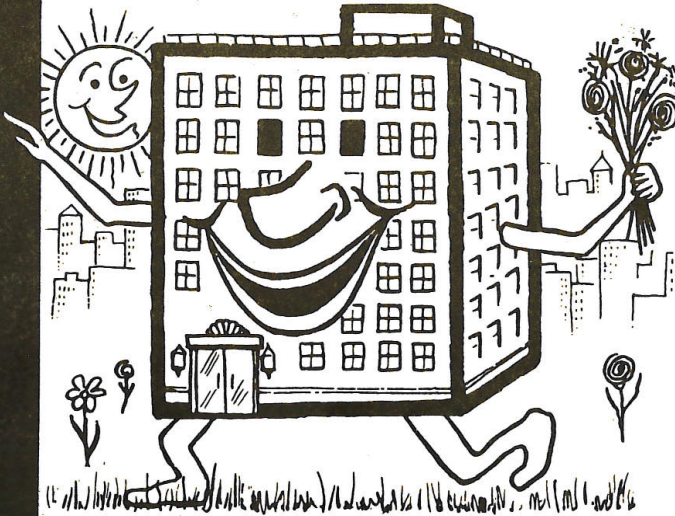




Home Sick?

Try House Sense!
BY KATHLEEN D. MORIN



VOLUME 1

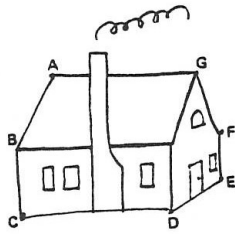
A COMPREHENSIVE HOUSING RESOURCE FOR NEW YORK CITY NEIGHBORHOODS

THE CITY OF NEW YORK
EDWARD I. KOCH, Mayor

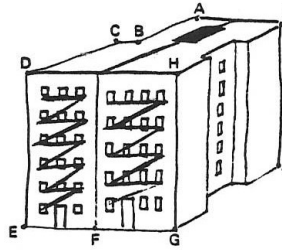
ANTHONY GLIEDMAN, Commissioner
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

NATHAN QUINONES, Chancellor
NEW YORK CITY BOARD OF EDUCATION



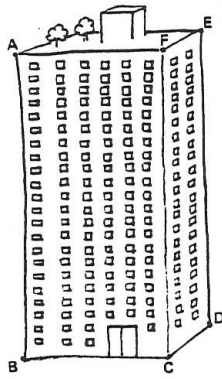


SINGLE-FAMILY HOUSE

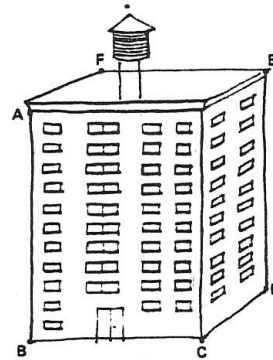


OLD-LAW TENEMENT

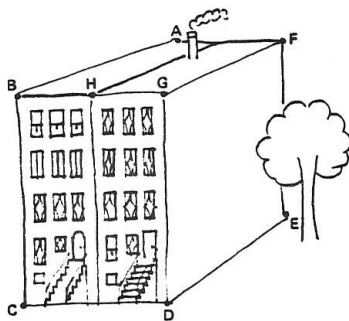
CONTRACTS HOUSING



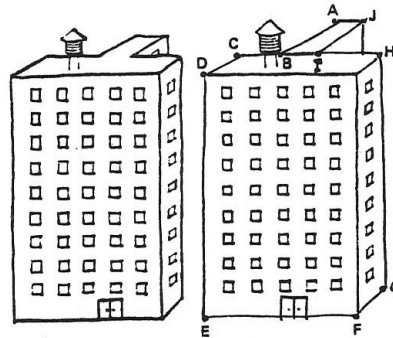
HIGH-RISE APARTMENT HOUSE



TRADITIONAL ELEVATOR
APARTMENT BUILDINGS



BROWNSTONES

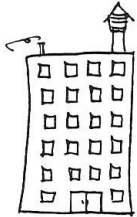


HOUSING PROJECTS

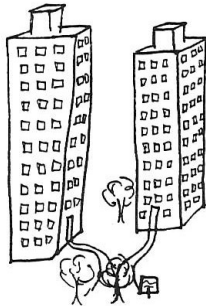
A Place of Their Own!

DIRECTIONS: Read the following poem or ask your teacher to read it to you. Discuss its meaning. Enjoy it!

