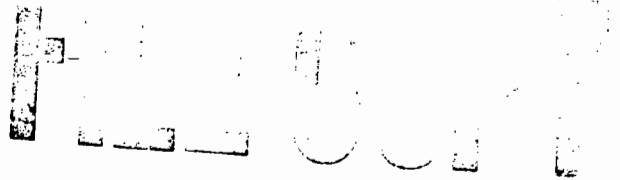


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THE NEW YORK CITY 510 DEMONSTRATION:
THE NEIGHBORHOOD CO-OP EXPERIMENT

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Contract 202-0008
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THE NEIGHBORHOOD CO-OP EXPERIMENT

Resident and Building Report

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INTRODUCTION

The Section 510 "Co-ops for Neighborhoods" Demonstration, a joint initiative by New York City's Department of Housing Preservation and Development and the U.S. Department of Housing and Urban Development, tests new ways to rehabilitate and transfer ownership of City-owned multi-family properties to low- and moderate-income families. In the baseline report of the 510 Demonstration (September 1980), a history and description of the program were presented, along with a discussion of major issues and an account of the progress of the program in three neighborhoods.

The purpose of this report is to provide detailed descriptions of both the current tenants and the buildings involved in the Demonstration prior to the rehabilitation and conversion to cooperative ownership. Specifically, the report presents the 510 tenants' demographic characteristics and their attitudes toward their neighborhoods, housing conditions, housing costs and the impending co-op conversions. In addition, a detailed account is provided of the physical condition of each building prior to rehabilitation and the rehabilitation work that will be undertaken. The findings of this report are based on two sources, a survey of tenants residing in the cooperative buildings and a building inspection survey, administered concurrently in July, 1980. Secondary sources for the chapter on the co-op buildings include architects' appraisals of the buildings and the rehabilitation work plans.

The data discussed in this report will serve as a reference point from which to compare tenant attitudes and housing conditions at the conclusion of the Demonstration. Specific issues which will be discussed at that time include: (1) a comparison of households' attitudes towards the co-op, home ownership, the building and the neighborhood before and after the co-op conversion; (2) an examination of the buildings and housing costs before and after rehabilitation, and (3) a comparison of program participants (households that joined the co-op) with non-participants (households that moved away or remained as renters).

Chapter 1

A PROFILE OF THE 510 PARTICIPANT HOUSEHOLDS

The purpose of this chapter is to describe the results of a baseline survey of the tenants involved in the 510 "Co-ops for Neighborhoods" Demonstration. The survey was conducted in order to (1) develop a profile of 510 household characteristics and housing conditions; and (2) discern tenant attitudes toward their home and neighborhood environment and toward cooperative housing. The participant households will be interviewed again at the conclusion of the Demonstration. At that time, the two sets of survey data will be used to analyze the major effects of the Demonstration and specifically, the co-op housing experience, on tenant attitudes and housing conditions.

The baseline survey was conducted in July and August 1980. Ninety-five interviews were administered, representing 83 percent of the total number of households participating in the Demonstration. The remaining 19 households could not be contacted by interview staff. The neighborhood breakdown of households who were interviewed is: 20(out of 24) in Prospect Heights, 43(out of 53) in Morris Heights, and 32(out of 37) in Clinton.

The survey results are reported in five parts. The characteristics of the participant households are presented, including demographics, household type and size, and income. This is followed by an analysis of the tenants' satisfaction with their neighborhood. The tenants' perceptions of their housing conditions are presented in the third section. The last two sections of the chapter are focused on the housing costs of the

participant households and cooperative housing. Current housing costs are discussed, as is the ability of the tenants to pay the projected co-op carrying charges. Finally, a discussion of tenant attitudes toward cooperative housing is presented.

1.1 Demographic Characteristics

The 95 households interviewed in the tenant survey include a total of 260 individuals. Tables 1 and 2 present a demographic profile of these households by neighborhood, suggesting who are the beneficiaries of the "Co-ops for Neighborhoods" program. Overall, the typical participant household is relatively young (the average age of head is 35 years), minority (75 percent of households are either Black or Hispanic), and likely to be headed by a female. Approximately one-half of all households receive some form of public assistance. Sixty percent of the tenants have moved into their building since 1976. In comparison, 27 percent of all renters in New York's central city have moved into their apartments since 1975.¹

Differences do exist in the demographic characteristics of the program participants on a neighborhood basis. The differences can be discerned from a profile of households in each neighborhood. These profiles are presented below.

Prospect Heights

The households of the two Prospect Heights buildings have remarkably dissimilar characteristics. The residents at 388 St. Johns Place are primarily young and black, with few married couples present. Forty-one percent of the households are on welfare. In the Lincoln Place building, 63 percent of the households have a married couple and children under the age of 18 present. The majority of the residents are Hispanic. Only 12 percent are on welfare.

Residents of these two buildings are also dissimilar in

¹U.S. Department of Commerce, Annual Housing Survey: 1976. New York, New York. Table I--"Selected Characteristics of All Occupied Housing Units and Units Occupied by Recent Movers, by Tenure--1976," p. D-02.

TABLE 1
CHARACTERISTICS OF 510 HOUSEHOLDS BY NEIGHBORHOOD

Household Characteristics	Total	Prospect Heights		Morris Heights	Clinton
		St. Johns Place	Lincoln Place		
Marital Status (% Married Spouse present)	35%	17%	63%	28%	44%
Sex of Head of Household (% Female)	54%	50%	25%	67%	41%
Race					
% Hispanic	53%	0%	96%	95%	28%
% Black	22%	100%	4%	2%	0%
Persons per Household (mean)	2.6	1.6	3.1	3.1	2.5
% of Households with children under 18	54%	8%	63%	70%	44%
% of Heads of Household Age 65	8%	0%	12%	2%	19%
Average Age of Head of Household	35	34	41	35	47
Average Household Income/Year	\$8,368	\$6,486	\$9,076	\$7,236	\$9,996
% Households on welfare or other public assistance	50%	41%	12%	65%	41%

TABLE 2
LENGTH OF RESIDENCE IN BUILDING, BY SITE (%)

Year Moved Into Building	Total	Prospect Heights		Morris Heights	Clinton
		St. Johns Place	Lincoln Place		
Before end of 1945	7%	0%	13%	2%	16%
1946-1965	10%	0%	13%	2%	22%
1966-1975	23%	8%	25%	28%	25%
1976-1977	25%	17%	13%	21%	34%
1978 to present	35%	75%	36%	47%	3%

terms of the length of time they have resided in their respective buildings. Most of the residents of St. Johns have moved into the buildings since 1978, while the tenants at Lincoln Place are more likely to be long-term residents.

Morris Heights

In the Morris Heights co-op buildings, the average household is larger, poorer and more likely to be headed by a female than a Prospect Heights household. The average number of persons per household is 3.1, and 65 percent of families are on welfare. Almost all of the Morris Heights tenants are Hispanic. The Morris Heights residents are similar to Prospect Heights tenants in terms of age distribution; the majority of households are relatively young in Morris Heights--the average age of head is 35 years, and less than 5 percent of household heads are over 65. About two-thirds of the tenants have moved into the neighborhood in the past five years.

Clinton

The tenants at Clinton differ considerably from the residents in both Prospect Heights and Morris Heights in terms of demographic characteristics. First, the average length of time that households have resided in the Clinton neighborhood is 28 years. Over one-third of the tenants have resided in the Clinton buildings for 15 or more years. Secondly, the average household is much older and has a higher income than households in the other 510 neighborhoods (See Table 3). Nineteen percent of the Clinton households have heads over 65 years of age. Although the mean annual income is at least \$1,000 higher than the mean incomes in the other two neighborhoods, 41 percent of the households are on welfare. Finally, only 28 percent of the tenants represent a minority group (primarily Hispanic). The remainder of the households are White.

1.2 Tenants' Satisfaction with Neighborhoods

Neighborhood conditions can have an important effect on the success of the 510 Demonstration at each site. The degree to which the neighborhood is improving or declining as well as the tenants' attitudes toward their community must be considered in determining the impact of the Demonstration on the neighborhood, and the neighborhood's influence on the co-ops. Accordingly, the participant households were asked several questions about their opinions of and satisfaction with their neighborhoods. The tenants' responses are summarized below.

While there is great variation in the demographic characteristics of the households at each site, there are some similarities between the tenants' level of satisfaction with each neighborhood. Respondents were asked to rate their satisfaction with their neighborhood on a scale of one to five (one is extremely bad; five is extremely good). As Table 3 suggests, the average neighborhood satisfaction rating was "fair" (about 3.0). The difference in overall satisfaction between the neighborhood which received the highest rating--Clinton, and the lowest rated neighborhood--the Lincoln Place area of Prospect Heights, is 0.6. These results can be compared to those of another survey which asked a sample of residents in older declining neighborhoods to rate satisfaction with their neighborhood on a five point scale.¹ The comparison shows that the 510 neighborhoods are slightly less satisfactory to residents than the neighborhoods were to residents in the national survey.

There is variation in the satisfaction level of the 510 participants according to income, age, and length of residence in the neighborhood.² Neighborhood satisfaction increases slightly with

¹Survey conducted of Urban Homesteading Neighborhoods by Urban Systems Research & Engineering in 1977.

²This may explain the variation in tenant perceptions between the two Prospect Heights buildings. While the buildings are located only a block apart, the socio-economic characteristics and length of residence of these tenants is substantially different.

income. It is interesting to note, however, that those on welfare are more satisfied than wage-earners. The largest difference in satisfaction is according to length of stay in the neighborhood. Thirty-four percent of those who had been living in the neighborhood for ten years or less think their neighborhood is a "good" place to live; only 18 percent of the long-term residents (i.e., 11 or more years) responded in this manner.

There are significant differences in tenant perceptions of how each neighborhood has changed (see Table 3). A majority of both Morris Heights tenants and the tenants at 345 Lincoln Place believe that their neighborhoods are "worse places to live" than when they first moved there, and almost none see them as "better places to live." On the other hand, at 388 St. Johns, the majority of residents believe that the Prospect Heights neighborhood is about the same as it was when they moved there. At Clinton, those who believe that the neighborhood is getting better are almost as numerous as those who think that it is getting worse. Opinion as to whether the Clinton neighborhood is getting better or worse generally coincides with age and length of residence in the neighborhood. Sixty percent of those who moved into the neighborhood since 1970 thought the neighborhood was improving, while 59 percent of the long-term residents thought it was getting worse.

When questioned about problems in their neighborhoods, tenants at each site provided a different set of responses. In Clinton, more than one-third of the respondents identified crime, drugs, and abandoned buildings as major problems. Again, at Prospect Heights opinion was split according to building, with many at 388 St. Johns claiming that street repairs and poor street lighting are major problems and the Lincoln Place residents citing vandalism, crime and the presence of drugs and drug users. At Morris Heights, litter, lack of street repairs, vandalism, abandoned buildings and graffiti are perceived as major problems in the neighborhood.

