

Feasibility Study of a Resident LEC at the James Weldon Johnson Houses

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IN THE PUBLIC HOUSING COMMUNITY

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www.hh

THE STUDIO QUESTION



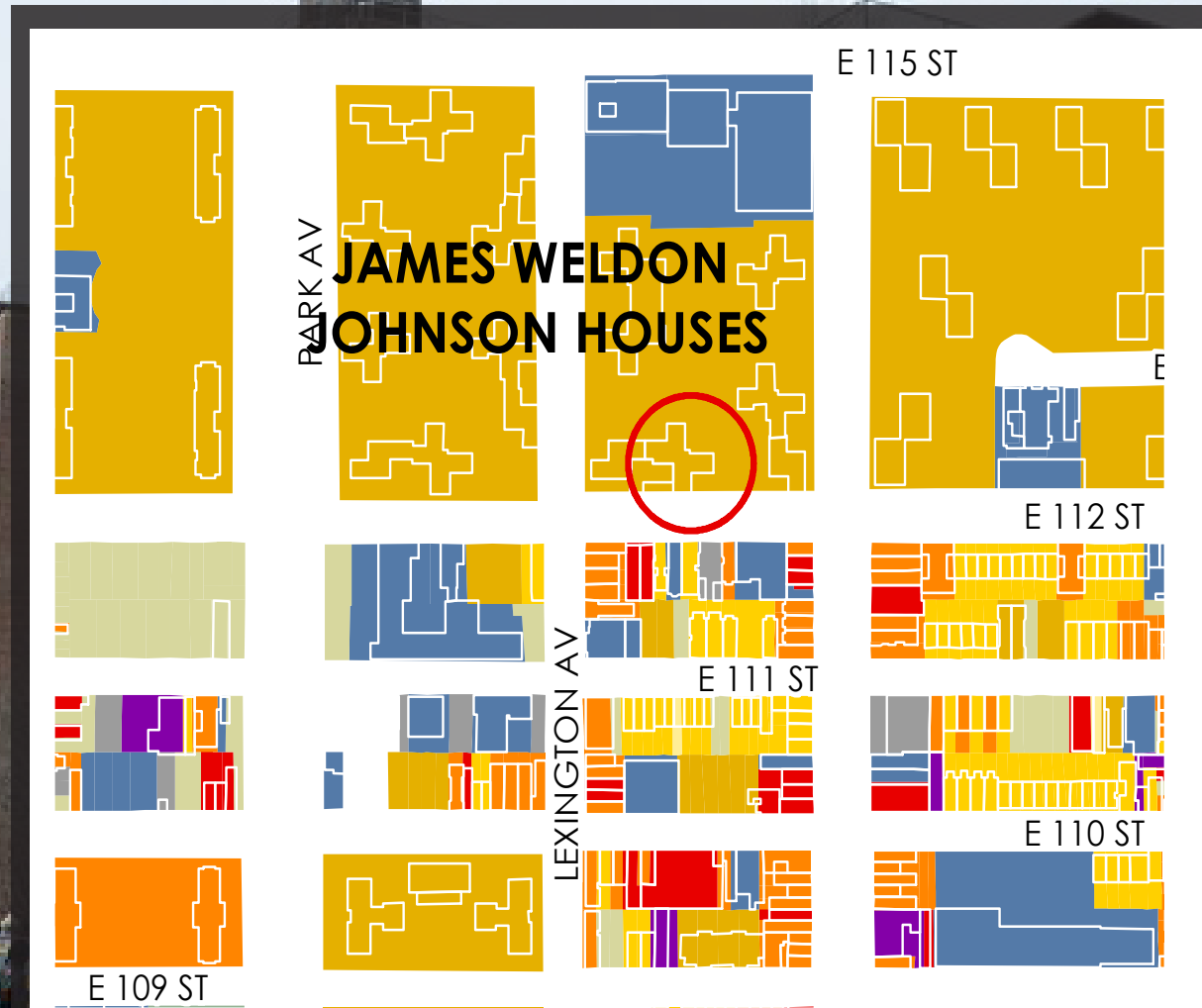
Can we recommend limited equity cooperative ownership for the JWW residents as an appropriate option to address the social, economic, political and structural issues that they face in their community?

PRESENTATION ROADMAP

1. The Studio Project
2. Recap of models
3. Research design
4. Findings
5. Recommendations



OUR STUDIO PROJECT



Our Project

Recap

Research

Findings

Recommendations

ISSUES AFFECTING PUBLIC HOUSING

DAY-TO-DAY LIFE ISSUES:

Funding shortfalls &
management backlog

Security

NYCHA bureaucracy

POLITICAL /STRUCTURAL ISSUES:

Leadership & political
engagement

Stigma surrounding public
housing

SOCIOECONOMICS



Residents of JWJ are disproportionately

Minority **Lower-income**

[Our Project](#)

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MIDTERM RECAP



- Limited Equity Co-operative
- Public Housing
- Asset Accumulation
- Ownership

RESEARCH DESIGN



- Background research
- Financial analysis
- Interviews with experts on co-operatives
- Focus groups
- Interviews
- Casual conversations

PREVIOUS STUDIES



Rohe & Stegman (1992)

Conversion of public housing to ownership

Sazama (2000)

“Third sector” low income housing

Fuerst (1988)

Tenant management of public housing

All stress technical assistance

FINANCIAL CONSIDERATIONS

- Calculating operating costs is difficult
- Operating costs not covered
- There are ways to bridge the gap

FOCUS GROUPS



Our questions:

- Do you think of JWJ as your home or is it temporary?
- What are the biggest incentives to owning your apartment?
- If residents were able to become owners, what would change?
- Would you be willing to actively participate in the operation of your building?

FINDINGS

- Focus group demographics
- JWJ as home
- Mixed feelings about NYCHA
- Residents could be responsible
- Incentives for financial and physical security
- Upsetting rumor
- Current conditions need change
- Overall optimism

SPECTRUM OF LIFE AT JWJ



- Optimism for ownership *vs.* Lack of interest
- Community *vs.* Isolation
- Older *vs.* Younger respondents

RESIDENT OBSTACLES TO OWNERSHIP

- Change attitudes
- Low rates of participation
- Long duration of process
- Aging population
- Language barriers
- Lack of unity
- Fear
- NYCHA support
- Physical condition
- Disenfranchisement

POLITICAL OBSTACLES TO OWNERSHIP



Our Project

Recap

Research

Findings

Recommendations

RECOMMENDATIONS

- Build capacity gradually
- Education, organization, empowerment
- Small-scale, achievable projects
- Statement of principles
- Technical assistance
- Improve the quality of life
- Longer term: resident management

REALIZING THE RECOMMENDATIONS

- Create system to support increased resident involvement
- Identify sources of outside support

POTENTIAL SOURCES OF SUCH SUPPORT:

- Elected officials
- Universities and research centers like UTAP and CURP
- Nonprofit organizations like Urban Homesteading Assistance Board and Community Voices Heard



THANK YOU!