



STRUCTURAL ENGINEERS ASSOCIATION OF NEW YORK



Session 2

The Role of Institutional Racism in the New York City Built Environment

Panelists from industry and academia will share examples of how elements of New York City's built environment were fashioned by, and continue to sustain, systemic racism. Using case studies of past and contemporary projects and policies, we will explore how the city's land-use and development processes contribute to, and potentially can help to address, the endemic issues that remain. The panel will be followed by a Q&A session.

Speakers

Marc-Evens Cadet
Planner, Intelligent Mobility and Intelligent Transportation Systems | ARUP

Scott Larson
Co-Director, Office of Community Studies, Urban Studies Department | Queens College/CUNY

Alexander Mayo
Senior Consultant, Acoustics & Audiovisual | ARUP

Moderated by Jennifer Anna Pazdon, PE
Diversity Co-Chair and Director | SEaONY & Vice President | CAST CONNEX

July 23, 2020 | 12PM EDT | seany.org/event

This series is designed to educate our membership, provide policies and practices to support anti-racism, and promote diversity in our profession.



We will have time for Q&A at the end of the session.

Please enter questions into the Q&A window.

Attendees will receive 1 AIA/LU for participation. A certificate will be emailed to you.





CONVERSATIONS ON RACISM FOR BUILT ENVIRONMENT PROFESSIONALS

Session 2

The Role of Institutional Racism in the New York City Built Environment



Marc-Evens Cadet

Marc-Evens' work at ARUP is focused on designing and planning the communication network and infrastructure that support Intelligent Transportation Systems (ITS). He holds a masters in City and Regional Planning from Pratt and a bachelors in Agricultural Engineering from L'Université d'État d'Haïti during which he participated in an exchange program with Cornell University. Following the 2010 Haiti earthquake, Marc supported the United Nations humanitarian aid effort as a surveyor in Port-au-Prince. He is currently studying to pass the Cisco Certified Network Associate (CCNA) exam.



Scott Larson

Scott Larson, PhD is a faculty member and Co-Director of the Office of Community Studies and the Service Learning program in the Urban Studies Department at Queens College. His research focuses on urban space and social justice, including the issues of redevelopment, gentrification and community-led urbanism. His book, *Building Like Moses in Mind: Contemporary Planning in New York City* (Temple University Press, 2013), uses ongoing debates about the legacies of Jane Jacobs and Robert Moses as a lens for examining the redevelopment strategies of the administration of former New York City Mayor Michael Bloomberg. Recent publications include the paper "Imagining Social Justice and the False Promise of Urban Park Design" (*Environment and Planning A: Economy and Space*, 2018) and the chapter, "A High Line for Queens: Celebrating Diversity or Displacing It?" in *Deconstructing the High Line: Postindustrial Urbanism and the Rise of the Elevated Park* (Rutgers University Press, 2017). His current work focuses on Community Land Trusts (CLTs) as a mechanism for reorienting political and economic agency at the community level.

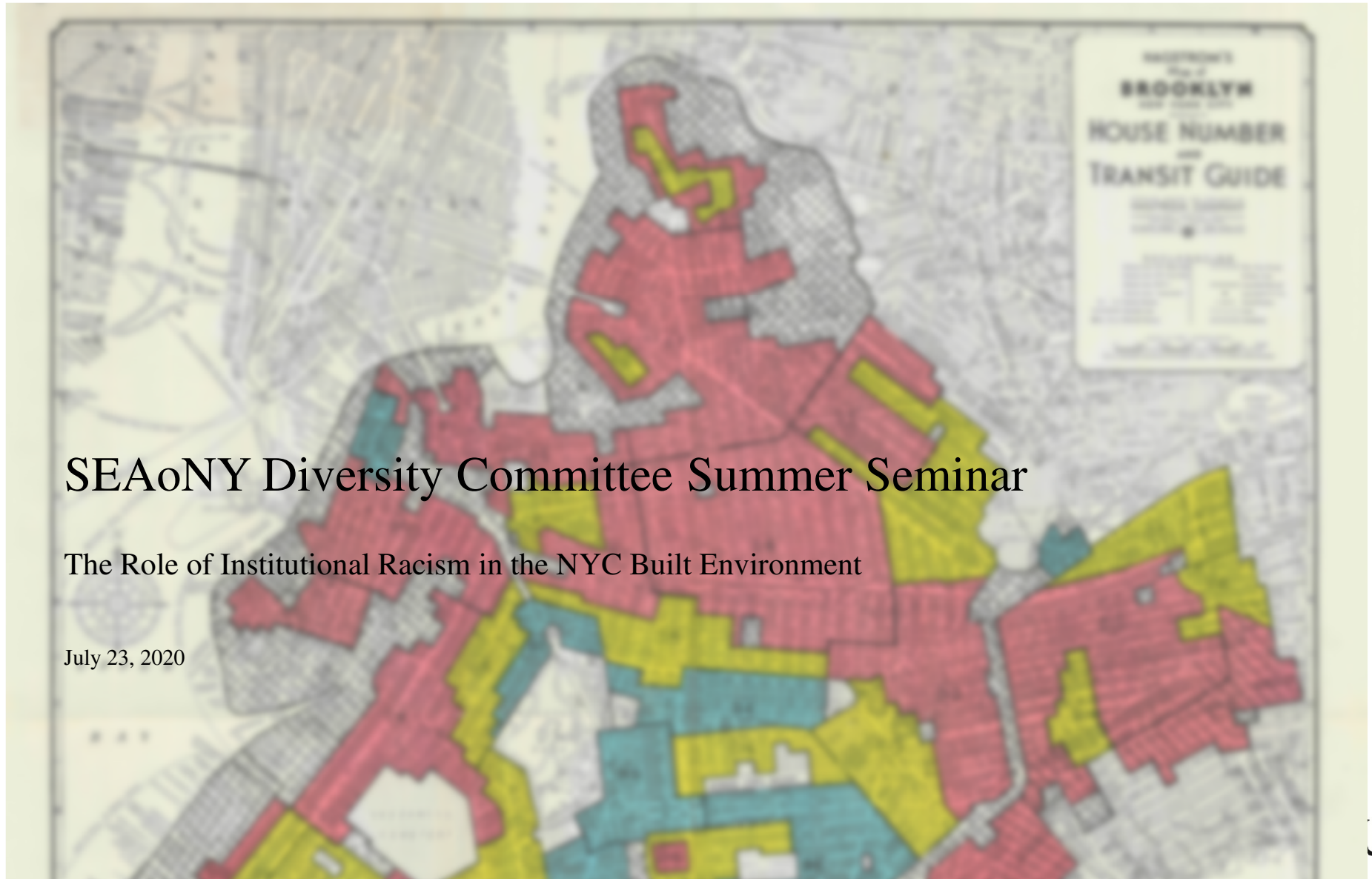


Alexander Mayo

Alexander is a consultant within Arup's Acoustics, Audiovisual & Theatre design team. Alexander specializes in applying current and new technologies to unique and thoughtful multimedia designs, excelling at bringing technology, architecture, and the arts together. Alexander looks to engage with the cultural context of clients to understand the diversity within client organizations and how to best provide equal experiences for all through universal design.