As a further measure of tenant perceptions of neighborhood conditions, respondents were asked two questions about neighborhood safety. The results are shown in Figure 1. Tenants

TABLE 3
RESIDENTS' ATTITUDES TOWARD NEIGHBORHOODS

Resident Attitudes	For all Neighborhoods	Prospect Heights		Morris Heights	Clinton	USR&E Survey of Homesteading Neighborhoods
		St. Johns Place	Lincoln Place			
Neighborhood Rating*	3.0	3.2	2.7	2.9	3.3	3.4
Perceived Change						
Percent better	16.8%	8.3%	0 %	7.0%	37.5%	12.0%
Percent same	49.5%	58.3%	25.0%	37.5%	21.9%	58.3%
Percent worse	33.7%	33.3%	75.0%	55.8%	40.6%	28.3%

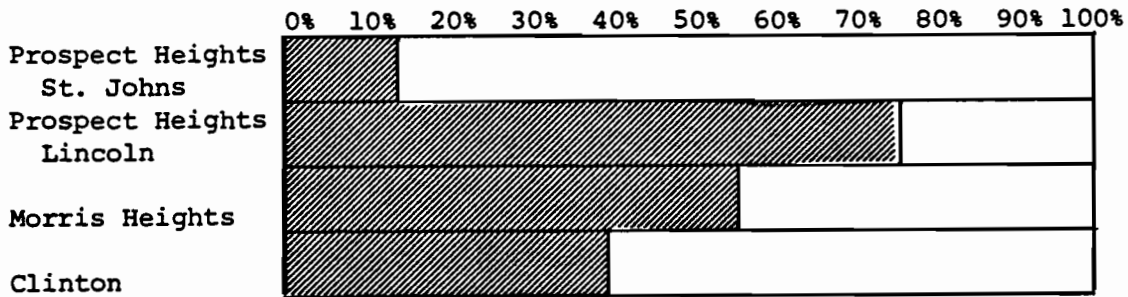
Percent of Respondents Claiming Neighborhood Condition is Major Problem

Condition	For all Neighborhoods	Prospect Heights		Morris Heights	Clinton
		St. Johns Place	Lincoln Place		
Street in need of repair	27.4%	41.7%	25.0%	39.5%	6.3%
Poor street lighting	21.3%	33.3%	37.5%	27.9%	3.2%
Trash, litter, junk present	43.2%	16.7%	37.5%	60.5%	31.3%
Graffiti on buildings	25.3%	8.3%	25.0%	32.6%	21.9%
People living in run-down homes	26.3%	8.3%	25.0%	30.2%	28.1%
Abandoned or boarded-up buildings	30.5%	16.7%	25.0%	32.6%	34.4%
Vandalism	33.7%	8.3%	62.5%	39.5%	28.1%
Crime	34.7%	16.7%	62.5%	27.9%	43.8%
Drugs or drug users	42.1%	16.7%	50.0%	25.6%	71.9%

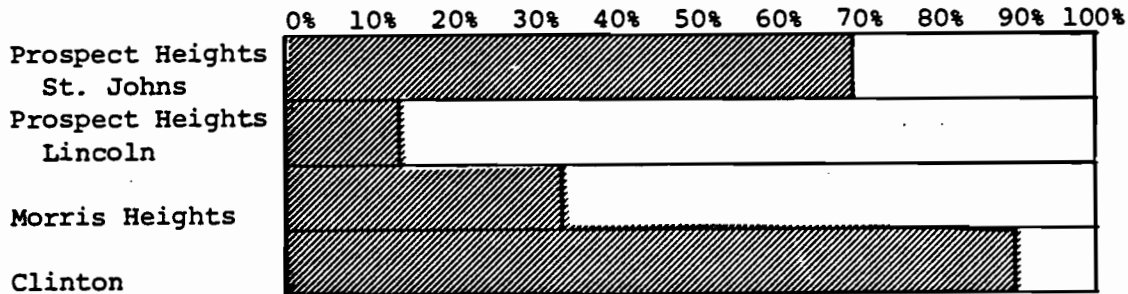
* Mean score on a 5-point scale where "1" is extremely bad and "5" is extremely good.

FIGURE 1

PERCENT OF RESPONDENTS WHO STATED THAT NEIGHBORHOOD IS UNSAFE OR VERY UNSAFE



PERCENT OF RESPONDENTS WHO WISH TO REMAIN IN NEIGHBORHOOD



were first asked if their neighborhoods are safe places. Less than five percent of the respondents saw their neighborhood as "very safe". While there is no significant difference between Morris Heights and Clinton in terms of the safety rating, there is substantial variation in tenant ratings in the two Prospect Heights buildings. Only 15 percent of residents at 388 St. Johns Place described Prospect Heights as unsafe or very unsafe, as compared to 75 percent of Lincoln Place residents. These figures are surprising given the tenants' responses to a question on crime. At Prospect Heights only five percent and in Morris Heights only 12 percent of the tenants have themselves been victims of crimes occurring in their building. However, at Clinton 28 percent of the tenants reported that they had been victims. While 44 percent of the Clinton residents said crime was a major problem in their neighborhood--a higher proportion than elsewhere--few rated their neighborhood as very unsafe.

Finally, tenants were asked if they wish to remain in their neighborhood. Ninety percent of the tenants in Clinton stated that they would like to remain in their neighborhood. However, on average only 35 percent of the tenants in Prospect Heights and Morris Heights said they would like to remain.

Overall, the three groups of tenants appear to evaluate their neighborhoods in a similar fashion--as only average places to live because of a few major problems. In two respects, however, the Clinton tenants are unlike those at Prospect Heights and Morris Heights. They are much more likely to see their neighborhood as improving and they are much more likely to want to remain in the neighborhood. Displacement is a concern of the tenants and the community group in Clinton. An objective of the 510 Demonstration is to free the current residents from the fear of displacement and allow them to remain in their homes.

1.3 Tenants' Housing Conditions

The rehabilitation of each of the 510 buildings will greatly alter the housing conditions of the current residents. In order to judge the extent to which physical conditions will need to be improved, the tenants were asked a number of questions about the current condition of their housing.

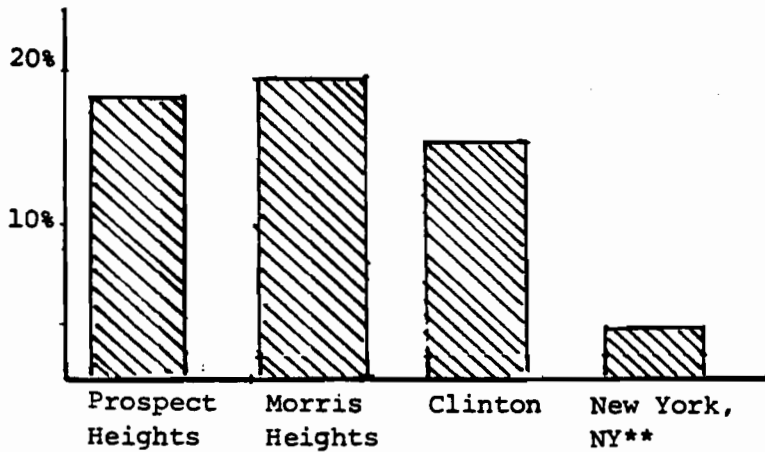
To determine the tenants' perceptions of the overall condition of their apartments, each respondent was asked to rate the physical condition of his/her apartment as "good", "fair", or "poor" (See Table 4). Approximately one-half of the tenants (58%) gave their apartments a "fair" rating. However, none of the Prospect Heights tenants stated that their apartments were in "good" condition and in Morris Heights, although 17 percent gave their apartments a "good" rating, 31 percent gave their apartment a "poor" rating. In Clinton, 81 percent of the tenants gave their apartment a "good" or "fair" rating.

TABLE 4

Tenants' Rating of Physical Condition Of Apartment, By Neighborhood					
RATING	TOTAL UNITS	PROSPECT HEIGHTS		MORRIS HEIGHTS	CLINTON
		St. John's Place	Lincoln Place		
GOOD	17%	0%	0%	17%	28%
FAIR	58%	67%	75%	52%	53%
POOR	26%	33%	25%	31%	19%

FIGURE 2

Percent of Crowded Households by
Neighborhood* and New York City



* Crowding is defined as more than one person per room.

** Percent of renter-occupied crowded units in New York City in 1976.

Source: Annual Housing Survey, 1976, Summary of Housing Characteristics for Selected Metropolitan Areas.

The tenants' ratings of their apartments may reflect the degree of crowding in the 510 buildings. Crowding is defined as more than one person per room per unit. The fewest incidents of crowding (13 percent of all households) occur in Clinton, where the level of housing satisfaction is the highest of the three neighborhoods. On the other hand, in Prospect Heights and in Morris Heights, low levels of housing satisfaction correspond with a greater incidence of crowding (approximately 20 percent of the units in each neighborhood are crowded). Figure 2 compares the degree of crowding per household among the three sites with the percentage of crowded households in New York City in 1976. While a minimum of 13 percent of the households are crowded at each 510 site, only 2.7 percent of all rental units are crowded for the City as a whole.

In further pursuing the issue of apartment conditions, respondents were asked what they like and dislike about their apartments. Approximately one-half of the tenants noted the "roominess" and "comfort" of the apartments as things which they most liked. In addition, a number of the tenants in Clinton singled out other residents of their building as a positive factor in their attitude toward their living environment.

Responses concerning tenants' dislikes appear to reflect building conditions in each of the neighborhoods. For example, in Clinton 65 percent of the tenants were critical of the layout of the apartments. (Almost 90 percent of the apartments in Clinton do not have separate bath facilities and the bedrooms in most of these apartments are without windows.) In Prospect Heights and Morris Heights, tenants complained primarily about the lack of adequate maintenance in the buildings and the frequent breakdowns in plumbing and heating systems.

As another measure of housing conditions, tenants were asked to rate how quickly and effectively building management responded to tenant complaints (See Figure 3). Overall, the Clinton tenants gave their management a very strong rating; 71 percent said management is very responsive to tenant complaints. The

FIGURE 3

Tenant Attitudes Toward Building Management

% Respondents who rate building management as very responsive.

% Respondents stating that repairs are made promptly.

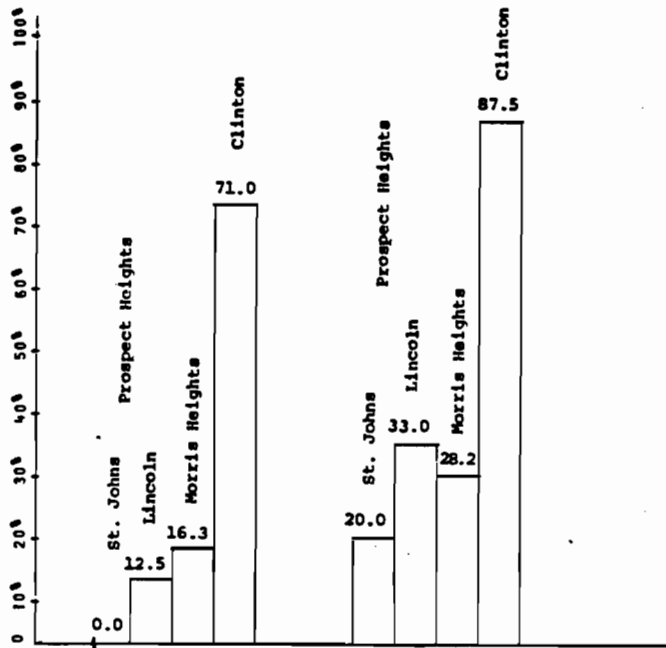


TABLE 5

Proportion of Tenants Desiring Particular Repairs to Their Apartments				
Type of Repair	% of All Tenants	Neighborhood		
		Prospect Heights	Morris Heights	Clinton
Painting and Plastering	40	55	58	6
Electricity and Plumbing	25	15	14	47
Bathroom and Kitchen Fixtures	24	40	19	22
Restructure layout of Apartment	17	0	5	44
Windows/Ventilation	15	15	21	6
Floors	13	0	9	25
Complete Rehabilitation	8	25	7	0
Other	6	10	5	6

* Proportions per neighborhood do not total 100% because tenants generally desired more than one repair.

