DIALECTICS OF THE UNWANTED
MANHATTAN
0 500m downtown project site

Keynesian artefact

Interstate 280

The Passiac Branch Brook Park
development decay
PROJECT
FORECLOSED COUNTER DIALECTIC

COUNTER DIALECTIC
COUNTER DIALECTIC
EXCLUSION - EXPANSION DIALECTIC
BLACK POWER CAPITAL 1967
DEVELOPMENT REGIME

1967

City
Debt: $400,000,000
Tax abatements
Eminent domain

NHA
Debt: $200,000,000
Relocation and clearance

Prudential Financial
Assets $568,000,000,000
Developer and largest real-estate proprietor of Newark

Port authority NY-NJ
Assets: $35,000,000,000
Mass-transport and proprietor of Penn station, Seaport and Airport
RE-OPEN DOWNTOWN TO CAPITAL INVESTMENT

1971

The Passiac
Penn station
Interstate 280
Branch Brook Park
To Manhattan 15 min.
To Suburbia 15 min.
EMINENT DOMAIN
CLEARANCE 1971
DEBT FINANCING

80's slashing of local budgets
"making localities independent"

City of Newark

Neo-liberal governance
Exposure to capital markets
Entrepreneurial role

Issue

General bonds
Basic infrastructure
Services
Economic development

Revenue bonds
Specific projects

Bond rating

STANDARD &POOR'S
Credit worthiness
-Financial history
-Economic outlook
-Admin. structure & history

Fitch Ratings
Urban deterioration involves various elements including:

- Vacant plots
- NGOs
- Prostitutes
- Homeless
- Day laborers
- Homeless
- Norfolk-Southern Railroad
- Broad Street station
- Interstate 280
- Broad Street
- Spring Street
- The Passiac
- 8th Avenue
- Prostitute
- Day laborer
- Homeless

The image highlights the urban landscape with red labels pointing to different areas and red arrows connecting them, suggesting a network of issues.
UNWANTED HOMELESS
UNWANTED DAY LABOR
UNWANTED PROSTITUTES
COUNTER DIALECTIC
North of Exclusion zone
Flooded with the unwanted
Spaces of Negotiation: NGOs Vacant Plots

Exclusion-Expansion Dialectic

2010
Common wealth
Debt / Assets: -
Initiative, organization and treasury.
Architect NGO rep. Delegate

Apostle’s house
Assets: $2.500.000
Women and children shelter
Homeless food pantry
Aids food program

Aspira
Assets $3.000.000
Hispanic advocacy and community centre
Provide legal, debt advice and organize several youth initiatives

Church of God in Christ
Assets: $1.000.000
Community church COGIC Urban initiatives has a prostitute outreach program and hosts AA meetings
Temporary campsite
Loitering ordinances
Organization of Co-ops

**SPACES OF NEGOTIATION**

**FUNDING**

**GROUND IN BLOCK**

**EXCLUSION-EXPANSION DIALECTIC**

- Foreclosed
-Prostitutes
-Daylabor
-NGO
-City
-C
-2010
Sanitary units
Pick-up station
Advocacy counter
Soupkitchen

GROUND IN BLOCK
CONSTRUCTION

2010

Sanitary units
Pick-up station
Advocacy counter
Soupkitchen

FORECLOSED

CONSORTIATE

Funds
NGO

C

Spaces of negotiation
Laundromat
Organizational space
Storage space
Workers centre
Day-care
Medical unit
Rehab & housing units
Transitional housing units
Organize Workshop co-op
Acquire abandoned property
Retrofit property
Dismantle structure
Transport up north
Reinstate Counter dialectic
FORECLOSED COUNTER DIALECTIC
2006-2009: 15% of all homes foreclosed
2006-2008: 12,000 people evicted due to subprime mortgage
2009: another 6,000 persons evicted from their homes
50% of households in the Northward has subprime mortgage
Temporary campsite.
Sanitary units.
Laundromat and organizational space.
Transitional housing.
FORECLOSED INTERVENTION SITE
Commonwealth negotiates with City about Amendment 8

