

HOPE SUMMIT: SETH LOW HOUSES

RESIDENT PRIORITIES ON PRESERVING PUBLIC HOUSING, GOALS FOR IMPROVEMENTS, AND PRINCIPLES FOR THE FUTURE



ADDRESS:

POWELL ST & BELMONT AVE

YEAR BUILT: 1967

SITE AREA: 256,459 SQ FT

BUILDING SITE COVERAGE: 17.6%

ZONING: R6

MAX. FAR: 2.43

OF FLOORS: 18

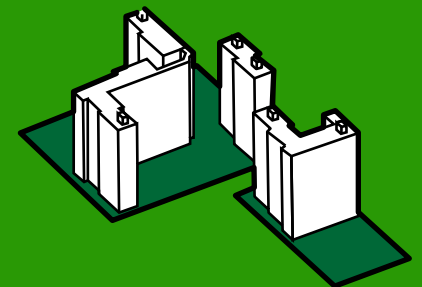
TOTAL UNITS: 562

POPULATION: 1,413

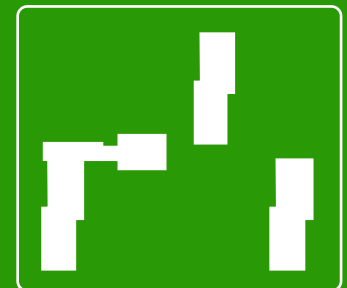
On October 21, 2017, residents of Seth Low Houses attended the Annual Hope Summit. The **Preserving Public Housing: Planning Summit** focused on preserving public housing, setting resident goals for improvements and creating a set of principles for the future. These are the results.

SETH LOW RESIDENTS PUBLIC HOUSING PRINCIPLES

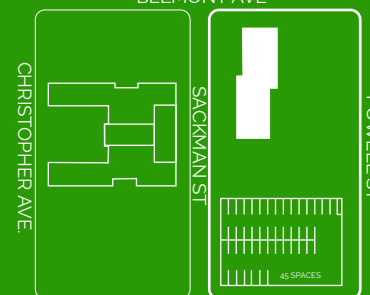
1. PROVIDE HEALTHY LIVING PROGRAMS
2. BUILD HEALTHY HOMES
3. DESIGN PLACES FOR PEOPLE
4. ENERGIZE & SUPPORT EXISTING COMMUNITIES
5. BUILD ON THE BASICS
6. VALUE COMMUNITIES AND NEIGHBORHOODS
7. PROMOTE EQUITABLE, AFFORDABLE HOUSING
8. CELEBRATE HEALTHY FOOD
9. CONNECT WITH THE LANDSCAPE
10. LEVERAGE AVAILABLE RESOURCES



PITKIN AVE



BELMONT AVE



CHRISTOPHER AVE

SACKMAN ST

POWELL ST

SUTTER AVE

IDENTIFYING RESIDENT PRINCIPLES FOR IMPROVEMENTS

HUD Six Livability Principles

1. Provide more transportation choices (10)
2. Promote equitable, affordable housing (16)
3. Enhance economic competitiveness (13)
4. Support existing communities (18)
5. Coordinate policies and leverage investment (14)
6. Value communities and neighborhoods (17)



Over 40 residents from Seth Low Houses participated in a planning exercise to determine desired expectations for the overall wellbeing of the community and improvements to existing housing conditions. Residents were polled and asked to prioritize the principles they saw appropriate. The **Seth Low Residents Public Housing Principles**, listed on the first page, were developed in response to HUD's Six Livability Principles and the 10 Principles for Healthy Affordable Living that emerged from the California Housing Conference in 2014*.