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SEAoNY Diversity Committee Summer Seminar

The Role of Institutional Racism in the NYC Built Environment

July 23, 2020

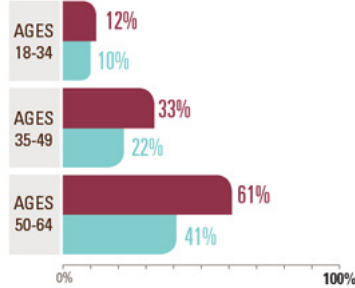
10 REDUCED INEQUALITIES



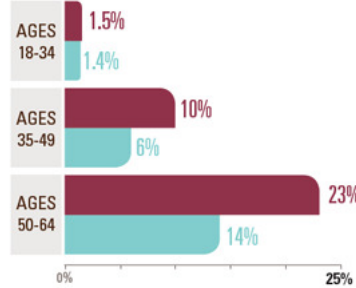
1:57

In BedStuy, for every
[1] grocery store,
there are **[57]** bodegas

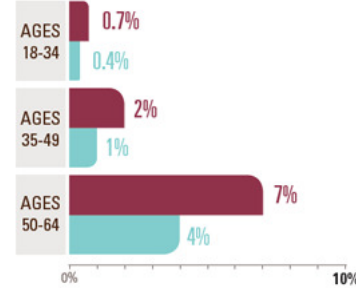
High Blood Pressure



Diabetes



Stroke

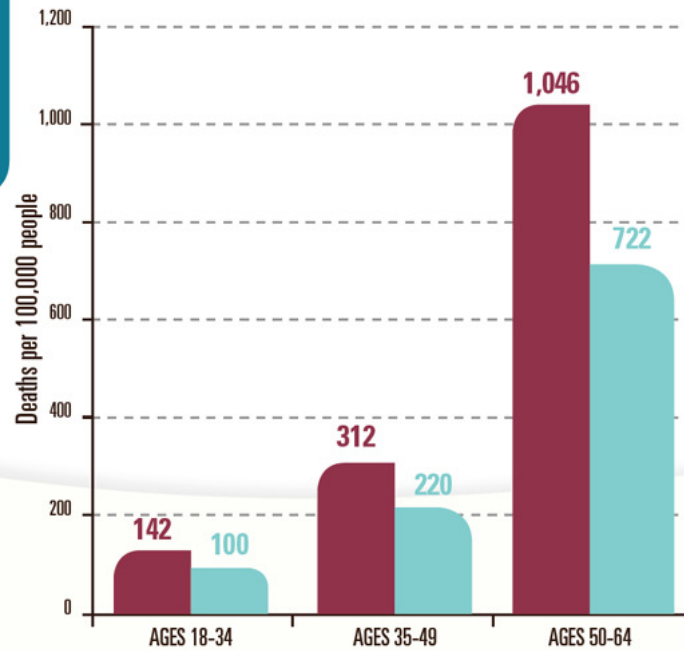


African American ■ **White** ■

African Americans and whites include Hispanic and non-Hispanic origin.

SOURCE: Behavioral Risk Factor Surveillance System, 2015.

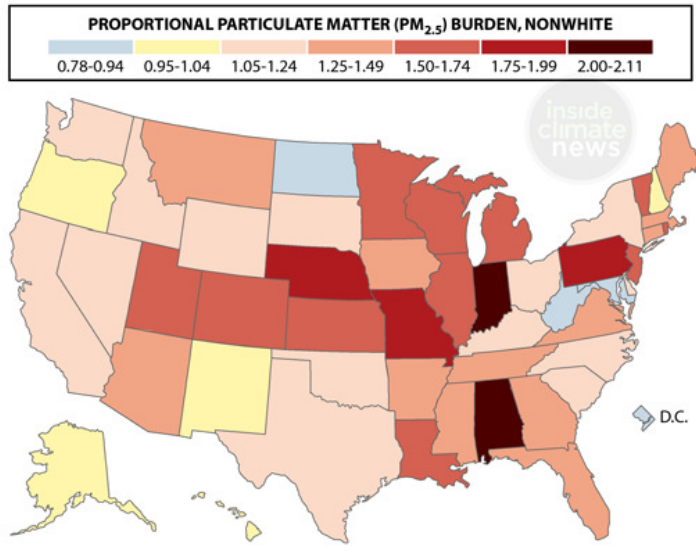
African Americans are more likely to die at early ages from all causes.



SOURCE: US Vital Statistics, 2015.

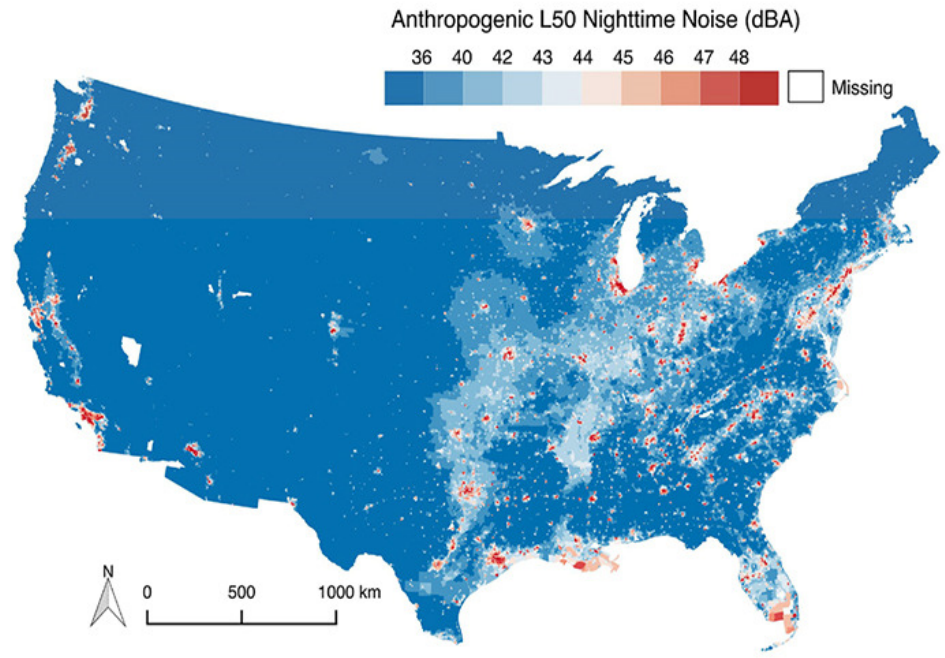
People of Color Bear Greater Air Pollution Burden

Non-white people face higher exposure to particulate matter air pollution than white people do in all but four states (Maryland, New Mexico, North Dakota and West Virginia) and Washington, D.C. People of color living in Indiana and Alabama are exposed to roughly twice as much particulate pollution than white people.



