brokers and managers. Banks earned a Master's Degree in Public Administration from Baruch College.

Mary Ann Tighe, Chief Executive Officer for the New York Tri-State Region of CBRE, Inc., Former REBNY Chairperson, Member of REBNY's Executive Committee & Board of Governors.

Rob Speyer, President and CEO of Tishman Speyer, REBNY Chairperson.

Diane Ramirez, Chief Executive Officer of Halstead Property, Co-Chair of REBNY's Residential Brokerage Board of Directors, Member of REBNY's Executive Committee & Board of Governors.

Steven Spinola, Former REBNY President graduated from The City College of New York.

IN MEMORIAM

We mourn the passing of Jack Rudin, a master builder of New York real estate. He oversaw the design and construction of iconic commercial and residential buildings in the city, including 345 Park Avenue and 3 Times Square. Rudin attended The City College of New York and eventually became a major CUNY benefactor. He will be deeply missed and remembered as one of New York's finest business and civic leaders.



New York City builders, Lewis Rudin, William C. Rudin, and Jack Rudin at a Real Estate Board of New York banquet, 1995. Jack Rudin graduated from The City College of New York.



Robert V. Tishman, former chairman of the Real Estate Board of New York.



Real Estate Board of New York banquet, former City Council Speaker Peter F. Vallone, Burton P. Resnick, Lewis Rudin, William C. Rudin, Jack Rudin, former NYC Deputy Mayor Fran Reiter, and Bernard H. Mendik.



Elihu, Daniel and Frederick P. Rose during construction of The Hawthorne, New York, 1959.



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This side for Address.

Place Stamp
Here
Domestic
Canada Cuba
Mexico, Hawaii
Philippines
Porto Rico
1 Cent
Foreign
2 Cents



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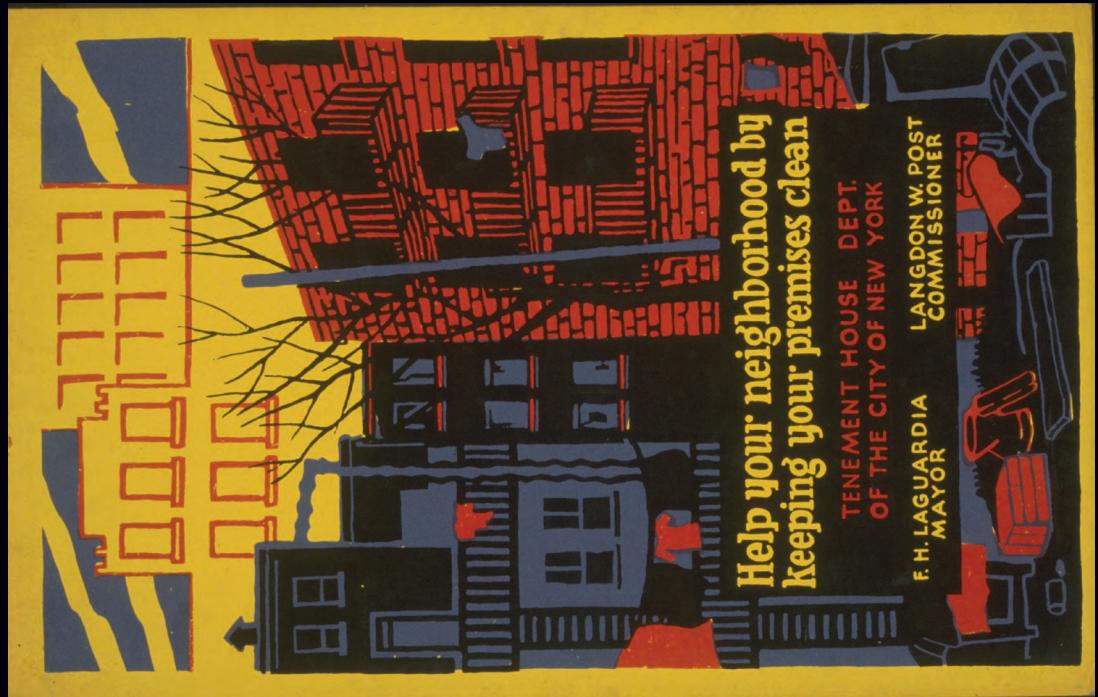