Prospect Heights and Morris Heights tenants were less inclined to give management a good rating and approximately 40 percent of the tenants in each of the two neighborhoods said that management is not at all responsive to their requests.

In the twelve months preceding the survey, three-quarters of the tenants in the 510 buildings actually requested that repairs or improvements be made in their apartments. Morris Heights tenants requested more repairs than the tenants in other neighborhoods. Over 70 percent of the tenants in both Prospect Heights and Morris Heights who requested that the management undertake repairs, stated that they were not made promptly. On the other hand, over three-fourths of the Clinton tenants who needed repairs said the management responded promptly to their requests.

At each site, the tenants reported the kind of repairs they would most like to have done in their apartments. These include: painting, plastering, plumbing work, and structural improvements. Table 5 presents the most frequently requested repairs for each tenant group. The Clinton tenants' responses reflect their concern about the presence of bathtubs in their kitchens and the absence of windows in bedrooms. Nearly a quarter cited bathroom and kitchen fixtures and close to one-half cited electricity, plumbing and changes in apartment layout as repairs they would like to have done. The types of repairs desired most by Prospect Heights and Morris Heights tenants are primarily painting and plastering (55% and 58% respectively).

1.4 Current Housing Costs and the Ability of the Tenants to Pay Projected Co-op Carrying Charges

The success of any housing cooperative is dependent on the ability of the tenants to pay monthly co-op carrying charges promptly and to finance repair and maintenance work when necessary. While the 510 Demonstration will provide 170 households with rehabilitated units, for most it also necessitates an increase in the monthly housing costs. The potential effect that this increase will have on individual 510 households, many of whom are low-income, is an important subject to consider.

The tenants in the 510 buildings currently pay rents which are low for New York City, where the "fair market rent" for a one-bedroom apartment is \$315 per month. In Prospect Heights, the mean monthly rent (excluding utility costs) is approximately \$150, in Morris Heights, \$170, and in Clinton, \$120 (see Table 6).¹ When the cost of utilities are included, total housing costs are typically \$179 in Prospect Heights, \$213 in Morris Heights, and \$149 in Clinton.

Tenants at Morris Heights and Clinton are able to pay such modest rents because the City of New York provides operating and maintenance subsidies to these buildings through the Community Management Program. Over a recent three month period, approximately \$430 per unit per month was spent in Morris Heights, while the Clinton units received an average of \$544 per unit per month in subsidies.²

The majority of tenants at every site believe their current rents are "very reasonable" and only a small proportion find them "very unreasonable," or even "somewhat reasonable."³ Expressed as a percentage of income, the current average monthly housing cost at Clinton is below the accepted norm of 25 percent, and somewhat higher than 25 percent at Prospect Heights and Morris Heights. At each site, the range of rent to income ratios is striking. While some tenants spend a very low proportion of

¹The rent figures are based on information supplied by the tenants in each neighborhood.

²Buildings under the Community Management Program are not allotted the same amount each month for operating and maintenance expenses. Rather, the managing community organization presents a bill each month for expenses incurred. According to HPD personnel these figures can vary considerably from one month to the next. Consequently a three month average was calculated in order to approximate monthly per unit expenses. It should be noted that these figures do not include the payroll for maintenance employees or community organization staff who are managing the properties.

³Those tenants who described their rent as reasonable almost invariably commented that it was a "good deal" or something equivalent. Those who described their rent as "unreasonable" usually complained of the lack of service or condition of the apartment, and not the expense.

TABLE 6

Current Housing Costs by Neighborhood			
	Prospect Heights	Morris Heights	Clinton
Average Monthly Rent	\$150	\$170	\$120
Average Utilities/ Month	\$ 29	\$ 43	\$ 29
Current Monthly Housing Cost	\$179	\$213	\$149
Average % Household Income*	29.3%	34.7%	23.4%
Current Housing Costs As a % of Household Income	Percentage of Households Paying:		
0-20%	17%	16%	50%
21-25%	11%	7%	6%
26-30%	22%	5%	17%
31-50%	39%	36%	10%
More than 50%	11%	36%	17%
* Based on the average rent to income ratios for each site.			

TABLE 7

Changes in Housing Costs as a Result of Co-op Conversion						
Housing Costs	Prospect Heights		Morris Heights		Clinton	
	Before Conv.	After Conv.	Before Conv.	After Conv.	Before Conv.	After Conv.
Monthly Rent/Co-op Charge*	\$150	\$187	\$170	\$181	\$120	\$340
Monthly Utility Costs	29	29	43	43	29	29
Total Monthly Housing Costs	\$179	\$216	\$213	\$224	\$149	\$369
Monthly Housing Costs as A % of Average Income**	27.2%	33.0%	33.6%	35.1%	17.8%	44.4%

* The estimated co-op charges are based on data provided by the Special Purpose Organization at each Demonstration site. For Prospect Heights and Clinton, the co-op charges represent the average charge for all units in the building. Since co-op charges in Morris Heights are geared to individual households, the figure of \$181 represents the average of individual charges for those tenants surveyed.

** Monthly housing costs as a percent of income before conversion are calculated based on the mean income for each of the sites and thus differ slightly from housing costs as a percent of income presented in Table 7.

their income on housing, others pay more than half of their income. Tenants who pay more than 30 percent of their income in rent consist primarily of those of welfare.

A number of tenants (19%) have difficulty meeting their rent and admitted that they were currently in arrears. The proportion of tenants who have difficulty paying their rent promptly or were in arrears at the time of the survey is almost identical at each site.¹ As might be expected, the tenants who experience this problem have below average incomes. (Only 13 percent of those with monthly incomes above \$500 reported that they had difficulties paying their rent, while 25 percent of those making under \$500 reported difficulties.) There is no significant difference between wage-earning households and welfare households in the proportion finding it difficult to meet rent (18 percent versus 20 percent). This is surprising since welfare households have much lower incomes than wage-earning households and usually pay a higher proportion in rent.

When the 510 buildings are converted to cooperatives, the projected monthly charges will exceed the current rents at all sites (See Table 7). In Prospect Heights, the projected increase is somewhat misleading. The post-conversion figure of \$187 represents an average charge for the occupied and vacant buildings. In fact, the vacant buildings will be awarded a large percentage of the total mortgage, making the monthly charges for these units higher than charges for the occupied units. Thus, the average co-op costs at Prospect Heights are somewhat overstated.

It is apparent what while the average increase at Morris Heights and Prospect Heights is modest, Clinton tenants will have to pay a much greater share of their income in housing costs. Overall, the impact will vary depending on whether the household

¹Tenants were asked separate questions concerning each matter, but as one would expect there was a strong tendency for those having difficulties meeting the rent also to be in arrears.

receives some form of public assistance, such as welfare, and whether the household is eligible for a Section 8 subsidy. In order to assess the impact on an individual basis, households were grouped into three categories: (1) those tenants on welfare whose increased payment falls within the welfare shelter allowance schedule; (2) of the remaining tenants, those who are eligible for Section 8 subsidies; and (3) those tenants not eligible for any form of assistance (See Table 8).

The welfare system is a primary source of subsidy to many tenants. Forty-eight households or 50 percent of the tenants surveyed currently receive welfare. The New York City Welfare Department pays recipients a shelter allowance as part of their total welfare payment. This shelter allowance varies by household size and ranges from a maximum of \$152 for a single person to \$317 for a family of eight or more. If the rent is lower than this sum, the actual rent will be paid. If the rent is raised, the welfare payment will be raised up to the maximum allowable under the shelter allowance schedule.

Overall, the welfare system assures one-third of the present tenants that they can become cooperators without having to bear any increased cost. At Morris Heights, the projected co-op charges have been set household by household so that they correspond to the maximum welfare allowance. Hence, if the projections prove accurate, the welfare tenants at Morris Heights can be assured that the increase will be paid by New York City. At Prospect Heights, the co-op charge exceeds the allowance for a two-person household by only \$4. As a result, welfare households of two or more persons will be relatively unaffected by the co-op conversion. However, at Clinton, the cost of a one-bedroom unit exceeds the maximum shelter allowance for all welfare households. As a result, the households on welfare at that site cannot expect that their significant increases in housing costs will be absorbed by the welfare system.

A second potential source of funds to cooperators is the Section 8 rent subsidy program. For eligible households, this program pays the difference between the contract rent and 25

TABLE 8

Impact of Welfare Payments and Section 8 Program				
	Total	Prospect Heights	Morris Heights	Clinton
Welfare tenants in apts. where co-op charge paid in full by NYC Welfare	30(31%)	3(17%)	27(64%)	0(0%)
Households eligible for Section 8	41(46%)	6(33%)	14(34%)	21(70%)
Number of households not eligible for Section 8 or welfare payments	19(21%)	9(50%)	1(2%)	9(30%)
Total Households	90*	18(100%)	42(100%)	30(100%)

* Source of income was not available for five of the 95 households surveyed.

TABLE 9

Cost Impact of Co-op Conversion on 19 Households Not Eligible for Welfare Payments or Section 8 Subsidy.									
	Prospect Heights (9 households)			Morris Heights (1 household)			Clinton (9 households)		
	Before	After	Δ	Before	After	Δ	Before	After	Δ
Average Monthly Housing Costs	\$181	\$216	19%	\$208	\$218	5%	\$171	\$369	115%
% of Household Income	32%	40%	8%	13%	14%	1%	27%	63%	36%
Monthly Housing Costs as a % of Household Income									
Number paying:									
0-20%	2	2		1	1		4	2	
21-30%	4	3		-	-		2	2	
31-50%	1	2		-	-		-	-	
More than 50%	2	2		-	-		3	5	

percent of the household's adjusted income. To be eligible for a Section 8 subsidy, a family must earn less than a certain proportion of the New York City median income, which varies by household size (an eligible family of four would earn 80% of the median income). A household's total housing expense, that is, contract rent plus utilities is generally not allowed to exceed the local "Fair Market Rent". Of the 60 households whose increase in housing costs will not be paid by the New York City welfare system, it is estimated that 68 percent are eligible for Section 8 subsidies.¹

There are 19 households who are not eligible for either Section 8 subsidy or welfare payments. After conversion, the increase in monthly housing costs for these tenants will range from \$7 to \$240, with the mean increase being \$83. As Table 9 shows, the average percentage increase in housing costs is 19 percent in Prospect Heights, 5 percent in Morris Heights, and 115 percent in Clinton. At most, 9 of the 19 ineligible households will pay more than 30 percent of their income for housing. This figure represents 8 percent of the total 95 households who were surveyed.