Have You Seen Houses? *
by Joanne Oppenheim



Have you seen houses?
Tall or small
high or low
in a stack
or in a row
urban
suburban
a city
a town
side by side
or up and down.

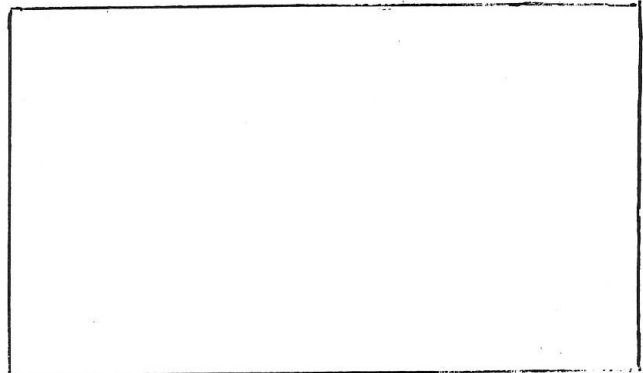


Apartments
compartments
apart and complete
with spaces to sleep
and places to eat.

One room
two rooms
sometimes many more
people living on every floor.

Good neighbors
kind neighbors
some you only greet
noisy neighbors
nosy neighbors
some you never meet.

Upstairs neighbors
downstairs neighbors
neighbors down the halls
but they all share one roof
and the outside walls.



Now look at these look-alike houses in rows
on look-alike streets...
Have you ever seen those?

Except for the number
except for the name
the outside of each is exactly the same!

But inside
each house has a look of its own
its own kind of clutter and color and tone.

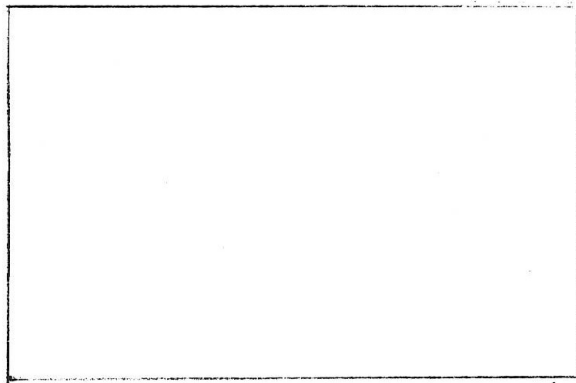
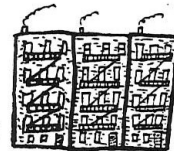


Noisy or quiet
messy or neat
the people inside make each house unique

But outside
the look-alike houses in rows
all look-alike
Have you ever seen those?



Most people gather together to live
to buy
to sell
to get
to give
Together for work
together for play
till rush hour comes at the end of each day.
Then everyone rushes to get to their home
a house or apartment
a place of their own!



* An excerpt. Reprinted from HAVE YOU SEEN HOUSES, c 1973, by Joanne Oppenheim, by permission of Addison-Wesley Publishing Company, Inc.

CONCLUSION: On this worksheet, or on a separate piece of paper, draw pictures which capture the meaning of the individual verses or of the entire poem. Display them in the classroom. Try to write another verse to this poem, in which you describe your own house and home.

SHARING:

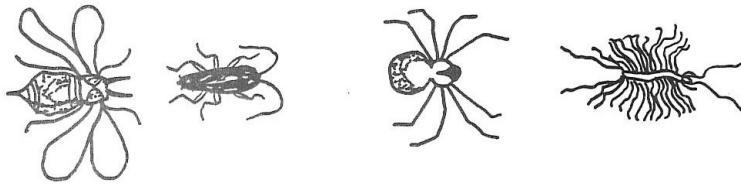
Take this worksheet home. Share it with your family. Ask them to read the poem aloud. Enjoy it! Discuss its meaning! Ask each member of your family to help to write another verse for the poem. Make your own "family poem" about your house and home.

Block that Cockroach!

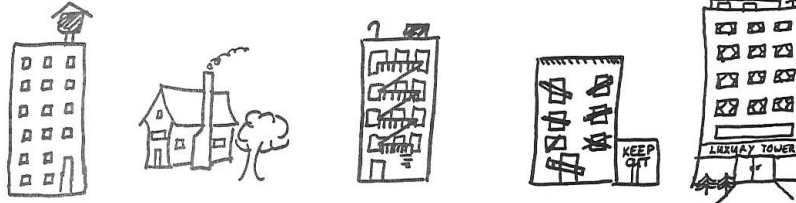
DIRECTIONS: Look at all of the pictures below. Read each question together with the entire class.