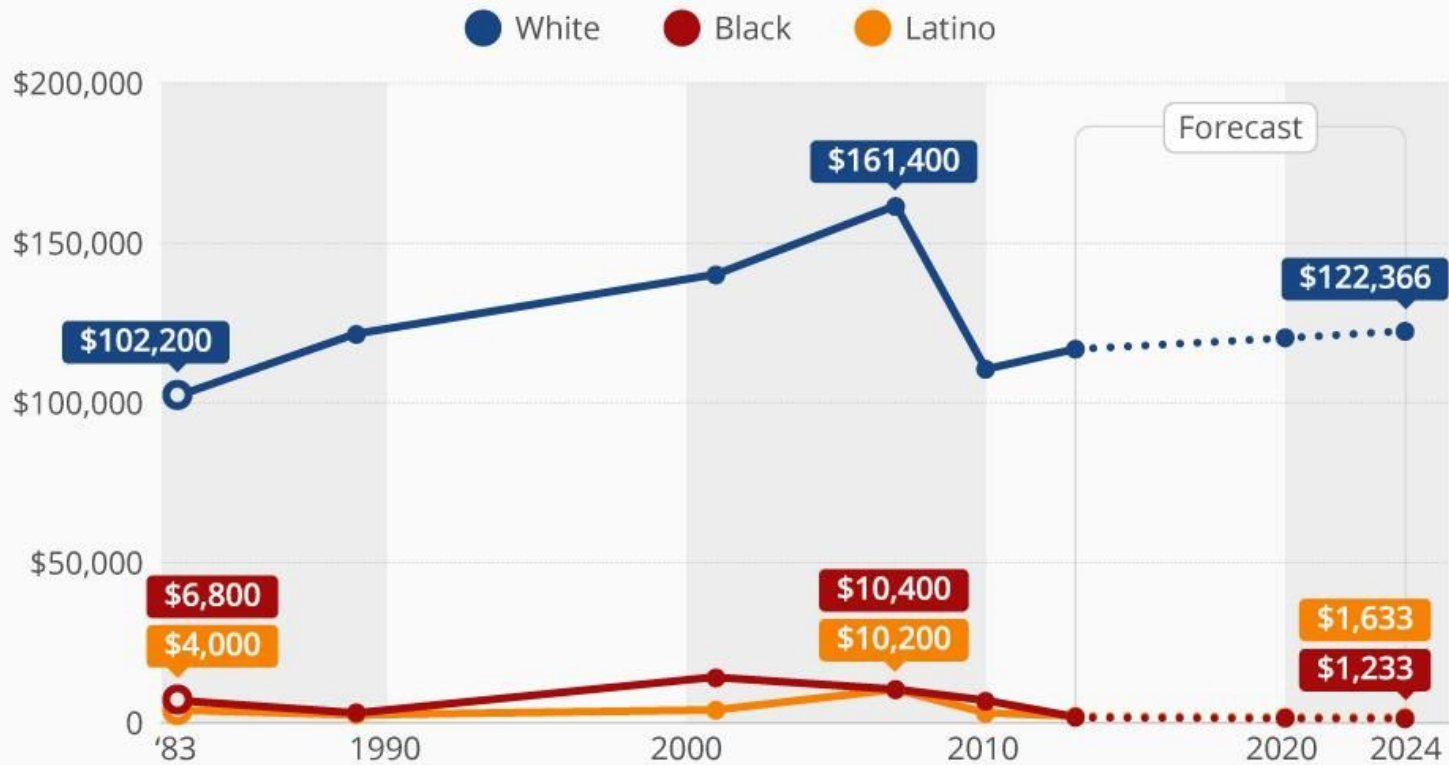
SOURCE: Mikati et al, 2018, American Journal of Public Health

PAUL HORN / InsideClimate News



Racial Wealth Inequality Is Rampant In The U.S.

Median household wealth by race/ethnicity in the United States (1983-2024)



@StatistaCharts Source: Prosperity Now & Institute For Policy Studies

Forbes statista

REDRAFT
of
THE CASTLE PLAN
NEW AMSTERDAM
in
1660
J. VAN NEEFF
DESIGNED
J. VAN NEEFF
1660



NEW YORK'S MUNICIPAL SLAVE MARKET

On Wall Street, between Pearl and Water Streets, a market that auctioned enslaved people of African ancestry was established by a Common Council law on November 30, 1711. This slave market was in use until 1762. Slave owners wanting to hire out their enslaved workers, which included people of Native American ancestry, as day laborers also had to do so at that location. In 1726 the structure was renamed the Meal Market because corn, grain and meal — crucial ingredients to the Colonial diet — were also exclusively traded there.

Slavery was introduced to Manhattan in 1626. By the mid-18th century approximately one in five people living in New York City was enslaved and almost half of Manhattan households included at least one slave. Although New York State abolished slavery in 1827, complete abolition came only in 1841 when the State of New York abolished the right of non-residents to have slaves in the state for up to nine months. However, the use of slave labor elsewhere for the production of raw materials such as sugar and cotton was essential to the economy of New York both before and after the Civil War. Slaves also cleared forest land for the construction of Broadway and were among the workers that built the wall that Wall Street is named for and helped build the first Trinity Church. Within months of the market's construction, New York's first slave uprising occurred a few blocks away on Maiden Lane, led by enslaved people from the Coromantee and Pawpaw peoples of Ghana.



Artist's Rendering, modified detail from *The Burgis View*, c.1719-21, New York Public Library



JUN 19 1934 RECEIVED

CHIEF CLERK AND ADMINISTRATIVE ASSISTANT JUN 28 1934 DEPARTMENT OF STATE

Seventy-third Congress of the United States of America; At the Second Session,

Begun and held at the City of Washington on Wednesday, the third day of January, one thousand nine hundred and thirty-four.

AN ACT

To encourage improvement in housing standards and conditions, to provide a system of mutual mortgage insurance, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "National Housing Act."