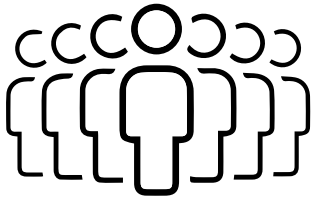


10 Principles for Healthy Affordable Housing*

1. Build on the Basics (18)
2. Think Holistically (5)
3. Choose Walkable Sites (6)
4. Design Places for People (20)
5. Connect with the Landscape (16)
6. Build Healthy Homes (30)
7. Celebrate Healthy Food (16)
8. Energize the Community (19)
9. Leverage Available Resources (15)
10. Provide Healthy Living Programs (31)

* Retrieved from Shreeve, Elizabeth, Laura Archuleta and Mary Murtagh. "10 Principles for Creating Healthy Affordable Housing." California Housing Conference, Sacramento, 2014. Powerpoint. <<https://www.jamboreehousing.com/uploads/presentations/jamboree-2014-housing-california-10-principles-for-creating-healthy-affordable-housing.pdf>>.

RESIDENTS' PERCEPTIONS OF & DESIRES FOR PUBLIC HOUSING



During a participatory activity, residents were asked to identify the issues they encountered inside and outside of their homes and problems they would like to see addressed. Resident priorities and short, mid, and long term goals were established for the Seth Low Houses and the surrounding Brownsville community. The figures on this and the next page detail the concerns and issues voiced by residents.



50% identified issues related to sanitation in public areas



25% reported broken lobby doors and intercoms



20% suggested greater regulations for pets



20% proposed adding security measures in buildings



>15% communicated various issues with their bathrooms and home infrastructure (i.e. mold and mildew; plumbing; lack of heat; mice and vermin; broken doors and locks; etc.)

Resident Self-Identified Priorities

1. Improved security / Install Cameras / Fix All Locks / Tenant Patrol (65)
2. Provide Resident Development Programs (employment, job training, legal services, scholarships, free programs) (57)
3. Free Wi-Fi / Improve Internet Connectivity (45)
4. Hold NYCHA accountable to maintain sanitation, pest and bug control of buildings (17)
5. Keep Affordable Housing Act Title 24 CPR 964. Ownership of property. Right to organize. Right to employment (16)
6. Keep AHA title 24 CFR 135 - Sec 3. Economic opportunity for Low-Income (14)
7. Improve Accessibility (Fix Elevators) (9)
8. Resident ownership (Community Land Trust) (7)

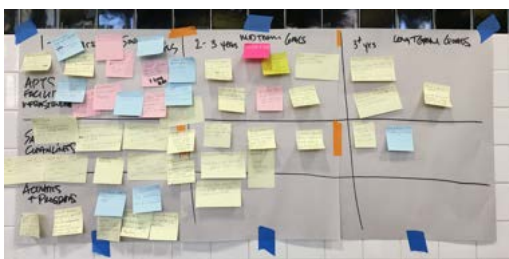
1-2 YEAR SHORT, 2-3 YEAR MID, 3+ YEAR LONG TERM GOALS

Apt. Facilities & Infrastructure

- Mold & mildew issues (6)
- Plumbing issues in Bathroom (6)
- Paint Job (5)
- Heat issues (5)
- New appliances (stoves & fridges) (4)
- Water Damage (broken pipes, leaks) (3)
- Fix Windows (3)
- Repairs in a timely manner (3)
- Mice or Vermin Issues (2)
- Broken Doors/Locks in Apts (2)
- Plastering (2)
- Fix floors (2)
- New Kitchen counter (1)
- Exterior maintenance & bricks (1)
- New Water Sprinkler (1)
- Replace cabinet doors (1)
- Improve correspondance with management (1)
- Ada compliant apartments (3)
- Improve Hallways, need new floors, tile (3)
- New Bathroom fixtures (1)
- Ventilation in Bathrooms (1)
- Elevators fixed in timely manner (1)
- New park / play areas (3)
- Brighter lighting, parking lot and grounds (3)
- Re-open laundry rooms (1)
- Not have to pay entra rent for air conditioning (1)

