

VILLAGE INDEPENDENT DEMOCRATS  
224 WEST 4th STREET  
NEW YORK 14, N.Y.

CG:ER

26 January 1960

NEW YORK, N.Y.

REURNY, 10 JANUARY

Dear Commissioner Moses: GREENWICH

COMMISSIONER ROBERT MOSES

On behalf of the Village Independent Democrats I am writing to protest the currently projected sale of Title I housing property in the Washington Square Village area, which, as you know, has been proposed by the Washington Square Management Corp. Under the terms of this proposal, the lower part of the area would be sold at cost to New York University, which has announced its intention of building residential facilities there for faculty and married students.

While we have no wish to dispute the worthwhile aspects of NYU's proposed development of this area, we must stress that the projected sale would deny to Greenwich Village a site which could provide what everyone agrees is a much-needed middle-income housing development for the community. You are probably aware that many Villagers felt considerably let down when Washington Square Village, which had been widely publicized as a middle-income project, turned into a block of apartments renting at generally prohibitive rates. Although the original brochure issued by the Washington Square Management Corporation may have been entirely legal and in keeping with accepted procedure in such developments, there can be no denying that it was shockingly misleading, and that the entire Washington Square development played a considerable role in focussing attention on Greenwich Village as a "mark" for similar high-rent buildings since completed or now under construction. The result of this has been that many longtime Village residents have been displaced or face eviction in the near future. The Washington Square Management's abdication of its original commitment offers a rare opportunity to salvage part of this Title I property and to provide genuine middle-income housing for displaced tenants and other residents who cannot afford the high

COMMISSIONER ROBERT MOSES

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rents of the new apartments that have been built in our community of the original commitment of the city to the new housing project. The Metropolitan Housing Management, a

Accordingly, we respectfully request that the aforementioned proposal be rejected by the Mayor's Committee on Slum Clearance and that the property in question be opened to competitive bidding by sponsors who would provide an authentic middle-income housing project -- with guaranteed maximum rentals -- that would far more satisfactorily meet the growing residential needs of our community.

Further, we suggest that the Committee investigate the current offer to New York University with a view toward learning whether this proposal might involve a default of contract on the part of the present sponsor.

Although this letter officially represents the views of our membership only, we believe that it reflects overwhelmingly the distinct sense of uneasiness felt by nearly all the Greenwich Village community over the wave of high-rent construction that is rapidly changing the residential character of our neighborhood.

Respectfully yours,  
 Carol Greitzer  
 (Mrs. Herman Greitzer)

On behalf of the ALIVE Independent Democrats

Commissioner Robert Moses  
 Mayor's Committee on Slum Clearance  
 Randall's Island  
 New York, N.Y.

CG:eg

SE JANUARY 1960

NEW YORK CITY  
 55th STREET  
 ALIVE INDEPENDENT DEMOCRATS





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CHAIRMAN  
FRANCIS J. BLOUSTEIN  
VICE-CHAIRMAN

THE CITY OF NEW YORK  
CITY PLANNING COMMISSION  
DEPARTMENT OF CITY PLANNING

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SECRETARY

March 2, 1960

Mrs. Herman Greitzer, President  
Village Independent Democrats  
224 West 4th Street  
New York 14, N.Y.

Dear Mrs. Greitzer:

Through an oversight, I neglected to reply to your letter of January 26, 1960 regarding Washington Square South. Please excuse me and I hope you realize that the delay was unintentional.

May I assure you that we shall be mindful of the views that you have expressed and that we have a continued awareness of the problems relating to the inadequacies of middle income housing.

Sincerely,

  
James Felt  
Chairman

Don

COMMUNITY ACTION: (re NYU ACQUISITION OF WASHINGTON SQUARE VILLAGE  
TITLE I SITE)

(conversation Sept. 27 between Carol Greitzer and Miss Burmaster  
of NYU)

I called following report in Sept 26 Times that NYU had formulated plans for co-op on this site. I was immediately asked if I wanted to put my name on the list for an apartment, and I gathered there had been a big reponse along these lines to the newspaper reports.

Miss Burmaster said there would be 175 apartments of from 2 to 5 rooms; ~~XXXX~~ the largest number would be 1-bedroom apartments. When I suggested that this did not seem to be the happiest solution to the Village's housing problems, she told me (and she reiterated it throughout the conversation) that ~~XXXX~~ my anxiety was premature, that the apartment arrangement was not definite. What does it depend on? I asked. On the desires of the cooperators, she answered. How would the cooperators be selected? They are setting up a corporation to decide that, she said. Well, I said...of the several thousand people who are likely to apply it seems certain that you could get 175 who want 2 or 3 room apartment. How does this provide apartments for families? Your anxiety is premature, she said.

She also mentioned that the transfer to NYU must get approval of the House and Home Finance Administration (a Federal Agency) before the deal is set.

I think we probably ought to recommend that all apartments be large (maybe 4, 5 and 6 room apartments with a few 7's) at a specified maximum rental. (Miss Burmaster had no idea what the rentals might be, though she said they were applying for Mitchell-Lama.