

# Scarcity by Design

*The Legacy of New York City's Housing Policies*

**Peter D. Salins and Gerard C. S. Mildner**



Harvard University Press

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## **Scarcity By Design The Legacy Of New York City's Housing Policies:**

Scarcity by Design Peter D. Salins, Gerard C. S. Mildner, 1992 No American metropolis has intervened in its housing market quite as aggressively as New York since World War II and yet none is as burdened by the scarcity poor quality uneven distribution and high cost of its rental housing stock Why after half a century of rent control public housing programs tax abatements and land use regulation is it so difficult for thousands of New Yorkers to find rent or maintain decent apartments Addressing issues that are hotly debated in the Big Apple and other cities across the nation Peter Salins and Gerard Mildner analyze New York's policies and assess their largely detrimental effects on housing quality and availability They show how programs that were instituted for the benefit of both investors and the poor by directly and indirectly subsidizing housing construction and by capping rents have instead caused misallocation of housing exacerbated tensions between tenants and landlords progressively stifled private investment and resulted in building deterioration and abandonment *Scarcity by Design* is an object lesson in what governments should not do if they wish to improve housing and maintain communities The authors make a strong case for deregulation arguing from a free market perspective Salins and Mildner clearly demonstrate how transition to a fully deregulated unsubsidized housing market would alleviate the social and economic woes of New York's tenants They present deregulation as the essential stimulus of housing production fair pricing and good maintenance The authors crisply written analysis of New York's housing problems and their proposed solutions will enlighten citizens city managers investors builders and urban planners and should spark discussions in academic as well as professional circles

*Housing and Community Development in New York City* Michael H. Schill, 1999-01-28 Provides a comprehensive up to date description and analysis of the housing and neighborhood problems facing residents of the nation's largest city and the policies that have been developed to solve these problems

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alleviate the social and economic woes of New York's tenants. They present deregulation as the essential stimulus of housing production, fair pricing, and good maintenance. The authors' crisply written analysis of New York's housing problems and their proposed solutions will enlighten citizens, city managers, investors, builders, and urban planners and should spark discussions in academic as well as professional circles. *The Chicago Gangster Theory of Life* Andrew Ross, 1995-10-17 Increasingly the most powerful voices on the planet ahead of state corporations, global economists are speaking in the name of environmentalism. *Revitalizing the City* Fritz W. Wagner, Timothy E. Joder, Anthony J. Mumphrey, Jr, Krishna M. Akundi, Alan F.J. Artibise, 2016-12-05 This practical work demonstrates that controlling urban growth and reviving central city economies are not mutually exclusive endeavors. Rather than rehash theories of urban development, the contributors describe and evaluate successful, community-tested approaches to sustaining our cities. *Revitalizing the City* provides actual case examples of urban success stories ranging from San Diego's smart growth initiative to brownfield redevelopment in Pittsburgh. The book is divided into four major sections: Urban Growth, Metropolitan Development and Administration, Central City Redevelopment Strategies, and Central City Suburban Cooperation. Each chapter includes an analysis of key issues, descriptions of specific local initiatives, highlights of effective policies or programs, and potential pitfalls to avoid. *Revitalizing the City* has broad appeal for the urban policy community as well as for undergraduate and graduate courses in urban sociology, geography, political science, and urban studies and planning. **A Right to Housing** Rachel G. Bratt, Michael E. Stone, Chester W. Hartman, 2006 An examination of America's housing crisis by the leading progressive housing activists in the country. *God and Government in the Ghetto* Michael Leo Owens, 2008-11-15 In recent years as government agencies have encouraged faith-based organizations to help ensure social welfare, many black churches have received grants to provide services to their neighborhoods' poorest residents. This collaboration, activist churches explain, is a way of enacting their faith and helping their neighborhoods. But as Michael Leo Owens demonstrates in *God and Government in the Ghetto*, this alliance also serves as a means for black clergy to reaffirm their political leadership and reposition moral authority in black civil society. Drawing on both survey data and fieldwork in New York City, Owens reveals that African American churches can use these newly forged connections with public agencies to influence policy and government responsiveness in a way that reaches beyond traditional electoral or protest politics. The churches and neighborhoods Owens argues can see a real benefit from that influence, but it may come at the expense of less involvement at the grassroots. Anyone with a stake in the changing strategies employed by churches as they fight for social justice will find *God and Government in the Ghetto* compelling reading. **Ordering the City** Nicole Stelle Garnett, 2010-01-01 This work highlights the multiple, often overlooked and frequently misunderstood connections between land use and development policies and policing practices. In order to do so, the book draws upon multiple literatures as well as concrete case studies to better explore how these policy arenas intersect and conflict. *A City Cannot Be a Work of Art* Sanford Ikeda, 2023-10-14 This open access book connects