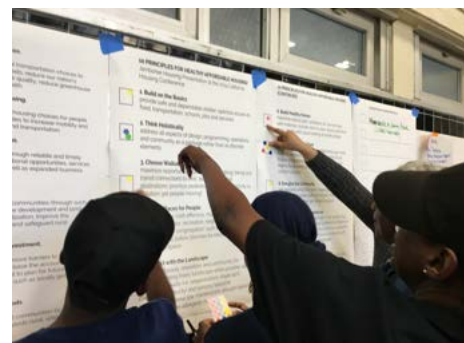
Safety and Cleanliness

- Sanitation issues in public areas (hallways, elevators, stairs, odors) (20)
- Fix broken lobby doors & Intercoms (10)
- Regulations for dogs on leashes, not picking up feces, dog inspections (8)
- Security cameras in Buildings, lobby and elevators (8)
- Tenant Patrol/Resident Watch (7)
- Security issues (homeless/ drug dealers/ gang members) (4)
- No boric acid outside (residents) (1)
- Safe spaces for children under 6 to play (1)



Activities and Programs

- Inter-generational activities (4)
- More activities for our young adults (4)
- Movie Nights (3)
- Computer class, IT Class, Tech class (3)
- Training for young and older people for (2) jobs in construction work, Skills training programs, construction, OSHA, mainenance(2)
- Economic Opportunities Jobs Programs Youth (2)
- Resident Clean up Day (2)
- Parenting Skills (2)
- General more activities in Community Center (2)
- Knitting & Sewing Classes (2)
- Senior Programs (2)
- NYCHA Alumni Programs (2)
- Education Programs, GED/HSE, Basic literary courses (2)
- Home Economics, Cooking (2)
- Economic Opportunities Jobs Programs Adults (1)
- Money and time Management (1)
- Ethical and critical thinking courses (1)
- Monthly Talent Showcases (1)
- Civic Engagement, Get Involved (1)
- Mentoring programs for young men & women (1)
- Relationship Building (1)
- Convene youth from all developments to create an antiviolence youth group (1)
- Support Groups (1)
- Program for adults 25 years and older (1)
- Youth Gardening Programs (1)
- Building Captains needed report to RA/ Incentive (1)
- Sanitation/environment Education (1)
- Cheerleading team (1)
- Dance group (1)
- Music Classes, e.g. drumming (1)
- Free Wi-Fi for residents (1)
- Policy Enforcement (on Tenant Rules) (1)
- Programs for toddlers (1)
- Schools for for community i.e. construction, office worker (1)
- Stop NYCHA from excluding family members for non-violent crimes (1)



THANK YOU FOR PARTICIPATING!



SETH LOW HOUSES PUBLIC HOUSING SURVEY RESULTS






Detailed are various issues experienced by residents of the Seth Low Houses. The findings gathered by **Seth Low Resident Association, Reshaping Our Youth and Adult Lives (ROYAL)**, and **D.E.U.C.E.S.**, with technical support from **Brownsville Partnership/Community Solutions** reveals the longstanding neglect and inadequate maintenance by NYCHA. This community is requesting the resources and financial capacity to improve upon its dire situation.






As of **6/17/2018**, a total of **267 households** were surveyed to learn more about the problems that continue to plague residents. This project is ongoing, and our goal is to survey $\geq 80\%$ of all households. It is important to note that residents reported many more issues than is listed on this page.




GENERAL HOME ISSUES

-  **49%** found cockroaches in their homes
-  **33%** reported occurrences of rodents
-  **13%** suspect or have lead issues




BATHROOM ISSUES

-  **30%** identified mold
-  **15%** experienced water damage
-  **>8%** have leaking ceilings

KITCHEN ISSUES

-  **17%** have defective or broken stoves
-  **10%** reported leaky faucets
-  **>8%** have defective refrigerators




HEALTH & WELLBEING

-  **12%** want greater substance abuse prevention programs
-  **12%** seek greater nutrition and fitness awareness/education
-  **12%** desire healthier food options

PUBLIC AREA ISSUES

-  **26%** requested new paint jobs
-  **12%** reported bug infestation
-  **10%** reported rodent infestation

LIVING ROOM ISSUES

-  **24%** observed peeling paint
-  **8%** reported a loose floor
-  **7%** have broken windows

BEDROOM ISSUES

-  **50%** observed peeling paint
-  **38%** reported cracks in walls
-  **18%** have defective outlets

SUPPORT AND REPORT BY



COMMUNITY PARTNERS



FUNDING MADE POSSIBLE BY