ACTIVITY: Circle the correct answer(s). Some questions may have more than one correct answer! Discuss your answers to each question with your classmates.

1. CIRCLE THE PICTURE OF THE COCKROACH.



2. CIRCLE THE HOUSE(S) WHERE COCKROACHES LIVE.



3. CIRCLE THE PLACES WHERE COCKROACHES LIKE TO HIDE, AND EAT, AND LAY EGGS.



4. CIRCLE WHAT IS HELPFUL TO GET RID OF COCKROACHES.



CONCLUSION: Discuss with your classmates other ways that you think would be helpful to rid a building of cockroaches. Remember that it is very important for everyone in a building to cooperate in getting rid of cockroaches; otherwise they can just move from apartment to apartment.

SHARING:

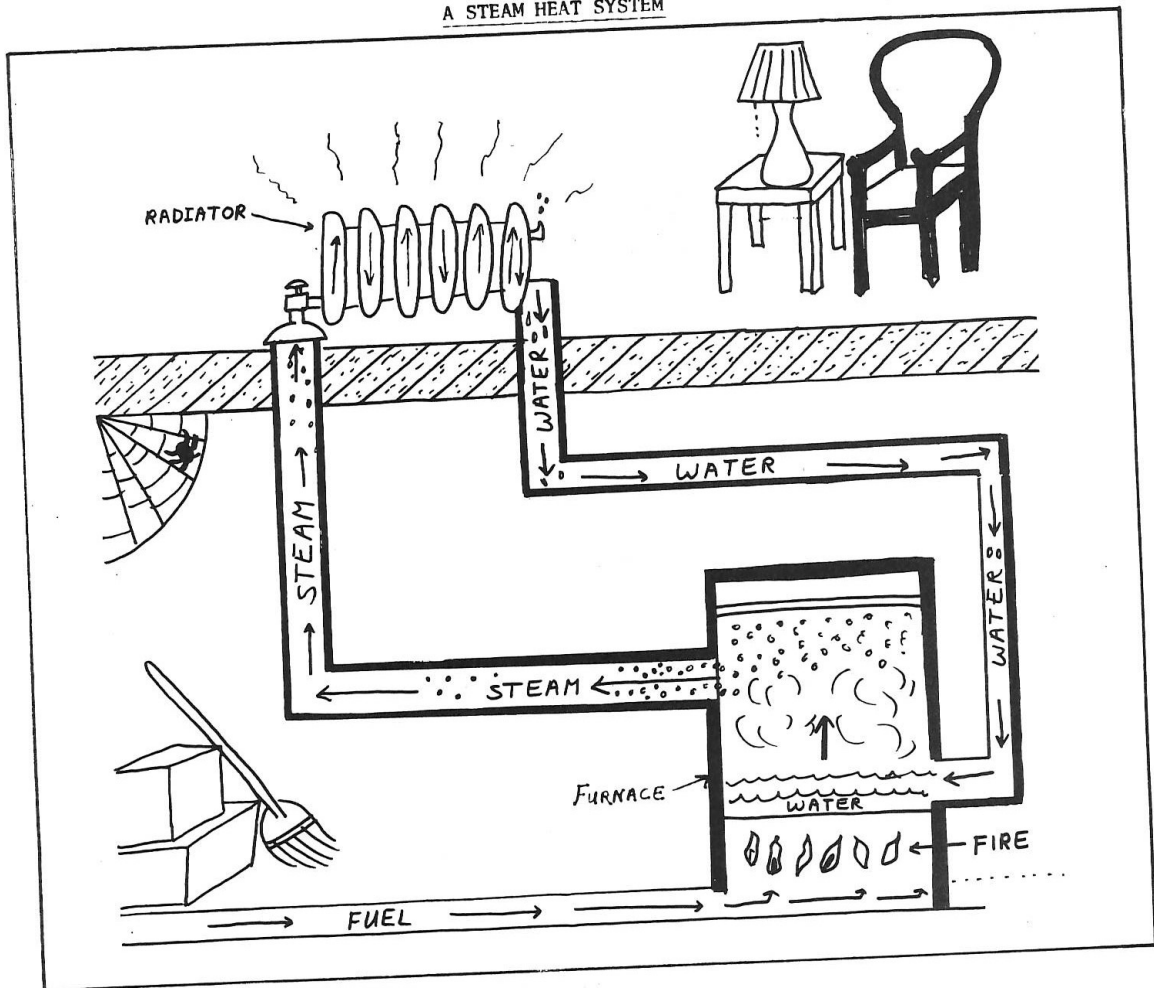
Ask someone at home to discuss your answers with you. Ask him/her to walk through your apartment and building with you. Where do you think roaches might live? What can you do to get rid of the roaches? If your building has cockroaches, make sure that you and your neighbors do everything possible to eradicate them. Call or write your landlord, and ask for help in providing extermination. If the problem persists after all good efforts have been made, notify the Housing Central Complaints number at 960-4800. Remember, both you and your landlord have a responsibility to keep your building free from infestation. If there is infestation, your landlord must provide continuous eradication.