1.5 Tenants' Associations and Attitudes Toward Cooperative Housing

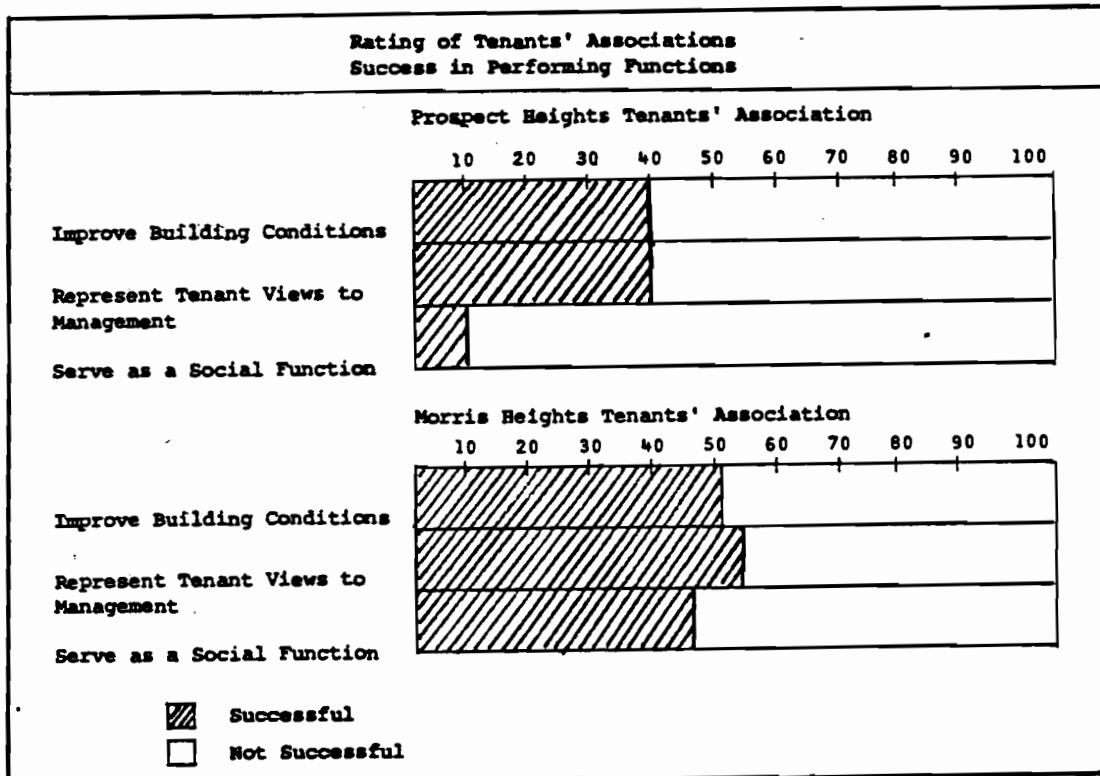
The lack of an effective tenant organization could be a barrier to the establishment of a successful housing cooperative, which is strongly dependent on the ability of the tenants to jointly manage their property. It is important that the tenants are well organized and that they have a thorough understanding of

¹It should be noted that estimates of eligibility are based on individual household incomes and average projected co-op carrying charges for each neighborhood. In Clinton, where 21 tenants meet the income criteria for a Section 8 subsidy, the projected carrying charge for a one-bedroom unit is \$25 more than the "Fair Market Rent" for a one-bedroom unit in New York City. Information is not available which indicates whether these tenants will be living in one-bedroom apartments. If in fact, some eligible tenants will pay housing expenses above the "Fair Market Rent", tenants may apply to HUD for an exception to the "FMR" ceiling.

co-ops and housing management. Tenants can be trained in such matters, and in fact, tenant training programs will be conducted at each 510 site. In order to gauge the extent to which tenants are now involved in tenant organization activities, as well as their knowledge of cooperative housing, respondents were asked a number of questions concerning tenants' associations and housing co-ops.

Only the tenants in the building at St. Johns Place in Prospect Heights and the tenants in the Morris Heights building have organized tenants' associations. The membership rate in both associations is high: A majority (68%) of the Morris Heights tenants belong to the tenants' association, as do a majority (80%) of the tenants in the Prospect Heights building. However, not all members actively participate in their tenants' association. Seventy-one percent of the Morris Heights tenants' association members participate in the association's activities, but only half

FIGURE 4



of the St. Johns Place tenants' association members regularly participate in activities. The members of both associations were asked to rate their organizations in three performance areas: improving building conditions, representing tenants to management, and social functions. As shown in Figure 4, neither tenant group thinks their associations are particularly successful in performing these functions.

During each interview, tenants were asked to describe the advantages and disadvantages of cooperative housing. Through this question it became clear that the average tenant knows very little about the operation of a housing co-op. While the majority of tenants at all sites have heard of cooperative housing, less than half feel that they have a good understanding of what it is. Even among those who had heard of cooperative housing, 61 percent could not think of a single disadvantage to co-op housing and 20 percent could not think of a single advantage. Despite the fact that only a minority understand what a housing co-op is, a majority of the tenants said they would like to belong to a cooperative (see Table 10).

Improvements in physical living conditions and service are perceived by the respondents as the primary advantages that co-op housing provide (63 percent of the replies could be classified under these headings). Only a small proportion (12 percent) noted

TABLE 10

Tenant Attitudes Toward Co-op Housing				
Tenant Attitudes	Total	Prospect Heights	Morris Heights	Clinton
% Tenants who have heard of cooperative housing	78%	90%	65%	78%
% Tenants who have "a pretty good" understanding of cooperative housing	42%	45%	35%	47%
% Tenants who would like to belong to a housing cooperative	55%	70%	37%	59%

financial benefits such as fixed rents or the investment potential of owning co-op shares. In contrast, the disadvantages listed were mainly financial, such as the high monthly payments, downpayments, and maintenance charges.

Given the length of time that the three sites have been involved in the Demonstration, it is surprising to find a large proportion of tenants, particularly at Morris Heights, claiming that they have never been contacted about their building being turned into a co-op (See Table 11). Many tenants who knew about the co-op conversion were informed by neighbors, rather than by the community group or the tenants' association. Some tenants who were contacted about the co-op conversion have not attended any meetings about the proposed co-op and, therefore, are understandably uninformed. However, the majority of tenants feel they have not been kept up-to-date on the project. Many do not know what their downpayment or their monthly payment will be.¹ An exception to this is Clinton, where most tenants were contacted by the community group and have attended meetings. Clinton tenants report that they have been kept up-to-date on the project, and know what co-op carrying charges will be.

Many of the tenants in each neighborhood stated that they were willing to play a role in managing their building after it is converted to a cooperative (See Figure 5). The average tenant was willing to volunteer over six hours per week for this purpose. This is an encouraging sign of tenant readiness to undertake one of the burdens of co-op housing.

Of the 71 tenants who stated they had been contacted about the co-op conversion, 28 percent indicated that they would almost certainly participate in the cooperative (See Table 11). Assuming

¹It should be noted that the problem of the tenants' lack of knowledge about the co-op projects may be related to a New York State law on co-op conversions which establishes limits as to what potential cooperators can be told prior to the filing of an official prospectus. In addition, the lack of information concerning projected co-op charges is partly the result of protracted contract negotiations between the developer and HPD and periodic changes in the scope of work for the buildings.

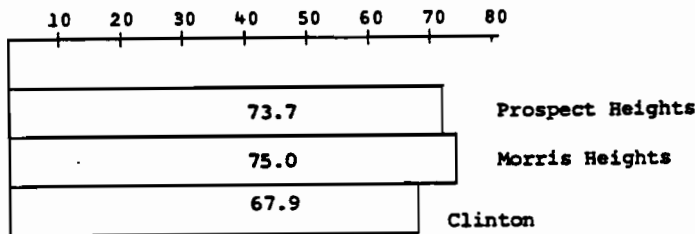
TABLE 11

TENANTS' KNOWLEDGE OF THE CONVERSION OF THEIR BUILDING TO A COOPERATIVE (% OF ALL TENANTS)				
Knowledge of Project	Total	Prospect Heights	Morris Heights	Clinton
Never contacted about possibility	25%	5%	44%	13%
Attended a meeting	62%	70%	49%	75%
Kept up to date on progress of project	42%	35%	23%	72%
Told about down payment	42%	35%	28%	66%
Told about monthly payment	23%	10%	7%	53%

LIKELY PARTICIPATION OF TENANTS IN COOPERATIVES AS A PERCENT OF THOSE WHO KNEW ABOUT CONVERSION				
Co-op Participation	Total	Prospect Heights	Morris Heights	Clinton
Almost certain to participate	28%	16%	29%	39%
Probable	35%	37%	42%	25%
Not probable	6%	11%	4%	4%
Definitely not	7%	5%	8%	7%
Don't know	25%	32%	17%	25%

FIGURE 5

Percentage of Tenants Familiar with 510 Demonstration Who Expressed Willingness to Become Involved in Management of Co-op



that all those who are leaning towards participation do join the co-op, it would mean that between 53 and 71 percent of the tenants at each site will become cooperators. A comparison of the likely participants to the likely non-participants suggests that participants will have slightly higher incomes and are more likely to be wage-earners. However, the differences between the two groups are small, and the future cooperators are likely to be a cross-section of the existing tenants.

1.6 Conclusions

In this chapter, the socioeconomic characteristics, housing conditions, and attitudes of the tenants involved in New York City's "Co-ops for Neighborhoods" Demonstration have been described. In analyzing the results of a survey of 95 participant households, it is discovered that there are significant differences in characteristics and conditions in each of the three neighborhoods. These differences are summarized below.

In particular, the tenants in Clinton appear to have strikingly different characteristics from tenants in the Prospect Heights and Morris Heights neighborhoods. On average, the Clinton households are older, have higher incomes, and are predominantly White. The Clinton tenants also have a much stronger commitment to their neighborhood; many are longtime residents and most are inclined to want to remain in the neighborhood.

As described in an earlier report, the housing conditions at Clinton are currently less than satisfactory. There are few separate bath facilities and there is little privacy in bedrooms. While the Clinton tenants noted both these problems in discussing their housing conditions, housing satisfaction at Clinton is remarkably high, significantly higher than in the other two neighborhoods. Some of this satisfaction may be related to the responsiveness of the building management, the Clinton Housing Development Corporation. Over 70 percent of the tenants give CHDC a high rating for their management of the building.

The Clinton tenants are also more informed about the 510 Demonstration than the other two tenant groups. Fifty-one percent of the Clinton respondents stated that they have a clear understanding of cooperative housing and the majority have been kept up-to-date about the progress of the Demonstration and the co-op charges they will be paying. While the projected co-op charges have risen substantially in Clinton, about two-thirds of the tenants report that they probably will participate in the co-op. The tenants' higher incomes and the potential for obtaining Section 8 for some tenants will enable many to pay the increased housing costs and alleviate some of the fear concerning the potential displacement of tenants in the Clinton co-op buildings.

In contrast to Clinton, the participant households in Morris Heights are larger, much poorer (65 percent are on welfare), and are predominantly Hispanic. The majority of heads of household are female. The Morris Heights tenants have much looser ties to their neighborhood than do the Clinton residents; only 35 percent expressed a desire to remain in the community.

Morris Heights tenants are also less satisfied with their housing conditions. Morris Heights tenants requested more apartment repairs in the last 12 months than did the tenants in the other two neighborhoods, but gave the building management a very low rating in terms of the promptness with which repairs are made. In addition, only 50 percent of the residents report that their tenants' association responds effectively to their concerns.

The Morris Heights tenants are the least knowledgeable about cooperative housing when compared to the other two tenant groups. About 35 percent report that they "have a pretty good understanding of cooperative housing" and would like to belong to a co-op. Almost half claim they have never been contacted about the possibility of turning their building into a co-op. Despite this, over 70 percent of those interviewed stated that they probably would join the cooperative. Given the very low increase in rent which these tenants will pay, there is every incentive for the

tenants to participate.

In Prospect Heights, households are younger than in either Morris Heights or Clinton, and have higher incomes than the Morris Heights households. Over two-thirds of the tenants are Black. Few of the Prospect Heights households have lived in the neighborhood more than six years.

Prospect Heights tenants are also dissatisfied with housing conditions, particularly the repeated breakdown in plumbing and electrical systems. The tenants give the management of the buildings the worst rating of the three tenant groups. Only one of the two occupied Prospect Heights building has an organized tenants' association, which like the Morris Heights association, is viewed as relatively unsuccessful in performing many of its functions.