TITLE I—HOUSING RENOVATION AND MODERNIZATION

HAGSTROM'S
 Map of
BROOKLYN
 NEW YORK CITY

HOUSE NUMBER AND TRANSIT GUIDE

COMPILED, PRINTED AND PUBLISHED BY
HAGSTROM COMPANY
 COMMERCIAL ARTS BUILDING, 100 NASSAU ST.
 NEW YORK CITY

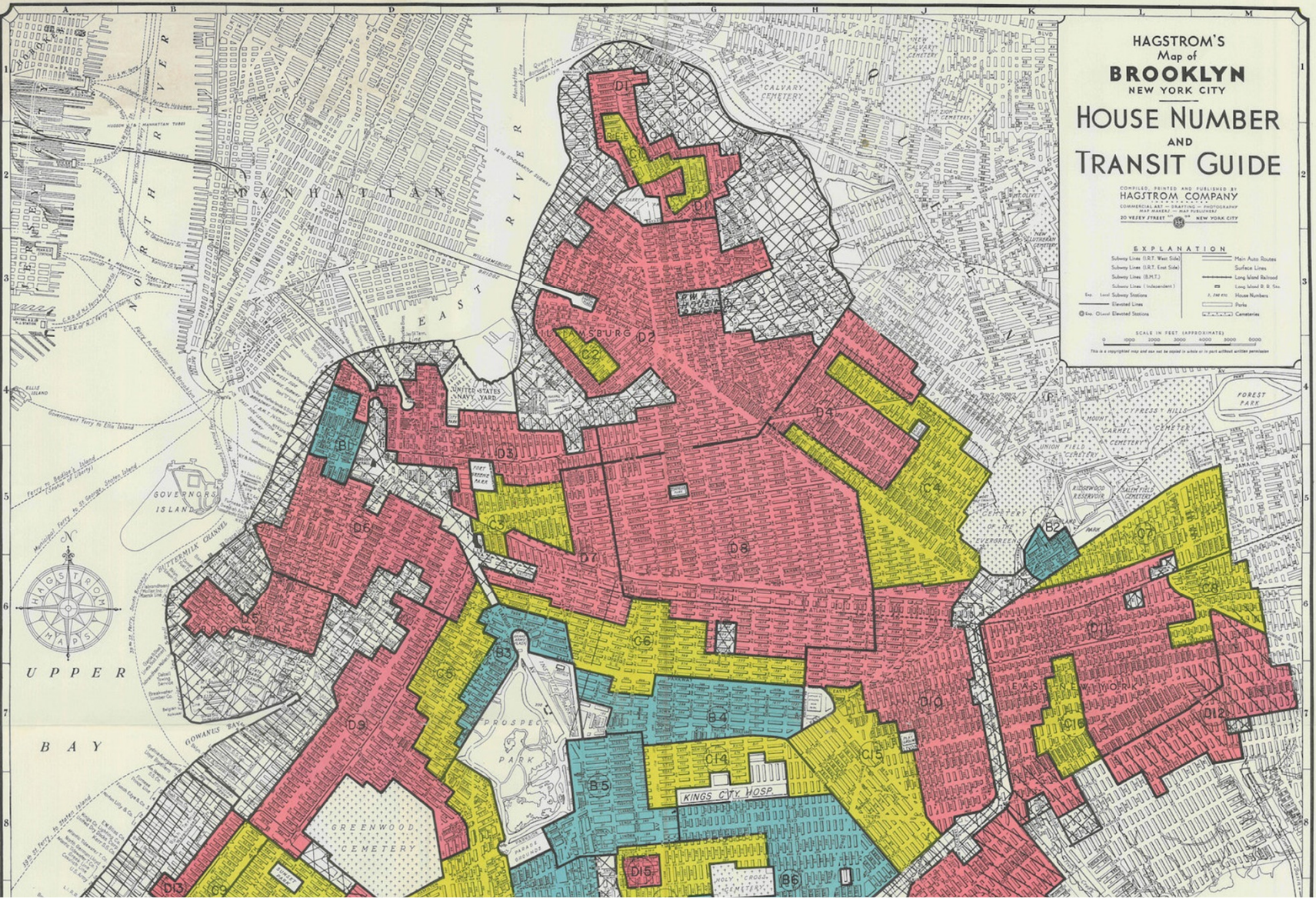
EXPLANATION

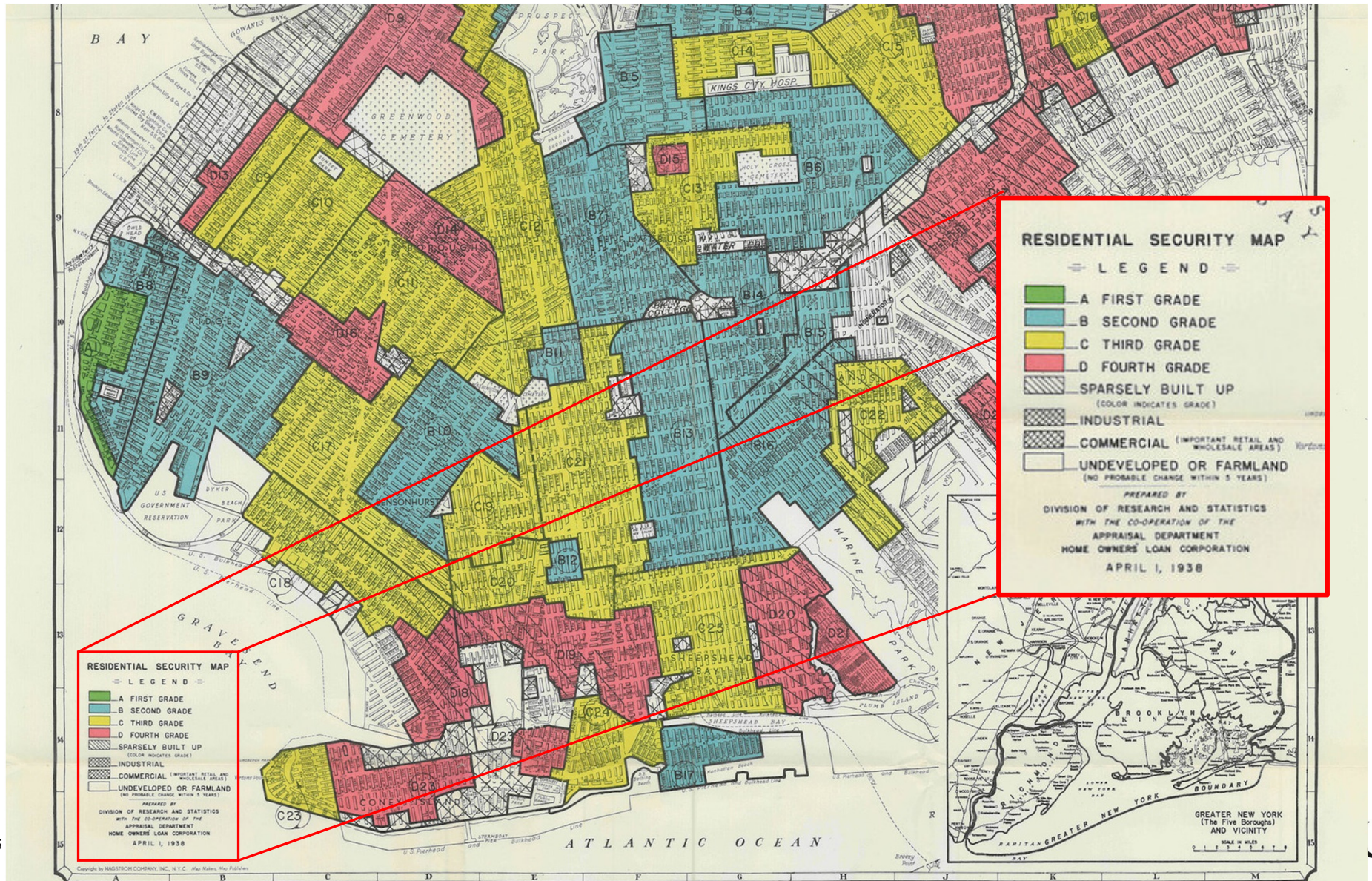
Subway Lines (IRT West Side)	Main Alley Streets
Subway Lines (IRT East Side)	Surface Lines
Subway Lines (BMT)	Long Island Railroad
Subway Lines (Independent)	Long Island R. & C. Co.
Low Subway Stations	House Numbers
Overhead Lines	Streets
Low Elevated Stations	Cemeteries

SCALE IN FEET (APPROXIMATE)

0 1000 2000 3000 4000 5000

This is a copyrighted map and may not be copied in whole or in part without written permission.





The maps became self-fulfilling prophecies, as “hazardous” neighborhoods — “redlined” ones — were starved of investment and deteriorated further in ways that most likely also fed white flight and rising racial segregation.

