

# Contents

Introduction      1

## Part I. Model Housing as a Municipal Service

- 1. Defining a Housing Crisis      13
- 2. Three Programs Are Better Than One      35
- 3. High-Rise Public Housing Begins      45
- 4. Model Tenants for Model Housing      77
- 5. Tightly Managed Communities      92

## Part II. Transforming Postwar New York

- 6. The Boom Years      109
- 7. Designs for a New Metropolis      128
- 8. The Price of Design Reform      152
- 9. The Benefits of Social Engineering      168
- 10. Meeting the Management Challenge      181

Part III. Welfare-State Public Housing

11. Surviving the Welfare State 201

12. The Value of Consistency 220

Part IV. Affordable Housing

13. Model Housing Revisited 245

Appendix A. Guide to Housing Developments 269

Appendix B. Tenant Selection Policies and Procedures 277

Notes 279

Index 349

Acknowledgments 353