Most of the Prospect Heights tenants have heard of cooperative housing, and enthusiasm for participating in a co-op is higher than at the other 510 sites. While 75 percent of the tenants are aware of the 510 Demonstration, less than half feel that they have been kept fully informed as to the progress of the program. Over half report that they will probably participate in the co-op.

Many of the problems which have been described in this chapter are likely to be rectified in the course of the 510 Demonstration. Through the moderate rehabilitation of the co-op buildings, physical problems will be corrected. Through the tenant education program at each site, tenants will gain knowledge of cooperative housing and will learn the techniques of building management. Tenants' associations will be organized at those buildings where none exist, and tenant leaders will be trained to respond to the concerns of the tenant population. Where rent-to-income ratios are a problem, subsidies will be sought for individual tenants, so that no one pays more than 25 percent of his or her income in housing. Overall, the 510 Demonstration can contribute to an improvement in the housing

conditions of these low-income tenants and allow them greater control over their housing environment. The extent to which the program succeeds in these two objectives will be the subject of the next report on the tenant participants in the 510 Demonstration.

Chapter 2
510 DEMONSTRATION CO-OP BUILDINGS

The purpose of this chapter is to describe the condition of the co-op buildings prior to rehabilitation as well as the nature of the construction work which will be undertaken. The information presented here is based on: (1) interviews with the SPO architects and the technical review team of New York City's Department of Housing Preservation and Development; (2) an inspection of the co-op buildings by a USR&E architect; and (3) inspections of 95 apartments in the 510 buildings. These inspections and interviews were conducted during August through October 1980.

In the course of the inspection, surveyors rated the condition of various elements of the units, including the surface and structural condition of floors, walls, doors, windows, and also noted the absence of adequate heating, electrical or plumbing fixtures. The pre-conversion data which was gathered here forms the basis for an analysis of changes in building conditions which will be undertaken at the end of the Demonstration.

This chapter is organized into two sections: The first presents information for each building individually; the second discusses them comparatively. In the section on individual structures, an overall description of the size, age, architectural style, and condition of the structures is presented through a narrative and with photographs made in October 1980. This is followed by a discussion of interior common spaces and the

apartments themselves and, finally, the planned scope of rehabilitation. The Comparative Data section summarizes the detailed information of the first section and explores some of the similarities and differences between the structures.

2.1 1890 Andrews Avenue, Morris Heights

2.1.1 Building Description

This structure, containing 56 units, represents the entire cooperative construction effort in Morris Heights. The building sits on a corner site at the intersection of Andrews and Burnside Avenues, on the southeast corner of the block. It is a six-story brick walk-up with two principal entrances off a concrete courtyard. There are also three occupied commercial units on Burnside Avenue. The other buildings at the street intersection are five and six stories, with one new construction project going up across Burnside Avenue. It is the last six-story building on Andrews Avenue and, moving away from Burnside, one comes upon two-story single and two-family residences lining both sides of the street. The building is separated from adjacent structures by alleyways, one 10-foot wide and one 30-foot wide.

The structure has brick bearing walls with concrete ornamentation, both on the building itself as surface relief and on the property in the form of concrete railings and a fountain in the center of the main courtyard. The wooden windows have concrete sills and wrought iron railings that form a balcony-like shape throughout the courtyard. The structure has steel fire escapes.

The building appears basically sound, with some signs of settlement and neglect. The courtyard stairs are cracked and uneven, and there is some indication of heaving in the courtyard surface. The fountain is not functioning. The brick wall requires some pointing and limited replacement, and there is evidence of several sill failures. Substantial floor deflection was observed in several areas of the interior, but HPD accepts the builder's contention that no structural work will be needed

1890 Andrews Avenue,
Morris Heights



View from across Burnside Avenue,
showing commercial units.

View from Andrews Avenue,
showing main courtyard
entry to residential
units.



(left) Concrete
courtyard stair
leading to one of
two residential
entries .



(right) Example of
concrete ornamenta-
tion and wrought
iron window
railings .



although a small support for a drainpipe in the basement will be required. Despite these signs of settlement, the foundations appear sound. The flat roof and parapet walls are sound and require only minor repair.

The iron window railings are frequently missing and those that remain have been damaged and twisted, perhaps beyond saving. The fire escapes, however, are quite serviceable, and need only scraping and painting.

All woodwork at the window sills and jams is peeling and flaking. There is some indication of rot and it appears that a majority of the windows will need replacement. The basement access to the building appears to have been forced open.

The building had a new boiler installed by New York City in early 1980. The electrical wiring throughout the building was replaced 15 years ago and was installed consistent with building code requirements at that time.

2.1.2 Interior Common Areas

The building is entered through two single doorways, one on each side of the exterior court. These doors are locked for security, and the tenant must respond to a doorbell summons to come down and open the door. The interior spaces have wide hallways with marble stairtreads and large tile floored landings, each with several apartments. The hexagonal floor tiles show the floor number in contrasting color. The walls are ceramic tile and plaster, and the ceilings are painted plaster.

The condition of the walls and ceilings is good, with ceramic tile unpainted and without cracks, and the plastered areas well maintained, in good condition, and with no particular need for work. The handrails are sturdy and in good condition. The stairtreads, which are marble slab, are worn where they have seen the heaviest traffic. Very few treads are cracked, however, and, overall, they are very serviceable.

The lighting is present and working, there was no evidence of trash or litter, and only minimal graffiti. No evidence of vandalism was observed.

2.1.3 Apartment Condition

The 56 apartment units, whose condition is described below, are distributed as follows:

<u>Apartment Size</u>	<u># of Units</u>
2 rooms	0 (0%)
3 rooms	27 (48.2%)
4 rooms	21 (37.5%)
5 rooms	6 (10.7%)
6 rooms	2 (3.6%)
TOTAL	56 (100%)

Approximately 77 percent (43 of the 56 original apartments) were visited by the surveyors. These apartments are believed to represent a good sampling of all units to be rehabilitated.

A majority of apartments were found to have deficient security. Entry doors were worn or damaged in over half of the units, and were rotted or broken in 14 percent. Locks were missing from the doors in nearly 20 percent of units surveyed.

Nearly 30 percent of windows in kitchens and bathrooms were inoperable, but only 21 windows, or those in 8 percent of the residential rooms, were in similar condition. Less than 25 percent of windows were in good condition. The remaining windows were either not weather-tight or needed outright replacement. Walls throughout the building were riddled with minor and sometimes major defects: only 5 percent of the kitchens and bathrooms and 29 percent of residential rooms had walls and ceilings that were well-maintained. Over 25 percent of kitchens and residential rooms were found to have major defects; nearly 60 percent of bathrooms were likewise. In the entire sample of 43 units, only 6 kitchen walls and no bathroom walls were found to have paint in good condition. Floors were generally secure, although settlement effected nearly 30 percent of the cases. Severe settlement was observed in one particular section of the building. There was no evidence, however, that this was a deteriorating condition. Despite this subsurface irregularity, only about one-fifth of floors were found in need of refinishing, although bathrooms in

particular had deteriorated; less than 17 percent were found to be well-maintained. Water damage was found in slightly over 11 percent of kitchens and living areas in over 30 percent of bathrooms. Fire damage was evident in less than 2 percent of rooms.

All units were served by hot and cold running water, although one unit was found to have no cold water in its bathroom. Only two units were found to have inadequate water pressure. The plumbing showed signs of deterioration, however, and corrosion and leaking were found in nearly half of bathrooms and one-third of kitchens.

All kitchens had sinks, although less than 20 percent were in good condition, and a quarter were severely worn. Inoperable stoves were found in three units, and inoperable refrigerators in three (different) units. An overall assessment of kitchen appliance condition revealed that none of the units had kitchens in good condition, and nearly one-third evidenced severe wear. About two-thirds of kitchen cabinets evidenced either moderate or severe wear. Two units had no kitchen cabinets at all. All bathrooms had sinks, showers, and toilets, and of those fixtures, only one toilet was found to be inoperable. Twenty fixtures, or nearly half, were found to be severely worn. Nearly 80 percent of bathrooms showed severe wear in the grout and water seals around pipes, showers, and floors.

Approximately 5 percent of residential rooms had no heat sources present and one room was found to be dependent on portable electric heat. The remaining 93 percent had radiator heat that appeared to be working.

Fully 40 out of the 43 bathrooms surveyed had no outlet or light fixture in the room. This condition was also true in nearly one-third of the residential rooms. Exposed and hanging electrical wires were found in 4 kitchens (9.3%), 5 bathrooms (11.6%), and 17 residential rooms (6.6%).

2.1.4 Scope of Rehabilitation

Because there is a wide variation in the condition of fixtures and appliances from apartment to apartment, toilets and sinks will be replaced as necessary. All bathrooms will get new vanities, lavatories, and new medicine cabinets; tubs will be resurfaced as needed; bathrooms will have new ceramic tile floors and wainscoting. Hot and cold water risers will be replaced for kitchens and bathrooms throughout the building and moisture-resistant wallboard will be used to replace sections of the walls which have to be removed in the process. Kitchens will be getting new cabinets and sinks, and a vinyl asbestos tile floor with a new plywood underlayment. In addition to the work which is being performed as part of the 510 Demonstration project, New York City will provide new stoves and refrigerators funded by a Community Management Program account.

The central oil-fired boiler was replaced by the City in early 1980, and will therefore remain. All apartment radiators are also in good condition; rehabilitation will only extend to replacing the radiator valves in apartments and the convectors in hallways. The building's wiring is only 15 years old, and complied with building code standards at that time. The scope of new work will now bring the building into line with current standards, including insulation of circuit breakers in each apartment, replacement of pull chains with wall switches, installation of additional outlets, repair of defective light fixtures, and installation of new fixtures in kitchens, baths, halls and outside entries. In addition, a vestibule entry will be created which will have an intercom and door buzzer release system. Special electrical outlets for clothes washers and dryers will not be provided, in that there is already a commercial laundromat in the building's ground floor.

Both the builder and HPD agreed that the observed floor deflection in several apartments was not indicative of any significant structural problem. Work to be done will include provid-

ing support for a drainage pipe in the basement which has been exerting undue stress on first floor beams. There will also be some minor structural work to permit access to the new compactor system which is being installed. Dumbwaiter shafts will be sealed up and any roof penetration removed. With the exception of the roof work associated with the dumbwaiters, roof reconstruction will be limited to providing a new membrane cap and replacing some coping.

New insulation will be installed on the cellar floor and the superintendent's apartment and insulation will be installed between apartments for acoustical purposes. Ceilings and walls will be patched and replaced as necessary and repainted throughout the building. Existing hardwood strip floors will be cleaned and some small amount will be replaced as necessary. Bedroom areas will receive additional closet space and entry doors and some interior doors will be replaced. In the hallways, the marble stair treads will be cleaned and repaired. New thermopane windows will be installed through the City's weatherization program.