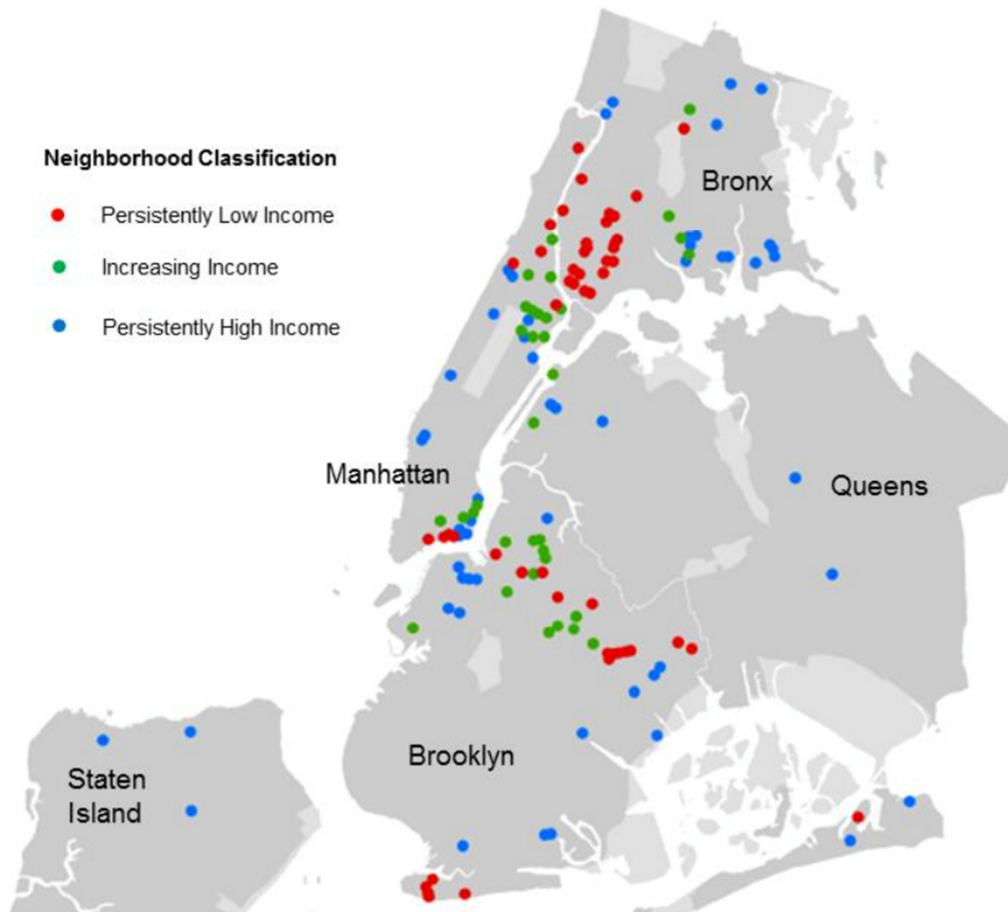
How Redlining’s Racist Effects Lasted for Decad...

The New York Times



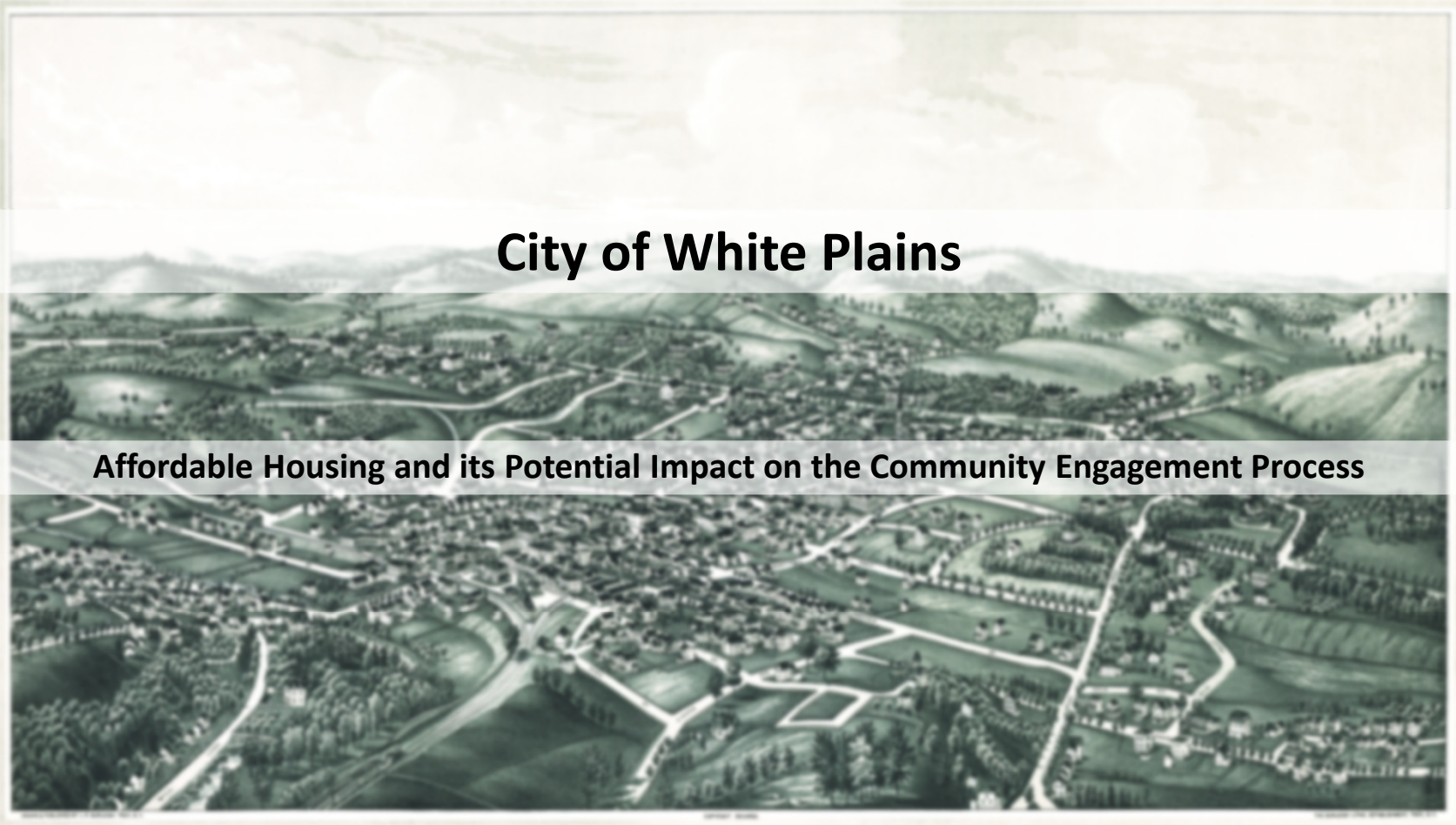


Exhibit 2-1: Map of NYCHA developments in citywide quantitative analysis by surrounding neighborhood classification



City of White Plains

Affordable Housing and its Potential Impact on the Community Engagement Process



WHITE PLAINS, N.Y.
1887.