Trace the Heat Trail!

DIRECTIONS: YOU ARE GOING TO BRING HEAT TO THIS APARTMENT!

ACTIVITY: With your finger, trace the path of the heat. FOLLOW THE ARROWS. Start at the furnace where WATER is BOILED into STEAM. The STEAM goes up the pipe to the RADIATOR, where it heats the room. The STEAM cools and becomes WATER and goes back down to the BOILER, where it is heated again. (Ask your teacher to show you what steam is by boiling water. Then see how it changes back to water when it cools.)

A STEAM HEAT SYSTEM



CONCLUSION: Draw yourself and your family into the room near the warm radiator!

SHARING:

Take this worksheet home and discuss it with your family. If your apartment does not have heat on a cold day, or hot water on any day, and if your landlord does not repair the problem IMMEDIATELY, call the city's CENTRAL COMPLAINT BUREAU (960-4800). They will help you!

Rent Roulette

Directions: Pretend you are a landlord. You own an older building which was built before 1947. It is quite large and has many apartments. The year in which you play this game is 1981.

You have collected \$100 in rent from one tenant. You have to pay bills from that money. (Cut out one column of the play money on the next page. There are two columns: One for you and one for the person with whom you are playing, who is also a landlord.) Each bit of money is for a specific bill. The object of the game is to see which landlord pays all of his bills and deposits his money at the bank first. Play until one player has done just that.

Begin at START. Roll one dice and move that many places. Follow the directions written on the space upon which you land. Take turns. When paying bills, put all of the money next to the game board. When a player has paid all of his bills, he must, in turn, roll a "1" or a "2" in order to deposit his money. The first to do so wins! You must have no play money left to win!

Be a smart and fair landlord! Remember this will show you where every \$100 of rent may go!

NOTE: If you land on the same space, and if you have already paid the bill, roll the dice for one extra turn.

1981 Operating and Maintenance Cost Weights For New York Multiple Dwellings Built Before 1947

Operating and Maintenance Costs*

| | % of O & M Costs | % of Rent Roll |
|-------------------------------|------------------|----------------|
| Taxes, Fees & Permits | 13.7 | 8.9 |
| Labor Costs | 9.0 | 5.9 |
| Fuel & Utilities | 50.0 | 32.5 |
| Contractor Services & Repairs | 10.7 | 7.0 |
| Administrative Costs | 8.4 | 5.5 |
| Insurance | 4.3 | 2.8 |
| Parts & Supplies | 1.6 | 1.0 |
| Replacements | 2.3 | 1.4 |
| | 100.0 | 65.0 |
| Financing Costs + Profit | | 35.0 |

Source: N.Y.C. Rent Guidelines Board Explanatory Statement XI

* An itemization of what is included in each of the following categories appears on page 129.

START

1. You have collected \$100 in rent.
2. Your insurance bill comes to your house. Pay \$3.30.
3. Your tenants pay their rent on time. So you can pay your bills on time. Move ahead three places.
4. Spare parts are needed! Supplies are needed! Pay \$1.20.
5. Electricity, gas, and fuel costs for parts of the building come out of your money (and the tenants' money too!). Pay \$25.80.
6. You are on the way to the Bank and stop for a cup of tea. Rest here for two turns.
7. Your boiler breaks. It must be repaired. Pay the contractor \$7.60.

8. Your water tower fell off! Replacements are needed for equipment in the building. Pay \$1.80.
9. You have to pay the people who help you run the building. Pay \$6.20.
10. Your tenants do not pay their rent on time. You cannot pay your bills on time nor make all repairs that are needed. Skip 3 turns.
11. Labor costs go up! Pay \$7.00!
12. You must pay your taxes, fees, and permits. Pay the City \$12.10.