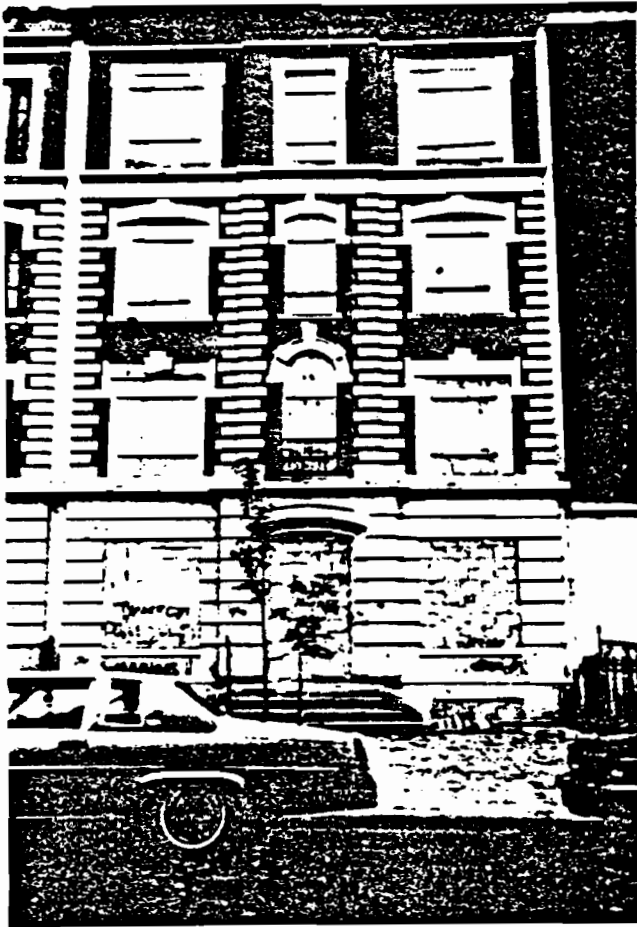
The building will receive some limited repointing of the brickwork and a rebuilding of the stone entranceway. Entries will receive new aluminum and glass doors and courtyard lights. Deteriorated sections of the sidewalk will be replaced, and a handicap curb cut and new handrail will be installed. Fire escapes will be repaired and repainted.

2.2 388 St. Johns Place, Prospect Heights

2.2.1 Building Description

This brick load-bearing wood-framed structure was built between 1905 and 1910. It is a new law four story walk-up, currently housing 16 apartment units. It is the most westerly in a series of four identical structures lining the south side of St. Johns Place. (376 St. Johns is also one of this series.) The building is flanked by other four-story structures, and has similar four-story structures across St. Johns Place. The building

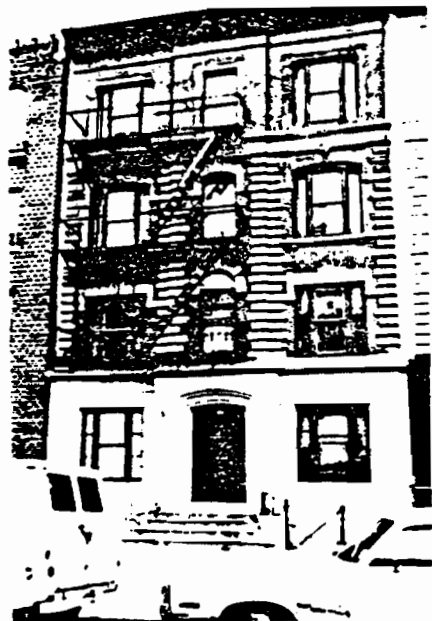
388 St. Johns Place,
Prospect Heights



View along the south side of St. Johns Place, showing the four identical row structures. 388 is the darker building on the left, 376 is on the right, in the foreground.

376 St. Johns Place, showing the building is sealed with concrete block and wood. Evidence of fire damage is visible above the 2nd story on the left.

388 St. Johns Place, showing the original wood windows and iron rail at ground level.



has brick walls and stone coins, as well as sills and lintels. The stone has some limited ornamentation, and has been painted. It has a stone stair leading to a first story, one-half level above grade. There are also some remains of the original wrought iron railing.

The original wood windows, which form bays along the front of the building, are in fairly good condition. They have wide double-hung center panels, and fixed, narrow side panels. The fire escape attached to the front face of the building is rusted but sound. The stone sills show signs of deterioration in several instances and the stone stoop has cracked and separated. Although needing paint, the pressed metal cornice under the eaves seems to be in good condition.

2.2.2 Interior Common Areas

A single unlocked front entrance door leads to an antechamber with mailboxes and a locked interior door. Access to the building requires a tenant to respond to a doorbell summons and to personally unlock the door. The doorbell and the lock are in operating condition and the mailboxes show no visible damage. The hallways are high ceilinged and narrow, with the stair running parallel to the length of the corridor. The floors are probably linoleum, and the walls and ceilings are painted plaster. Although darkly lit, the interior appeared to be in good condition with the painted wall surfaces revealing only a limited amount of peeling and cracking. The floors and stairs are sound, well maintained, and in good condition. The metal handrails are sturdy and very serviceable.

Hallway lighting is present, although limited, and working. The hallways were clean and swept, without evidence of graffiti or vandalism.

The basement level has a dirt and concrete floor and rubble stone walls. The space, which is fairly dry, was little used for storage.

2.2.3 Apartment Condition

This structure houses 16 apartment units, all of which are occupied. Apartments are exclusively two- and three-rooms, with five of the units being two-rooms, and eleven being three-room apartments. Twelve of these units were inspected and it is believed that this represents an accurate sample of all units in the structure.

Apartment security was found to be in excellent condition. All apartments had secure and undamaged entry doors, with functioning locksets.

Perhaps due to the renovation some 20 years earlier, windows were in generally good condition. Less than 10 percent of windows examined were inoperable. The condition of walls and ceilings, however, was not particularly good. Less than 5 percent of walls and ceilings were well maintained, and over three quarters had major defects. Paint was deteriorated in more than half of kitchens and bathrooms. Over 40 percent of floors were found to have sagging or buckling conditions, and a similar percentage required complete refinishing. Water damage was evident in a majority of cases, and the worst condition was in bathrooms, where nearly 70 percent of rooms inspected showed damage. There was no fire damage observed in any apartment.

All units were serviced by hot and cold running water and only one was found to have inadequate water pressure. Evidence of corrosion and leakage was observed in approximately half of the bathrooms and 20 percent of the kitchens.

Despite the relative modernity of the kitchens, three apartments were found to have nonfunctioning stoves and two had sinks that showed severe wear. Nearly three-quarters of the kitchen cabinets were severely worn. All bathrooms had functioning sinks, showers, tubs, and toilets. Five of the units, or 50 percent of the sample, had bathrooms with severe wear on these fixtures. Nearly 70 percent of bathrooms had a significant level of decomposition in grout and waterproofed areas.

All rooms were found to have functioning heat. While only one kitchen was found to be without electricity or light, fully

50 percent of the bathrooms inspected had this condition. There was no evidence of exposed or hanging wires.

2.2.4 Scope of Rehabilitation

Work in this structure is basically proceeding on an as-needed basis. For example, there will be a limited replacement of bathroom fixtures; in negotiations with HPD, the developer assumed that four sinks, four water closets, and two tub/shower valves will be required to bring all units up to a common standard of quality. The electrical system will also be inspected and repairs made so as to leave the system in good working order. There will be additional lighting in the basement, and a new door buzzer and closer system installed. The boilers will be overhauled and a new gas hot water system emplaced.

The roof will be stripped down to its existing felt, insulation board layed over to reach an R-14 standard, and a new roof built over it.

Existing apartment entry doors will be repaired as needed, with a limited number of new locks replaced. Angle irons for additional security will be attached to all door jambs so that a wooden timber can be placed across the doorway to prevent entry. There will also be adjustment of approximately 25 interior doors. The building entrance will be repaired.

On the exterior, brick will be repointed and a new iron fence installed around a small landscaped area that will be made available for a garden in the front of the structure. New sidewalks will also be constructed.

Windows will have new wood sash and insulating glass on existing wood frames. Basement windows will be sealed to the minimum number of openings needed for ventilation.

Interior finish work will include some plaster and drywall repair, and painted surfaces throughout halls and residential rooms. Bathroom tile will be replaced in approximately 50 percent of the showers, and walls and floors will be repaired as needed. The cellar areas will be covered in fire retardant plaster as

required by building code. Kitchens will be fitted with a number of new appliances; 12 refrigerators and 4 ranges are assumed in the present scope of work.

2.3 376 St. Johns Place, Prospect Heights

2.3.1 Building Description

This structure appears to have been constructed at the same time and by the same builder as 388 St. Johns. It is one of four contiguous and identical structures on the south side of St. Johns Place, of which number 388 is also a part. This building, unfortunately, is in far worse condition. It is abandoned and sealed with plywood and masonry construction. There are no fire escapes.

The stone lintels and sills are showing signs of spalling and cracking. The stone stoop leading to the front stair has deteriorated substantially and may need replacement. The brick will need some repointing. Fire damage was observed at the second and third stories, and the roof appears to have been damaged as well. The metal cornice covering the eaves has been replaced by sheet metal along some of its length. No windows remain, all bathrooms and kitchens have been stripped and gutted, and all floors have been ruined and require replacement.

2.3.2 Interior Common Areas and Apartment Condition

As noted in the Building Description section above, this building has been gutted and sealed to entry. As a consequence, it was not possible to inspect the interior.

2.3.3 Scope of Rehabilitation

All units in this building will be essentially new, with new plan configurations, and all new kitchens, bathrooms, and interior finishes. A single bathroom, with sink, water closet, and shower/tub, will be installed for each unit. Bathrooms will have tile wainscoting and tile floors. Kitchens will have a minimum of purchased cabinetry, to help reduce development costs.

The plumbing and electrical systems will be entirely replaced although it appears that they will not be adequate to receive washers and dryers. Heating will be from new hot water radiators, supplied by new boilers (to be provided under a separate contract from the City's Community Management program).

Although there are not any major structural problems apparent at this point, some beam replacement may be necessary in the course of the plumbing work. The central stairway and bearing walls will be left intact, although they will receive all new finishes.

On the exterior, the existing roof will be replaced and new gutters will be installed. Some masonry repair may be required on the parapet wall and around some lintels and sills.

2.4 345 Lincoln Place, Prospect Heights

2.4.1 Building Description

This structure sits on the north side of a narrow and fully occupied street. The building appears to have been built some time in the 1920s in an English Tudor fashion. It is a four story brick bearing wall structure, without elevators, presently housing 16 apartments. The interior hallways and foyer of the building are quite distinctive, with wide, spacious halls graced by stenciled and paneled plaster walls and ceilings.

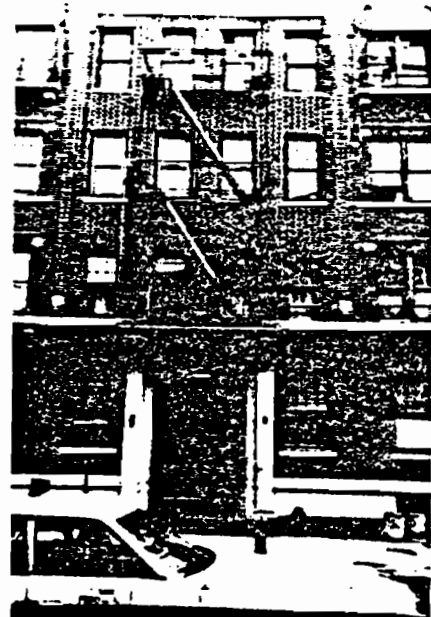
The foundation appears secure and the building shows little settlement. Overall, the masonry is in good condition, as is the concrete ornamentation at the facade parapet except for a central panel which appears to have been parged over with a cement coat. The stairs leading to the entrance, which is nearly at street level, are in good condition. The entrance has a wrought iron that has been well maintained. The fire escapes are rusty and require scraping and painting, but are basically sound.

Windows are showing signs of deterioration, with paint peeling and flaking, revealing the beginnings of rot. The building has broken windows on the first and fourth floors.



431 Sterling Place, showing the stone facing along the first story, window ornamentation and brick binding at the upper floors. Note the open, shattered windows exposing the interior to weather.