Legend
Scale

Legend
Scale

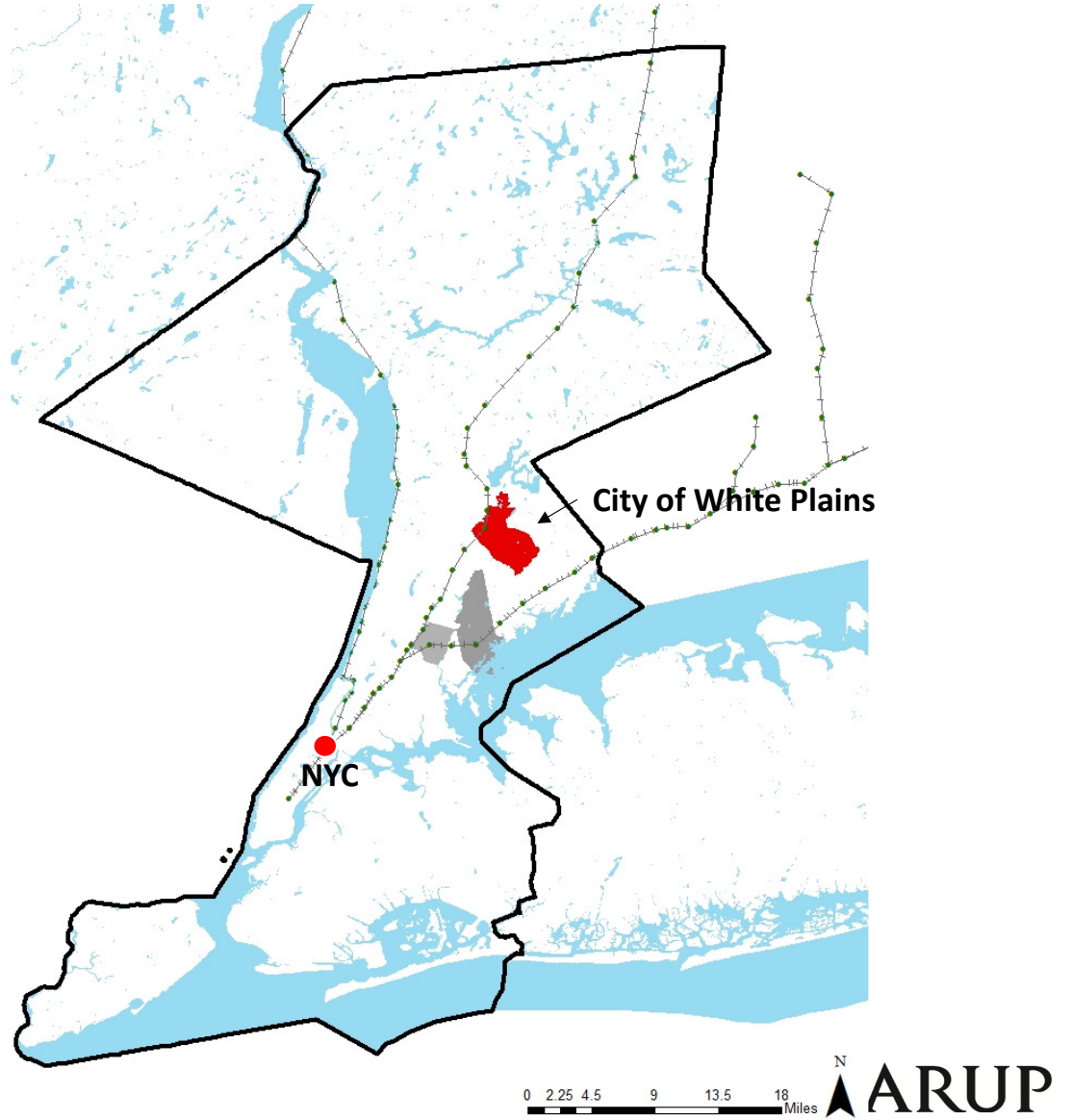


Agenda

Affordable Housing in the City of White Plains || Masters Degree Thesis

Potential Impact of Affordable Housing on Community Engagement

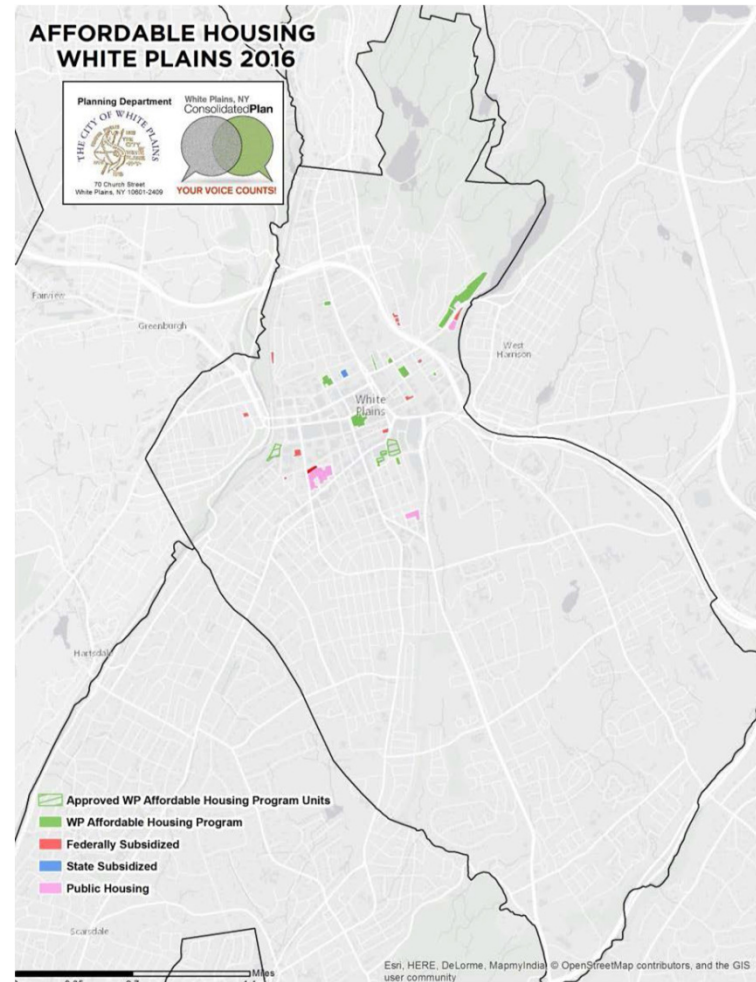
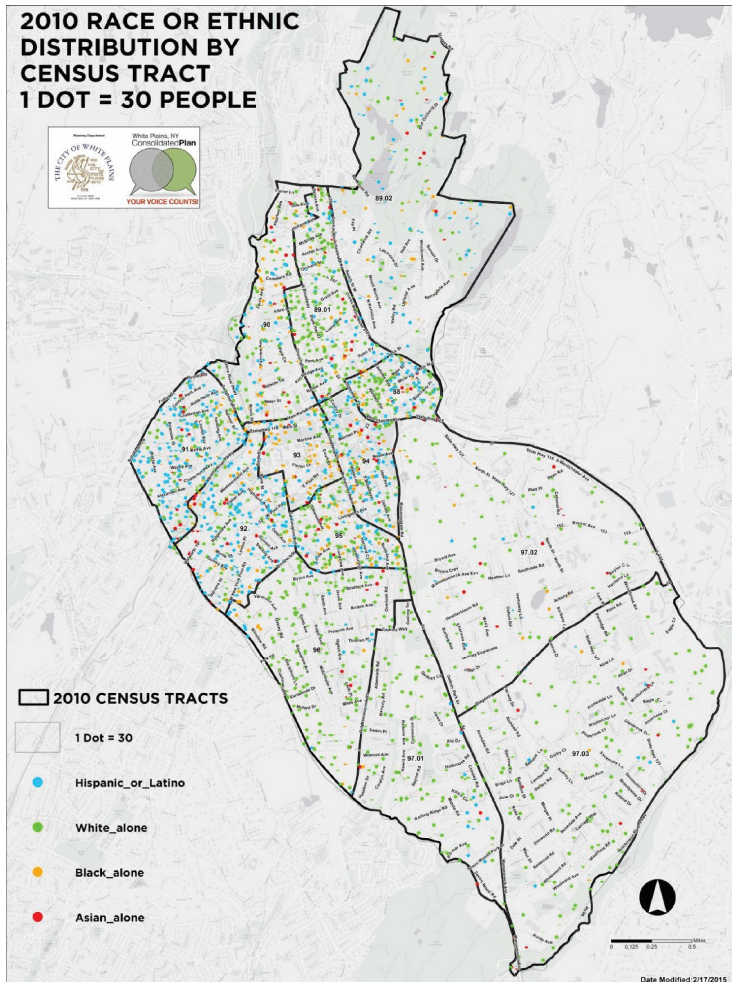
City of White Plains, NY