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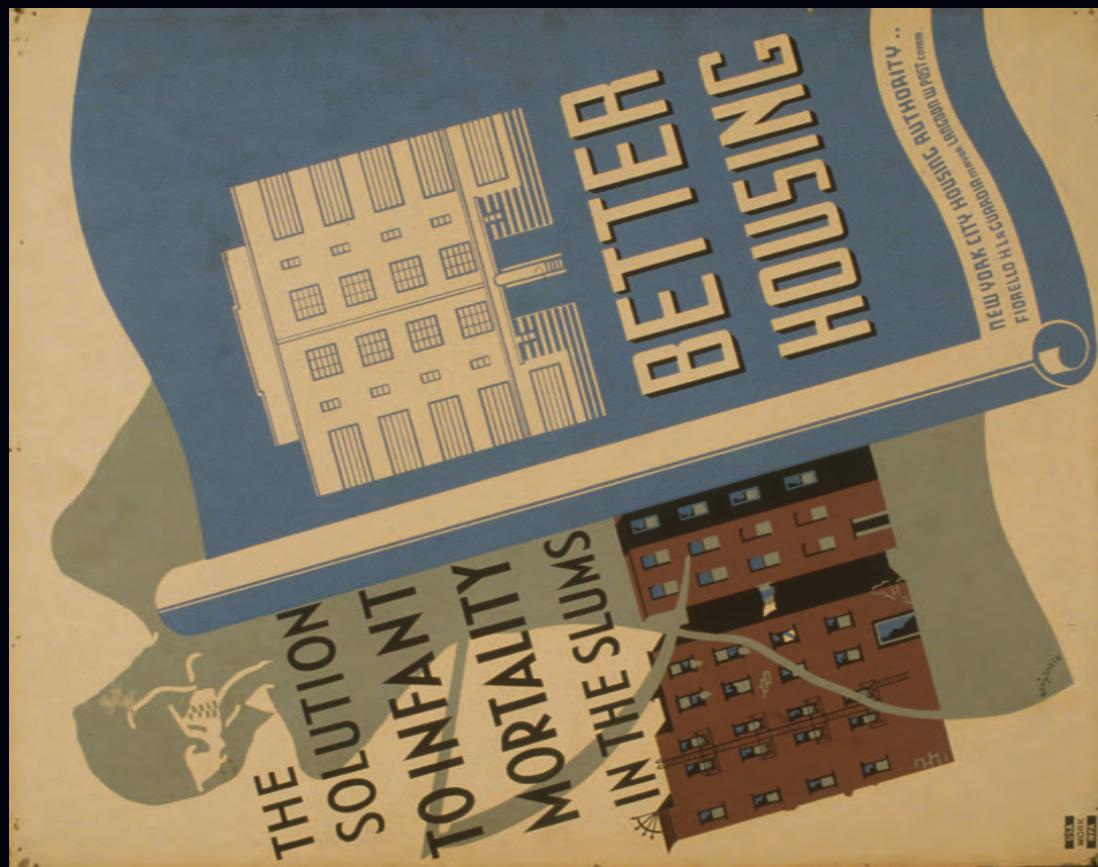
Place Stamp
Here
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Canada Cuba
Mexico, Hawaii
Philippines
Porto Rico
1 Cent
Foreign
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City of New York: F.H. LaGuardia, Mayor; Langdon W. Post, Commissioner, 1937.



Low Rent Homes for Low Income Families, Valleyview Homes, West 7th and Starkweather; poster for Cleveland Metropolitan Housing Authority, c. 1940.



The Solution to Infant Mortality in the Slums: Better Housing, Benjamin Sheer, artist, 1936.



Works Progress Administration posters, Cure Juvenile Delinquency in the Slums by Planned Housing, c. 1938.