BANK

Whoopee! You have \$35 left over for PROFIT. Oh dear, wait one minute. You must pay your financing costs out of this. Roll the dice. If it rolls 1 or 2, keep it for profit. If it rolls 3,4,5, pay the Bank the \$35.

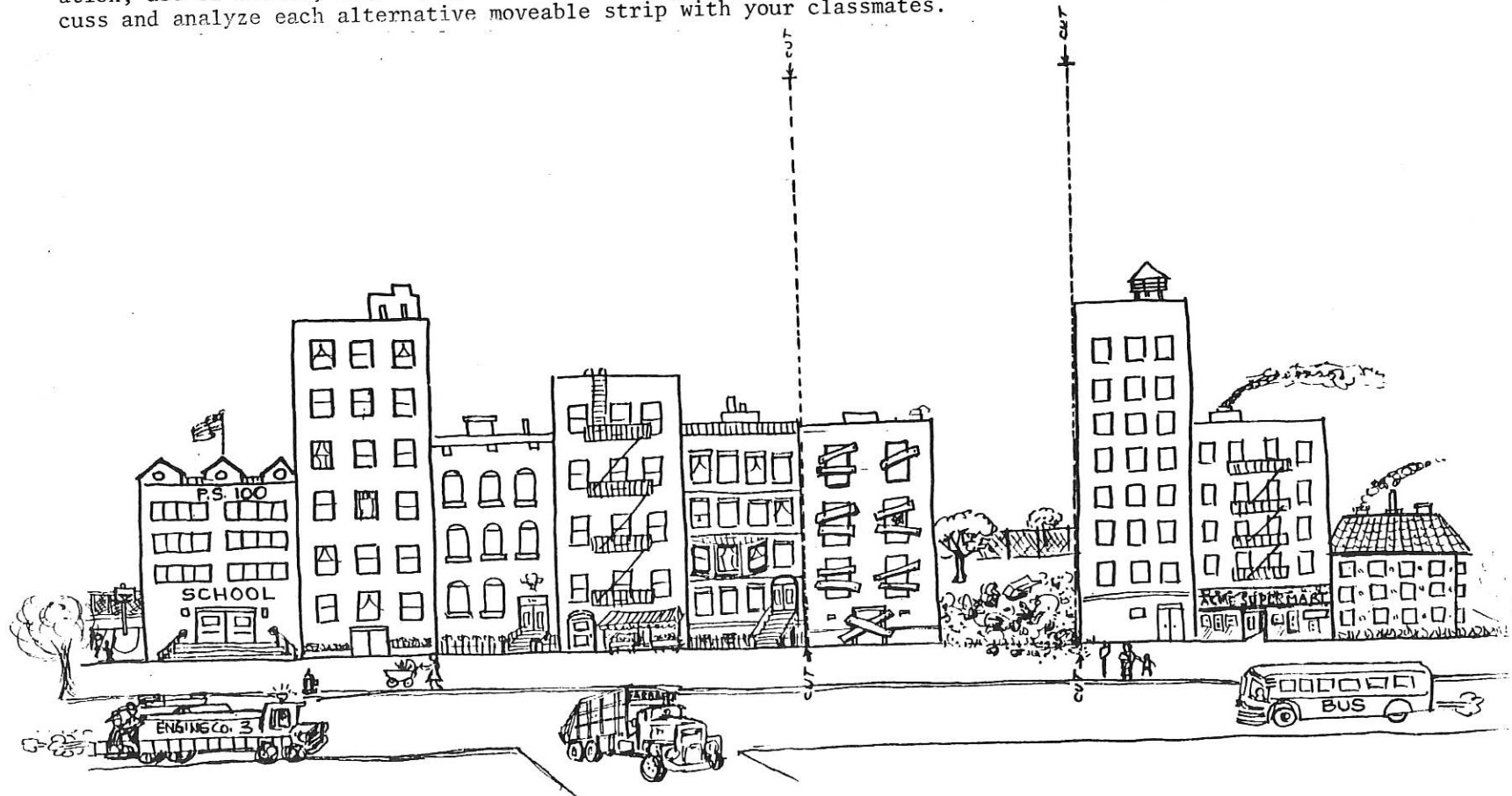
**For Profits
And Financing**

SALARING:

Take this worksheet home and discuss it with your family. Play the game with them. Using the average percentages given, analyze how your own rent payments may be used for profit, for operating and maintenance costs, and for financing expenses.