Downtown White Plains



City of White Plains Race Distribution



Affordable Housing Programs in the City of White Plains

Local

- Affordable Rental Housing Program (AHRP) → Affordable housing for households earning between 60% and 100% AMI (Area Median Income)
- Zoning Ordinance → New Family dwellings in the following district RM-0.35, CB-2, CB-3, CB-4 and UR-4 to set aside 6% of their units to moderate income households (between 61% and 100%)

State

- Emergency Tenant Protection Act of 1974 (ETPA) → Stabilized Leases
- State Mitchell-Lama Housing Program → Affordable housing for households earning between 80% and 120% AMI

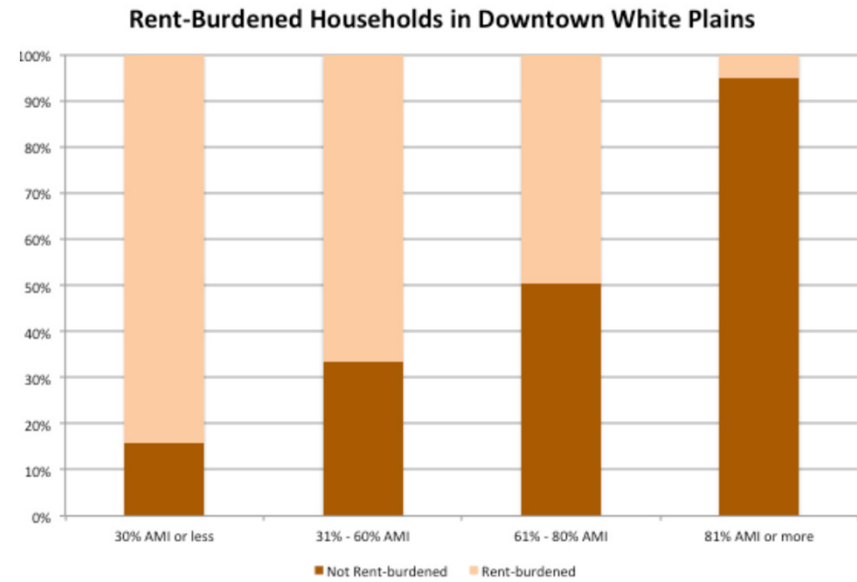
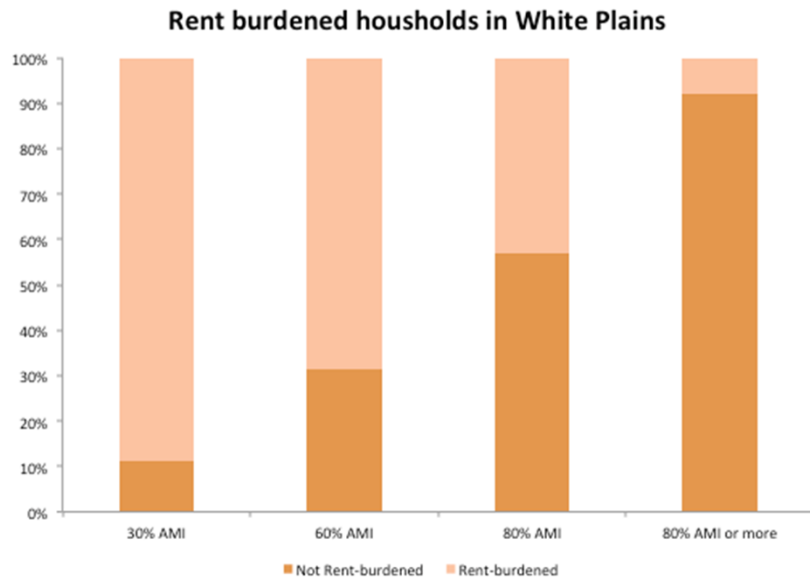
Federal

- Section Project-based housing/221 (d)(3) → Provide loans to facilitate the new construction or substantial rehabilitation of housing for low-income families and the elderly (30% of AMI or less)
- Section 8 Housing Choice Voucher → Allow low-income families, the elderly, and the disable individuals the freedom to rent out any units that meets the program’s physical condition and cost guideline, including privately owned apartment and houses.
- Low Income Housing Tax Credit Program (LIHTC) || Federal program administered by NYS → Affordable housing for households earning 60% AMI or less.

	1 Person	2 People	3 People	4 People	5 People	6 People
AMI	\$75,500	\$86,250	\$97,100	\$107,800	\$116,450	\$125,100

Westchester County 2018 AMI

Rent Burdened Households in the City of White Plains



Any households that spend more than 30% of their income on housing are considered rent burdened.

Source: ACS 2015

Jobs in the City of White Plains

New York City, NY	23%
Yonkers City, NY	8%
Mont Vernon City, NY	4%
New Rochel City, NY	3%

Commute to the City of White Plains || 44,115 Workers

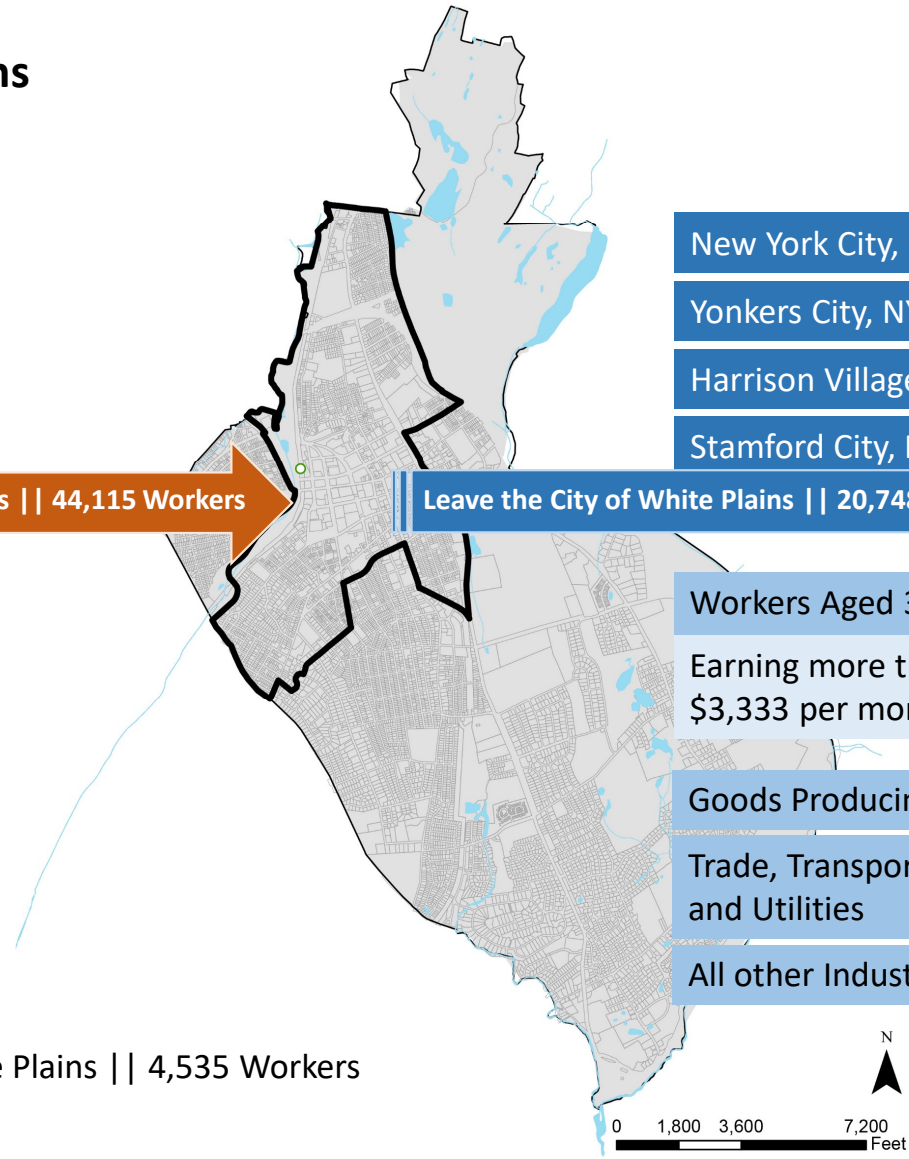
New York City, NY	40%
Yonkers City, NY	4%
Harrison Village, NY	4%
Stamford City, NY	3%