345 Lincoln Place, showing Tudor Style window treatment and ornamentation of the project.



2.4.2 Interior Common Areas

Entrance to the building is through an unlocked exterior door leading to an airlock which has mailboxes and a doorbell. Access is gained by having tenants come down and open the door. The doorbell is functioning and the mailboxes have no visible damage or defects.

The interior hallway and vestibule have elaborate plaster moldings on the walls and ceiling. The walls are painted with stencils that remain in fairly good condition, and offer a striking example of post-Victorian interior design. The floors are tiled, and are level and uncracked. The stairways have a pressed tin wall surface painted with enamel, which maintains the character of the paneling on the first level.

The walls of the common spaces are, unfortunately, in need of some minor patching and replastering. Restoration of the paneled effect would require skilled plaster work and be relatively expensive. The scope of this work, however, is small. The boxed beam effect in the ceiling is painted and in good condition, with little need for repair. The stairs and handrails are sturdy and very serviceable.

The lighting in the interior spaces is present and working. There is no evidence of trash or litter, although the interior courtyard that is visible from the stair landings was heavily littered. There was no graffiti or evidence of vandalism.

2.4.3 Apartment Condition

This building presently holds 16 apartment units. Only nine of those units, or 56 percent are occupied. Of the 16 units, five are 3-room apartments, six are 4-room apartments, and 3 are 5-room apartments. Inspections were performed on eight of the occupied apartments in the building. These eight units, however, may not be representative of the seven vacant apartments. In a sense, the sample represented here may be skewed to those apartments that are in better condition.

The security of the Lincoln Place apartments was not con-

sistent. Five of the units inspected had entry doors in generally good condition, but one unit had a rotted door that afforded little or no security. Another unit had no lockset or any other form of protection against unlicensed entry. One unit had an entry door under repair at the time of inspection.

Approximately 87 percent of windows examined were operable. Those windows that were operable, however, were not in particularly good condition. Half of kitchen windows were not weathertight, and slightly over 12 percent needed replacement. Bathroom windows generally were in better condition; only one window was not weathertight. Nearly a third of all other windows needed outright replacement and one-quarter were found to be not weathertight. The structural condition of walls ranged from the relatively secure, as in 29 percent of residential rooms, to having major defects, such as in 38 percent of kitchens, 63 percent of bathrooms, and 24 percent of residential rooms. Painted surfaces were found to be peeling in half of the kitchens and residential rooms, and over a third of the bathrooms. Paint was completely deteriorated on nearly 20 percent of walls. Floors were found to be sagging and buckling in over 35 percent of the cases, although roughly half of the floor surfaces inspected were found to be in good condition. This was not the case with bathrooms, however, where 25 percent of the sample showed moderate wear and more than half of the sample required refinishing. Water damage was evident in 12.5 percent of the rooms surveyed. One kitchen was found to have fire damage, as were five residential rooms, or slightly under 2 percent of the sample.

All units were serviced by functioning hot and cold water, although only five of the units, or slightly under 63 percent of the sample, had adequate water pressure. Four kitchens and five bathrooms were found to have visible damage and/or corrosion from plumbing leaks. While all kitchens had sinks, stoves, and refrigerators, one unit had a non-functioning refrigerator and the kitchen sinks in six units evidenced either moderate or severe wear. Four kitchens had cabinets that were moderately

worn; three others, severely worn. Seven of the eight bathrooms inspected had functioning toilets and sinks; one bathroom had neither. Overall, five of the eight bathrooms were severely damaged and a majority of bathrooms had severe wearing of grout and other water seals.

Eighty-eight percent of all residential rooms had functioning heat, while the remainder relied on portable electric heat. All kitchens, and all but one residential room had functioning lights and electrical fixtures, although five of the bathrooms did not. While no kitchens had exposed or hanging wires, two bathrooms and four residential rooms were found to have that particularly dangerous condition.

2.4.4 Scope of Rehabilitation

All bathrooms will receive new plumbing and fixtures, except for the use of existing cast iron stacks and galvanized iron vents. Unstable sections of exposed gas piping will be replaced and all apartments will receive new electrical wiring to meet existing building code standards. There will be a new electrical service and distribution system and also a new buzzer/intercom system. The building will receive new exterior front lighting. Boilers will be overhauled and brought to good working order and a new oil/gas dual fuel burner will be installed. Radiators will be leveled and steam and air valves replaced. The existing roof will be repaired, and fiberglass insulation blown into the joist areas of the roof structure to achieve an R-16 rating.

All apartments will receive new entrance doors and steel bucks. These doors will receive new peepholes, security chains, deadbolt locks, and a second cylinder lock. All door jambs will also have angle iron for a wooden timber placed across the doorway to provide additional apartment security. The building entry door will be repaired and a new aluminum single vestibule door will be installed. Interior doors shall be planed and rehung as needed, and any inoperative latches will be replaced.

Bathroom finishes will be water resistant painted wall-board and ceramic tile walls, new tile floors, and new drop ceilings. Apartment walls will be painted sheetrock and plaster, repaired and replaced as needed. The basement will have fire retardant plaster areas as required by building code. Floors will have limited wood repair. Interior hallways will be stabilized and will have limited replacement of marble stair treads.

On the exterior of the building, masonry will be spot-pointed on the side and rear walls of the structure, and the top 5 feet of the chimney will be rebuilt. Cellar windows will be sealed at the front of the building, and all dumbwaiter openings will be sealed. There will be a new front sidewalk constructed and steps to the front door and the side court will be replaced.

2.5 431 Sterling Place, Prospect Heights

2.5.1 Building Description

This building is one of several four-story bow-fronted brick row houses along the north side of Sterling Place. It is the last in the row house series, with a one-story infill structure adjacent. Structures across Sterling Place are also four-story, with the exception of a vacant lot just across the street. The structure is two parcels away from the intersection of Sterling Place and Washington Avenue; across Washington Avenue, structures are largely two and three stories.

The building has been designed with some elements of neo-classical Victorian styling, with stone window ornamentation, ornamented keystones, and a complete stone facade along the first story. It has no fire escapes. The building is completely gutted and, as is evident in the photograph, has not been sealed. As a consequence, the entire interior is unsalvageable. The exterior masonry shows some signs of settlement and deterioration, including lintel failure over windows and cracking along the joints of the stone facade. Some brick movement around windows may require replacement as well as repointing. The

parapet along the side wall facing Washington Street seems to have suffered some masonry deterioration. The stone stoop leading to the first level, one-half story above grade, has been shattered and the steps pitted. It will likely need complete replacement.

2.5.2 Interior Common Areas and Apartment Condition

As noted in the Building Description section above, this building has been gutted and sealed to entry. As a consequence, it was not possible to inspect the interior of the building.

2.5.3 Scope of Rehabilitation

This building is in substantially the same condition as 376 St. Johns Place. It is of similar construction, is in general the same size, and has the same basic plan configuration. Thus, while the floor plans for each building differs, the scope of rehabilitation is the same as outlined above for 376 St. Johns Place.

2.6 Clinton

2.6.1 Building Description

The 510 Demonstration's cooperative conversion program in Manhattan consists of eight contiguous buildings between 46th and 47th Streets on 10th Avenue. They were built in the 1890s or early 1900s, and are examples of old law tenement construction. They have a central stair with long and narrow units side-by-side on each floor, without courtyards, and with limited window exposure. All buildings are five stories and are basically similar in construction, having masonry bearing walls and wood frame floors and stairs. The seven buildings with fronts on 10th Avenue each have one commercial unit on the ground floor and eight residential units in the four floors above. The one building at the intersection of 46th St. and 10th Ave. has 10 residential units, also two units per floor. The corner building has windows along its length on 46th Street, as well as on the ends.

465 W. 46th St.,
Clinton



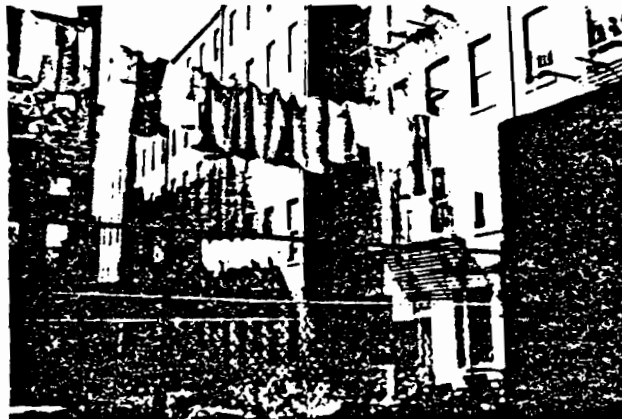
View from across 10th Avenue,
showing first floor commercial
units and the new windows in the
residential units.



View from across W. 46th St.



One old-law tenement
structure (4 windows wide)
comprising two housing units,
side by side, on each floor.



View from rear courtyard, showing
stucco coat along entire rear
facade.

The masonry exterior is in sound condition and requires limited repointing. The original windows were severely damaged and at the time of inspection were being replaced with new aluminum windows by the City's Weatherization fund. The structures have a flat built-up roof that appears to be sound. The entire facade of the 10th Avenue buildings will be refurbished with a grant from the State of New York.

The interior stair has suffered some settlement and structural separation, so that gaps exist between the stair treads and the stringers, and between the stringers and the walls. They will clearly need some structural reinforcement. This work is fairly minor, however, and there is little evidence of other, more serious problems. The heating, plumbing and electrical systems are all unsalvageable, with the single exception of the heating radiators throughout the buildings. Bathrooms are restricted to water closets, and sinks and toilets are free-standing in the kitchen rooms.

2.6.2 Interior Common Areas

Visitor entry to all buildings is by ringing the doorbell and having a tenant come down and open the door. All buildings appear to have functioning intercoms, to assist in summoning a tenant. The 10th Avenue buildings all have the same entry and hallway configuration: entrance is by an unlocked outside door leading to a narrow antechamber that houses mailboxes and doorbells. The 46th Street building has a locked exterior door and an unlocked interior door. The doorbells and intercoms appear to be functional in all buildings and the mailboxes show no damage or defects.

All interior common areas have similar finishes, with wood frame floors and stairs and plaster walls and ceilings. The floor surfaces are generally vinyl and the walls and ceilings are painted. Interior finishes ranged from being in good condition to requiring limited maintenance and/or repair. All eight buildings had painted walls and ceilings. Five buildings

appear to be fairly well maintained and did not require repair or repainting except for cosmetic reasons; three had need of minor patching and replastering and had evidence of paint peeling and cracking. The ceilings in all buildings were generally in good condition and required no painting or repair, with the exception of one structure that had substantial damage to ceilings and needed major repair. The floors were generally well maintained and in good condition. Stairs, which were metal-nosed linoleum over wood risers and understructure, were overall in good shape. In several instances, however, the stair structure showed signs of weakening and pulling away from the wall, requiring some carpentry repair. Despite this, all stairs appeared safe. Handrails were in good condition in five of the buildings, and loose in three.

Lighting was present and working in all public areas, although the level of illumination was low. Seven buildings showed no evidence of trash or litter, while one had some limited amounts. Two of the buildings had no graffiti; six had a limited amount on the walls. Generally, the buildings showed little or no evidence of vandalism. In one instance, a basement doorway had been shattered and had plywood attached to the face of the door in modest repair.

2.6.3 Apartment Condition

As mentioned above, seven of the buildings had eight apartments, one had ten apartment unit and there are a total of eleven commercial units. The apartments were originally only 56 percent occupied. Legally, all units are considered two room apartments, in that the old law configuration limits windows to only the rooms in the front and rear of the buildings. Based on an informal appraisal of the 32 units visited, it was determined that there is a functional room distribution as follows;

<u>Apartment Size</u>	<u># of Units</u>
2 rooms	0 (0%)
3 rooms	3 (9.4%)
4 rooms	27 (84.4%)
5 rooms	2 (6.2%)
TOTAL	32 (100%)

The sample accurately represents the condition of the occupied units only. It may be that the unoccupied units, which could not be inspected, were in substantially worse condition.