Choices and Consequences

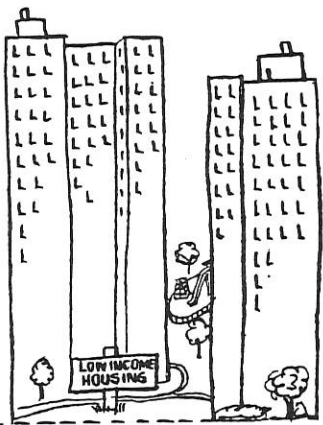
RECTIONS: Carefully cut two slits on the dotted lines (next to the abandoned building and the vacant lot). Now cut out the eight planning alternative strips. One at a time, insert them through the two slits so that the building on the strip becomes part of the block. Analyze how such a planning decision would affect the neighborhood. Consider appearance, jobs, transportation, schools, rodents, people of different age groups, city services (fire, water, sanitation), sunlight, trees, parks, plants, noise, pollution, people and automobile traffic, economics, recreation, use of street, etc. Think about how the people living on this block would feel about each alternative. Discuss and analyze each alternative moveable strip with your classmates.



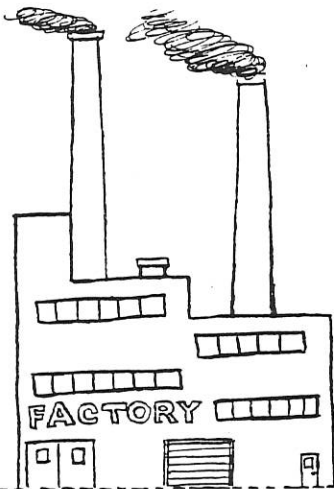
CONCLUSION: On the blank space on the last planning strip, design what you would like to see in that space on the block. State why you selected it.

SHARING

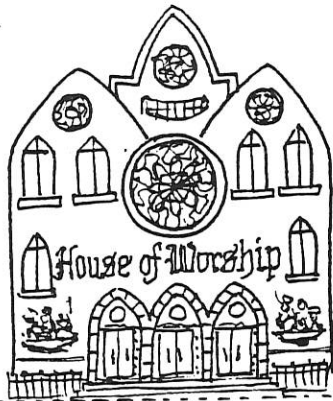
Show this worksheet to your family. Ask them their opinions, and what they would do to the abandoned building and the vacant lot.



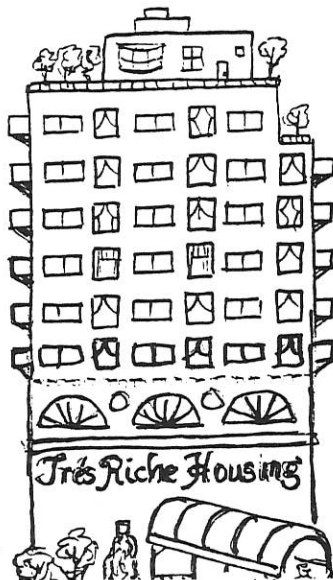
--- cut along dotted line ---

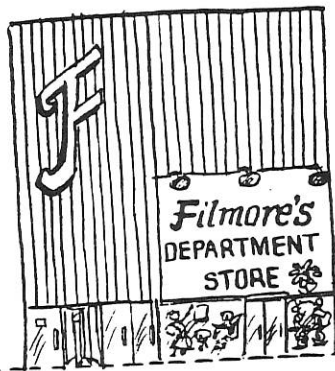


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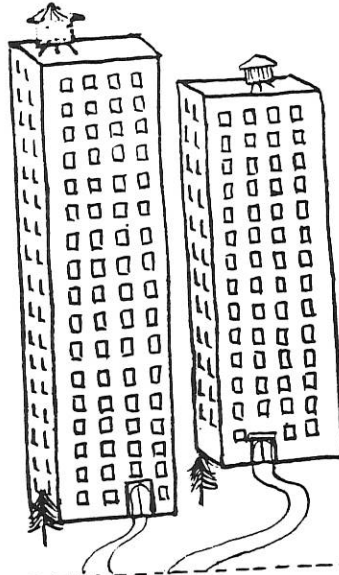




cut along dotted line



cut along dotted line



cut along dotted line

Create what You
would like to see
on the block in
this blank space →