Jane Jacobs's celebrated urban analysis to her ideas on economics and social theory. While Jacobs is a legend in the field of urbanism and famous for challenging and profoundly influencing urban planning and design, her theoretical contributions, although central to her criticisms of and proposals for public policy, are frequently overlooked even by her most enthusiastic admirers. This book argues that Jacobs's insight that a city cannot be a work of art underlies both her ideas on planning and her understanding of economic development and social cooperation. It shows how the theory of the market process and Jacobs's theory of urban processes are useful complements; an example of what economists and urbanists can learn from each other. This Jacobs cum market process perspective offers new theoretical, historical, and policy analyses of cities more realistic and coherent than standard accounts by either economists or urbanists.

**Place Matters** Peter Dreier, John H. Mollenkopf, Todd Swanstrom, 2004. Analyzes the problematic trends facing America's cities and older suburbs and challenges us to put America's urban crisis back on the national agenda.

*New York State Government* Robert B. Ward, 2006-12-07. An expanded and updated edition of the 2002 book that has become required reading for policymakers, students, and active citizens.

**Housing Policy Debate**, 2003

**Rent Control in North America and Four European Countries** William Smith, Michael Teitz, 2020-02-18. Rent control, the governmental regulation of the level of payment and tenure rights for rental housing, occupies a small but unique niche within the broad domain of public regulation of markets. The price of housing cannot be regulated by establishing a single price for a given level of quality as other commodities such as electricity and sugar have been regulated at various times. Rent regulation requires that a price level be established for each individual housing unit, which in turn implies a level of complexity in structure and oversight that is unequalled. Housing provides a sense of security, defines our financial and emotional well-being, and influences our self-definition. Not surprisingly, attempts to regulate its price arouse intense controversy. Residential rent control is praised as a guarantor of affordable housing, excoriated as an indefensible distortion of the market, and both admired and feared as an attempt to transform the very meaning of housing access and ownership. This book provides a thorough assessment of the evolution of rent regulation in North American cities. Contributors sketch rent control's origins, legal status, economic impacts, political dynamics, and social meaning. Case studies of rent regulation in specific North American cities from New York and Washington DC to Berkeley and Toronto are also presented. This is an important primer for students, advocates, and practitioners of housing policy and provides essential insights on the intersection of government and markets.

Reinventing Care David Barton Smith, 2003. The recent growth of assisted living facilities and programs has shaken the foundations of the system of long-term care for the elderly in the United States. Fueled by consumer frustrations with the available options, notably nursing homes, the assisted living model emerged during the 1990s to promise shelter, health care, control of one's own life, less government involvement, and a real home. But how well have the advocates and developers of assisted living delivered on such promises? And what are the model's implications for public policy and the future of caregiving? In *Reinventing Care*, David Barton Smith

offers brilliant insights into those questions by examining the realities of assisted living in New York City Encompassing the largest most concentrated population of elderly in the United States New York spends more per person caring for its seniors than any other urban center Yet while the size of the city s care system boggles the mind it nevertheless contains the same elements that exist in other metropolitan areas and thus provides valuable lessons for the nation as a whole Smith s study draws on twenty five years of research including hundreds of interviews and visits to representative facilities He provides a succinct overview of how care is presently organized for New York s aging population and traces the history of the system up to the present Among the key issues he addresses are the role of market forces and government regulation the impact of class differences on access to quality care and the ways in which perceptions of community affect the creation and management of assisted living programs At the heart of the book are ten fascinating case studies half of them focused on private pay facilities and the other half on public pay institutions While finding that the actualities of assisted living rarely match the rhetoric of its proponents Smith sees much to admire in its goals He suggests tactics and strategies such as promoting family and community based models of assisted living and adopting a standard of licensure for certain facilities that could point the way to a better future