Of the 32 apartments visited, most had a functioning security system. All units had locks on their apartment doors, and while five units evidenced worn entry frames, none had substantial damage.

New York City's Community Management program had recently replaced all windows with a new, operable sash. As a consequence, all windows were in excellent condition. About half of all walls and ceilings had minor defects and approximately 15 percent were found to have major defects. Interior paint was generally in good condition, although about one-third of the rooms were found to have spotty peeling and about 13 percent had excessive peeling. The floor structure around the kitchens was particularly problematic and almost half of floors were found to be sagging or buckling. A similar condition was observed in approximately one-third of the remaining rooms. Despite this, the surface condition of the floors was generally good, and less than 20 percent required refinishing. Approximately 10 percent of rooms showed some evidence of water damage and only five residential rooms, or less than 2 percent of the sample, showed fire damage.

While all units were serviced by both hot and cold running water, adequate pressure was found in only 65 percent of kitchens. Plumbing in five kitchens showed evidence of leaks or corrosion.

Most of these units, nearly 80 percent, had bathtubs in the kitchen area, while bathrooms were limited to water closets. Eight of the units surveyed had kitchen sinks in good condition, and 11 evidenced severe wear. All units had operable stoves and refrigerators and all but two toilets were operable in the apartments surveyed. No other appliances existed in the small rooms in which the toilets were housed. Tubs and sinks were free-standing in the kitchen, and of the limited amount of waterproof surfaces, approximately half showed either moderate or severe wear.

All kitchens had at least one operable outlet and light fixture, although almost half of residential rooms did not. Four kitchens were found to have exposed or hanging wires, as did four residential rooms.

2.6.4 Scope of Rehabilitation

Each of the Clinton buildings will have newly designed apartments, with new layouts. The apartment bedroom mix will be altered from the existing, and rehabilitation will proceed in a phased manner to allow for relocation by existing tenants.

Interior walls and ceilings will be repaired as needed, either by patching the existing plaster surfaces, or by placing a new gypsum board surface on the old wall. Existing soft wood floors will be patched and refinished.

Because the existing apartments do not have complete kitchens or bathrooms, all fixtures, appliances and plumbing will be replaced. The new tubs and showers will have ceramic tile walls and bathrooms will have new ceramic tile floors. Kitchens will receive new vinyl tile flooring.

The boilers and water heaters for the Clinton buildings are to be replaced using the City's Community Management funds, although radiators will be retained. The existing electrical system will be replaced in its entirety. The same amount of electrical capacity will be carried to the buildings, but a totally new distribution system will be installed. It is expected that the new plumbing and wiring will be adequate to handle individual washers and dryers. New mailboxes and a new buzzer intercom system will be installed in the vestibules.

Although there is some sagging of beams and stairs, the buildings have no major structural problem and plans call for retention of the central stairways and bearing walls. The stairs will require some piercing and reinforcing to be made secure. The built-up roof will be replaced.

Extra roof insulation will be added in the course of replacing the roof, and exterior wall insulation will also be

added. This last is intended to bring the buildings into compliance with the New York State Energy Code. The City's Weatherization Program has funded the installation of thermopane windows throughout all buildings. Ceilings and walls will be replaced with new gypsum board.

The scope of work as relates to refinishing floors at 666 Tenth Avenue is currently a bone of contention: the plan is to have the existing softwood floors refinished, but the builder maintains that the contract documents did not include this work.

2.7 Comparative Data

The detailed information, presented above for each structure being rehabilitated, is summarized and contrasted in the tables below. The first two tables are descriptive: Table 12 provides information as to the buildings' age, construction type, the numbers of stories and apartments, the approximate original occupancy, and any distinguishing characteristics; Table 13 compares the apartment distribution within the building prior to rehabilitation. Tables 14 and 15 compare selected physical deficiencies, first in security, electrical systems, and finishes; and second, in plumbing. Table 16 illustrates the recent management history for the occupied buildings in the Demonstration by examining the numbers and frequency of breakdowns in the water, heating, and electrical systems.

Overall, the buildings in the 510 Demonstration have some consistent characteristics. All buildings were built within a 30-year period, although the switch from old to new law zoning clearly had an enormous impact on the configuration of the apartment units.¹ The buildings are all constructed with masonry

¹Changes in apartment design, such as those providing an air shaft for interior rooms, have been documented as evidence of the impact of zoning regulations. In the specific instance of the 510 Demonstration buildings, there is another variable: the Clinton structures were built for a lower economic class than were those built in either Prospect or Morris Heights. As a consequence, the relative quality of the latter two sites' apartment layouts may not be due entirely to zoning changes. Nevertheless, the Clinton layouts could not have been duplicated in later years as they would have been illegal under the new code.

TABLE 12

Building Description						
Address	Date Built	Construction Type	# of Stories	# of Units	Approx. Occupancy	Notes
<u>MORRIS HEIGHTS</u> 1890 Andrews Ave.	c. 1925	Masonry bearing wood framing steel subframing	6	56	95%	courtyard and fountain 3 commercial units
<u>PROSPECT HEIGHTS</u> 388 St. Johns	1905-1910	brick bearing wood framing	4	16	100%	new law walk-up
376 St. Johns	1905-1910	d.o.	4	8	0%	identical to 388 St. Johns sealed, gutted
345 Lincoln	1920s	d.o.	4	16	66%	English Tudor; stencilled interior
431 Sterling	1905-1910	d.o.	4	8	0%	Neo-classical Victorian; new-law walk-up, gutted and sealed
<u>CLINTON</u> (8 buildings)	1890-1905	masonry bearing wood frame	5	7 bldgs. have 8 units; 1 bldg. has 10	56%	old-law tenement; a total of 11 commercial units

TABLE 13

Existing Apartment Distribution						
Address	2 Room	3 Room	4 Room	5 Room	6 Room	Total
<u>MORRIS HEIGHTS</u>						
1890 Andrews Ave.	0	27	21	6	2	56
<u>PROSPECT HEIGHTS</u>						
388 St. Johns	5	11	0	0	0	16
376 St. Johns						0
345 Lincoln	0	5	8	3	0	16
431 Sterling						0
<u>CLINTON</u> (8 buildings)	66	0	0	0	0	66*
*As defined by law; see narrative for inspector's informal distribution.						

TABLE 14

Physical Deficiencies in 510 Co-op Buildings by Rooms								
Neighborhood	Total Units Inspected	Total Rooms Inspected*	Units Without Adequate Security	Electrical		Finishes & Structural		
				Rooms in Building Without One Outlet and One Light Fixture Present and Working	Rooms in Building With Exposed or Hanging Wires	Rooms in Building With Excessive Peeling/Cracking Paint	Rooms in Building With Sagging/Buckling Floors	Rooms in Building Where Window Needs Replacement
			0	0	0	0	0	0
<u>PROSPECT HEIGHTS</u>								
St. John's Place	12	33	0.0	9.0	0.0	42.4	39.3	27.2
Lincoln Place	8	33	14.2	3.0	12.1	30.3	30.3	24.2
<u>MORRIS HEIGHTS</u>	43	160	14.0	25.6	8.1	28.1	31.2	47.5
<u>CLINTON</u>	32	127	0.0	33.8	6.2	6.3	39.3	0.0
TOTAL FOR ALL 510 BUILDINGS	95	353	7.5	24.9	7.1	10.1	34.0	26.3
*Excludes bathrooms, hallways, etc.								
**New windows have been installed recently in all Clinton units.								

TABLE 15

Selected Physical Deficiencies in Kitchens and
Bathrooms in 510 Co-op Buildings

P L U M B I N G

NEIGHBORHOOD	TOTAL UNITS INSPECTED	UNITS WITH INCOMPLETE BATHROOM FACILITIES	BATHROOMS WITH EVIDENCE OF WATER DAMAGE	BATHROOMS WITH EVIDENCE OF CORRODED/ LEAKING PIPES	INADEQUATE WATER PRESSURE IN BATHROOM	KITCHENS WITH EVIDENCE OF WATER DAMAGE	KITCHEN WITH EVIDENCE OF CORRODED/ LEAKING PIPES
		%	%	%	%	%	%
PROSPECT HEIGHTS							
St. John's Place	12	8.3	72.7	54.5	9.0	54.5	16.6
Lincoln Place	8	0.0	12.5	62.5	37.5	12.5	33.3
MORRIS HEIGHTS	43	0.0	30.0	48.8	6.9	11.6	32.5
CLINTON	32	93.8	0.0	0.0	0.0	9.4	15.6
TOTAL	95	32.6	34.3	50.0	10.9	15.7	26.3

walls and wood floor framing; they all have flat roofs; they are all between four and six stories high, without elevators.

These similarities can be contrasted with the range of location and neighborhood character. According to community group representatives, the buildings in Morris Heights have been the victim of a precipitous decline, where population change, neglect and abuse has occurred for more than a decade. In Clinton, on the other hand, we find buildings that have remained unchanged for decades. The kitchens and bathrooms in Clinton reflect a style of living that has long since become unacceptable.

The Demonstration is rehabilitating buildings with a tremendous variety of existing occupancies. Two of the Prospect Heights buildings have been completely abandoned and sealed; the buildings in Clinton are partially occupied; one of the buildings in Prospect Heights is 100 percent occupied.

This broad range of occupancy parallels an equally broad range of tenancy. Residents in these buildings are of a wide variety of ethnic background, family size, and income. They have lived in their apartments from a matter of months to a number of decades. While the socioeconomic characteristics of the tenants are discussed in greater detail in Chapter I of this report, it is useful to note here that these differences may have implications in the way that the tenants use the space in which they live and that these differences may have implications for the condition of the buildings and the apartments within them.

Unfortunately, it is extremely difficult to make correlations between the observations recorded here and the likely expenses associated with repair. The sample size is insufficient to allow us to generalize and the number of variables associated with any rehabilitation are simply too great to enable us to spot patterns. Windows are being replaced because of energy reasons, even when their condition ranges from operable and secure to being completely decayed.

As Table 16 illustrates, the mechanical systems are a frequent source of breakdowns and, therefore, repair. The buildings all have fairly sound structures and, as a consequence, should require a relatively small share of the rehabilitation budget. Finishes, plumbing, and the electrical systems, on the other hand, are almost always severely deteriorated. Here we observe the vagaries of market expectations however. Walls will be painted, whether they need it or not, because that is what makes an apartment look new. Nevertheless, information on the condition of the apartments being rehabilitated in this Demonstration is valuable because it provides us with a reference point from which the construction work was begun, yielding an opportunity for ex post facto analysis of the construction undertaken.



Table 16

510 Co-op Units with Repeated* Breakdowns in Plumbing Facilities and Equipment by Neighborhood				
Neighborhood	PLUMBING		MECHANICAL	ELECTRICAL
	Water Supply**	Flush Toilet	heating Equipment**	Fuse or Switch Blowouts
	%	%	%	%
PROSPECT HEIGHTS				
St. John's Place	25%	42%	33%	8%
Lincoln Place	0%	13%	63%	13%
MORRIS HEIGHTS	5%	10%	56%	23%
CLINTON	6%	3%	22%	16%

*Equals two or more times in the 90 day period previous to the survey

**Heat and water breakdowns of 6 or more hours duration.

FILESON