Leave the City of White Plains || 20,748 Workers

Workers Aged 30 to	56%
Earning more than \$3,333 per month	61%
Goods Producing	4%
Trade, Transportation and Utilities	18%
All other Industries	78%

Workers Aged 30 to	57%
Earning more than \$3,333 per month	64%
Goods Producing	7%
Trade, Transportation and Utilities	16%
All other Industries	77%

Live and Work in the City of White Plains || 4,535 Workers



Community Engagement

Definition:

According to the PennState College of Agricultural Sciences: Community engagement is a strategic process with the specific purpose of working with identified groups of people, whether they are connected by geographic location, special interest, or affiliation to identify and address issues affecting their well-being.

Community Engagement Challenges (HHS):

- Engaging and maintaining community involvement
- Overcoming differences between and among academics and the community
- Working with nontraditional communities
- Initiating a project with a community and developing a community advisory board
- Overcoming competing priorities and institutional differences

What prevent you from attending community engagement meetings (Staten Island, East New York and East Harlem):

- Conflict between meeting schedule and work schedule
- Language
- Not providing child care
- Accessibility

How a COMMUNITY LAND TRUST (CLT) Works

1. A community is struggling with things like:



2. Community Members work together to form a Community Land Trust (CLT), a non-profit, democratically governed organization that gets and keeps land in trust on behalf of the community.



3. The CLT facilitates community-driven planning to address the community's immediate and long-term needs. It works with resident groups, non-profit housing developers and other organizations to:

- Preserve and enhance low-income housing and other places of value to the community
- Develop unused spaces to meet community needs



"How a Community Land Trust Works." Flyer by the New York City Community Land Initiative

How do CLTs address these concerns?

They take land out of the market and define it as community property...

...thereby making sure that it remains affordable for uses the community determines are important (below-market housing, job-producing businesses, locally owned businesses, spaces for non-profit organizations, open space).



Keeping it local on Selby Avenue

Mpls StarTribune: Keeping it local on Selby Avenue – Selby Milton Victoria Project is the product of a commercial land trust in St. Paul

Courtesy Western Queens CLT (WQCLT)

Organizational characteristics of CLTs

- The landowner is a private, nonprofit corporation with a corporate membership that is open to anyone living within the CLT's geographically defined "community."
- A majority of the governing board is elected by the CLT's membership. There is a balance of interests on the governing board, where seats are allocated equally among directors representing the CLT's leaseholders, residents from the CLT's service area who are not CLT leaseholders, and the broader public.
- Ownership of the land and the buildings (if there are buildings) is separate - the CLT offers 99-year leases to property owners, with stipulations in place about what leaseholders can do there.

Courtesy Western Queens CLT
(WQCLT)

NYC Community Land Trust Initiatives

Founded 1994



How the CLT Concept Has Grown Recently in NYC

- ~ 2009-2012 - Members of the organization Picture the Homeless conduct research on city-owned vacant property. Inspired by the Cooper Square Community Land Trust, they suggest that CLTs and mutual housing are viable strategies to pursue to address the housing crisis. A working group forms that will become the East Harlem El Barrio CLT.
- 2013 ~ New York City Community Land Initiative (NYCCLI) forms.
- 2017 ~ The de Blasio administration receives \$1.65 million to research and promote CLTs in NYC. A Learning Exchange begins, facilitated by NYCCLI and attended by interested groups from across the city.
- In December, the City Council passes legislation officially codifying CLTs and allowing the city to enter into regulatory agreements with them. (The Council also passed two bills requiring the city to take stock of, and report on, vacant land as well as property owned by HPD)

Courtesy Western Queens CLT
(WQCLT)

How the CLT Concept Has Grown Recently in NYC

- June 2019 – \$870k in City Council discretionary funding for CLTs announced (for FY 2020)
- February 2020 – Mayor de Blasio announces enhanced support for CLTs in State of the City address, promising “enough City owned land to gain over 3,000 units of community owned or shared equity housing.”



Courtesy Western Queens CLT
(WQCLT)

Q&A

Please enter questions into the Q&A window.



STRUCTURAL ENGINEERS ASSOCIATION OF NEW YORK

Thank you for your participation



STRUCTURAL ENGINEERS ASSOCIATION OF NEW YORK

**Conversations on Racism for
Built Environment Professionals**

Session 3: Towards an Anti-Racist Profession; Policies and Practices for Employers and Employees

Date TBD, 2020 | 12PM EDT

In this session, leaders in AEC will share policies and practices for opposing racism and promoting racial tolerance in the workplace and beyond.

Following the session, NCSEA Director and Managing Principal at Thornton Tomasetti, Eli Gottlieb will share information on the joint CASE/NCSEA/SEI task force formed as part of an anti-racism Call to Action.

seaony.org/events

Suggested Resources

Oksana Miranova. "[The Value of Land: How Community Land Trusts Maintain Housing Affordability.](#)" *Urban Omnibus*, April 29, 2014

Urban Omnibus. "[Housing Brass Tacks: Community Land Trusts.](#)" Jan. 10, 2018

UN Sustainable Development Goals - [#10 Reduced Inequality](#)

Food Deserts Bed-Ford Stuyvesant – [Central Brooklyn Food Co-Op Community Survey](#)

CDC – [NCHS Data on Racial and Ethnic Disparities](#)

Pollution Inequality – [University of Minnesota Research Brief](#) + [UC Berkeley Noise Pollution in Segregated Cities](#)

Wealth Inequality – [Prosperity Now \(CFED\) - Racial Wealth Divide](#)

Redlining – [Ta-Nehisi Coates "The Case For Reparations"](#)

Robert Moses – Federal Policies in 1949 related to Urban Renewal – [Robert Caro – The Power Broker](#)

NYCHA – NYU Furman Center - [The Effects of Neighborhood Change on New York City Housing Authority Residents](#)