**Nominations of Gregory A. Baer and Susan M. Wachter** United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs,2000 **106-1 Hearing: Nominations Of: Gregory A. Baer and Susan M. Wachter, S. Hrg. 106-805, November 5, 1999** ,2001 Regulatory Takings William A.

Fischel,1995 State and federal government regulations are disciplined by property owner coalitions whose voice is clearly audible in the statehouses and in Congress **Interwoven Destinies** Henry Cisneros,1993 **Reducing the Cost of New Housing Construction in New York City** Jerry J. Salama,1999 *New York Magazine* ,1993-05-24 New York magazine was born in 1968 after a run as an insert of the New York Herald Tribune and quickly made a place for itself as the trusted resource for readers across the country With award winning writing and photography covering everything from politics and food to theater and fashion the magazine s consistent mission has been to reflect back to its audience the energy and excitement of the city itself while celebrating New York as both a place and an idea

The Top Books of the Year Scarcity By Design The Legacy Of New York City's Housing Policies The year 2023 has witnessed a noteworthy surge in literary brilliance, with numerous compelling novels enthralling the hearts of readers worldwide. Let's delve into the realm of bestselling books, exploring the fascinating narratives that have enthralled audiences this year. The Must-Read : Colleen Hoover's "It Ends with Us" This touching tale of love, loss, and resilience has gripped readers with its raw and emotional exploration of domestic abuse. Hoover masterfully weaves a story of hope and healing, reminding us that even in the darkest of times, the human spirit can prevail. Uncover the Best : Taylor Jenkins Reid's "The Seven Husbands of Evelyn Hugo" This spellbinding historical fiction novel unravels the life of Evelyn Hugo, a Hollywood icon who defies expectations and societal norms to pursue her dreams. Reid's absorbing storytelling and compelling characters transport readers to a bygone era, immersing them in a world of glamour, ambition, and self-discovery. Discover the Magic : Delia Owens' "Where the Crawdads Sing" This evocative coming-of-age story follows Kya Clark, a young woman who grows up alone in the marshes of North Carolina. Owens spins a tale of resilience, survival, and the transformative power of nature, captivating readers with its evocative prose and mesmerizing setting. These bestselling novels represent just a fraction of the literary treasures that have emerged in 2023. Whether you seek tales of romance, adventure, or personal growth, the world of literature offers an abundance of engaging stories waiting to be discovered. The novel begins with Richard Papen, a bright but troubled young man, arriving at Hampden College. Richard is immediately drawn to the group of students who call themselves the Classics Club. The club is led by Henry Winter, a brilliant and charismatic young man. Henry is obsessed with Greek mythology and philosophy, and he quickly draws Richard into his world. The other members of the Classics Club are equally as fascinating. Bunny Corcoran is a wealthy and spoiled young man who is always looking for a good time. Charles Tavis is a quiet and reserved young man who is deeply in love with Henry. Camilla Macaulay is a beautiful and intelligent young woman who is drawn to the power and danger of the Classics Club. The students are all deeply in love with Morrow, and they are willing to do anything to please him. Morrow is a complex and mysterious figure, and he seems to be manipulating the students for his own purposes. As the students become more involved with Morrow, they begin to commit increasingly dangerous acts. The Secret History is an exceptional and gripping novel that will keep you guessing until the very end. The novel is a cautionary tale about the dangers of obsession and the power of evil.

<https://pinsupreme.com/public/browse/Documents/mighty%20toddler%20the%20essential%20guide%20to%20the%20toddler%20years.pdf>

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