

Resident

LIFE

The 123 families who moved into First Houses in 1934 and 1935 were the very first group of NYCHA residents.

By the end of the 1930s, there were close to 30,000 residents in three developments and NYCHA had quickly streamlined its processes for renting apartments and managing resident services.



Resident associations, tenant patrols and other participatory functions encouraged residents to take greater responsibility in running the developments.



The early residents were selected according to a "point" system. Size of family and income were the primary considerations, but preference was given to families who lived in the worst "slum" conditions - buildings lacking heat, bathroom facilities and fire safety measures.



The 1970s saw the introduction of federal Section 8 housing subsidies provided by vouchers for privately owned apartments. Another initiative of the 1970s was NYCHA's commitment to help unemployed or underemployed residents prepare for and find employment.

The 1990s marked the introduction of the Working Family Preference whereby one out of every two new vacancies in public housing goes to new residents who qualify as a "working family." The Working Family Preference helps to promote a healthy economic mix in public housing.



By 1955, there were 63,000 applications for NYCHA apartments and in four years, the number had grown to 150,000. Requirements in 1955 included two years of residence in New York City.

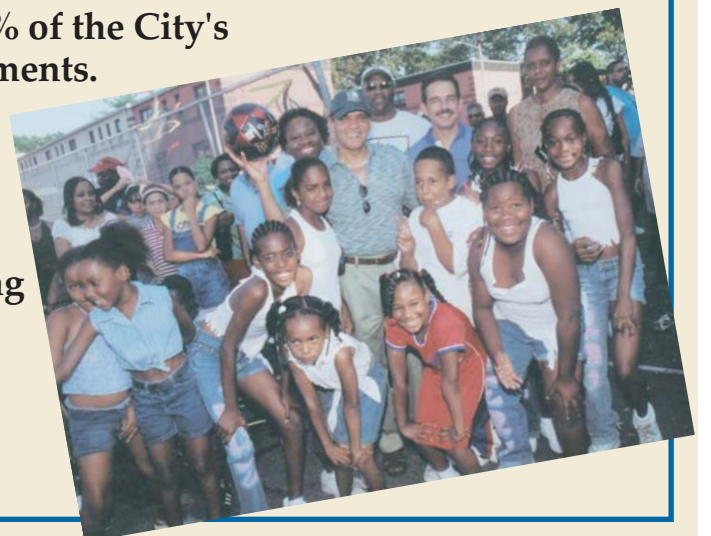
A Resident Selection Division was organized to ensure "fair and equal treatment for all applicants," identifying 40 steps in renting an apartment in a new development. This system evolved into the Tenant Selection & Assignment Plan (TSAP), which selects applicants from NYCHA's waiting list by computer.



Beginning in the 1950s and into the 1970s, NYCHA's relationship to residents evolved into more of a collaboration.

Today, in its 70th year, NYCHA's Conventional Public Housing Program has 180,856 apartments in 345 developments throughout the City in 2,698 residential buildings serving about 175,159 families and 419,606 authorized residents. Based upon the 2000 Census, NYCHA Public Housing represents 8.6% of the City's rental apartments and is home to 5.2% of the City's population. NYCHA residents and Section 8 voucher holders combined occupy 12.7% of the City's rental apartments.

NYCHA is nationally recognized as the finest large housing program in the country.



R esident

L I F E

In 1949, Louise and Andrew Ford were one of 1,800 families who moved into the new Lillian Wald Houses. Their apartment had steam heat, a modern kitchen with built-in cabinets, a gas stove, an electric refrigerator and a laundry in the basement. Rent was around \$25 per month.



Mrs. Louise Ford and daughter.



Charlotte, their eldest daughter, remembers, "The bedrooms were very nice, the walls were shiny white - so shiny and clean...."



Andrew Ford

After serving in the Navy, Andrew Ford became not only a resident of Lillian Wald Houses, he was also Supervisor of Caretakers.

"... We moved here from Brooklyn in 1949 when I was two years old ..."

Charlotte, one of five siblings, recalls that "They used to keep the apartment doors open...with little wooden gates...and we used to run from apartment to apartment." The children enjoyed the Day Care Center at Lillian Wald and attended the on-site elementary school.



Lillian Wald Day Care

Soon after Charlotte graduated from high school, she married her sweetheart, Gordon Miles.



In 1963, Charlotte Ford was crowned Miss Lower East Side.



At age eighteen, Charlotte Ford and Gordon Miles make a perfect couple.



Charlotte Ford and Gordon Miles are all dressed up for the prom.



Gordon Miles Jr., and his baby brother Taryn.

They themselves had three children, Gordon Miles, Jr., Taryn, and the niece that they raised, Deja Jeter.

"I raised three children here and I am proud of all three."

Charlotte and Gordon Miles also raised their children at Lillian Wald Houses. Charlotte says, "Growing up in NYCHA meant you were NYCHA children, and most NYCHA children attended NYCHA sponsored programs and events, day care centers, community center programs such as Partners In Reading, after-school programs, summer programs... Deja gained useful work experience, and worked in the Summer Resident Employment Program. She is now working as a Medical Receptionist."



In 1989, Gordon Miles Jr., graduated from the Police Academy and is now a Police Officer in the New York City Police Department.

"My grandson attended the recreation center this past summer and enjoyed it very much."

Grandparents Louise and Andrew Ford lived in the same building.

Louise & Andrew Ford c.2000



Ms. Charlotte Miles, Tenant Association President, waits to be introduced as a speaker at the Lillian Wald Houses 50th Anniversary Celebration.

"So you see being a NYCHA resident has been a wonderful thing for me and my family and I wouldn't have it any other way," said Charlotte. She is the Tenant Association President of Lillian Wald Houses and volunteers her time "to give something back to a development that has given so much to me and my family."

"I don't think I would live anywhere else besides NYCHA."



The Ford & Miles Families
Family & Memories
IN
PUBLIC HOUSING