Commonwealth in partnership with Apostles house
SPACES OF NEGOTIATION

TEMPORARY CAMPSITE

-Start

Apostles procures funding

Apostles promotes campsite to Foreclosed

Apostles parking lot

City plot

FORECLOSED

CITY

CW

A8

FORECLOSED

Apostles procures funding
Apostles promotes campsite to Foreclosed
Foreclosed choose delegate that joins Commonwealth
Commonwealth organizes construction Co-op
Construction Co-op does landscaping of campsite
Foreclosed choose delegate that joins Landtrust. Landtrust negotiates with city about tax regulation. Commonwealth instates Landtrust that acts as legal shield.
Apostles procures funding
Construction Co-op builds sanitary units

- 1 month
Apostles procures funding
Construction Co-op builds secondary facilities
Foreclosed gain access towards NGO’s, medical unit and soup kitchen

CONSOLIDATE
ORGANIZATIONAL SPACE & LAUNDROMAT

-3 months
CONSOLIDATE ORGANIZATIONAL SPACE & LAUNDROMAT

-3 months

Management Co-op organized by Construction Co-op

Funds

Apostles

B-C
Foreclosed enroll for Apsira debt program
Apsira negotiates with city about State Loan - Mortgage policy NJLM

-3 months

CONSOLIDATE ORGANIZATIONAL SPACE & LAUNDROMAT

DEBT ASSISTANCE
Apostles procures funding
Construction co-op builds housing unit
Management co-op operates housing unit

-6 months
Foreclosed Join Commonwealth
Foreclosed organize into Workshop Co-op’s

INTEGRATION
Aspira negotiates with county about abandoned property act NJAP
Work co-op acquires abandoned property and joins the co-op archipelago
SPACES OF NEGOTIATION

-6 months

FUND

APOSTLES

CITIES

FORECLOSED

RECYCLE
DAY LABORER COUNTER DIALECTIC
DAY LABOR
1965 Immigration and Nationality Act amendments
Opened immigration to non-europeans, in an attempt to
discipline the powerful low-skilled workers unions.

1986 Reform and control act.
Criminalizing undocumented workers.
Illegal to hire undocumented workers.
Dismantled the immigrant worker movement.
Lower pay and no workplace rights.

Estimate of 50,000 illegal immigrants in Newark.
No workplace rights, no healthcare, tenement living conditions.
Low (no)-wage & skill jobs in Downtown and suburbs.
$5,- per hour 70-80 hour workweeks.
Since crisis steep increase of “native” day laborers.

1996 Personal responsibility and work opportunity act.
Illegal immigration reform & responsibility act.
Anti-terrorism & effective death penalty act.
Deepened exclusionary and exploitative policy and practice
framework.

Post 9-11 Anti-terrorism reforms.
Subjected undocumented workers to harsh treatment,
unprecedented detainment and easy deportation.

Day labor history and facts
$5,- per hour 70-80 hour workweeks.

Native day laborers since crisis steep increase.
Pick-up station.
Advocacy counter.
Storage space.
Transitional housing.
Commonwealth in partnership with Aspira
Commonwealth negotiates with City about Loitering ordinance  NJL
Day laborers delegate that joins Commonwealth
Commonwealth organizes Construction Co-op
Day laborers choose Delegate whom joins Landtrust
Landtrust negotiates with City about Tax regulations

Commonwealth instates Landtrust that acts as legal shield
Aspira procures funding
Construction Co-op builds pick-up station and advocacy counter
Aspira starts operates counter
Aspira procures funding

Construction Co-op builds storage space and workers centre

CONSOLIDATE STORAGE AND WORKERS CENTRE

-3 month

Funds

Aspira to Construction

Day Labor

Construction
CONSOLIDATE STORAGE AND WORKERS CENTRE

-3 month

Construction Co-op organizes Management Co-op
Aspira assists Day laborers to organize themselves through consolidate storage and workers centre.
Aspira procures funding
Construction Co-op builds housing units
Management Co-op operates units

Transition Housing Units
-6 months

Day Labor

Aspira procure funding
Construction Co-op builds housing units
Management Co-op operates units
Day Laborers join Commonwealth
Day Laborers organize into Workshop Co-op’s
Aspira negotiates with county about abandoned properties act

Work Co-op acquire abandoned property and joins the Co-op archipelago

Aspira

Transition Housing Units

-6 months
SPACES OF NEGOTIATION
-6 months

DAY LABOR

RECYCLE
PROSTITUTE COUNTER DIALECTIC
Est. 600 in Newark, est. 100 on Lower Broad street.
Victim of rape, violence and murder.
60% in Newark carry HIV, highest score in the nation.
85% is addicted to crack, heroin or alcohol.
92% say they want to leave but don’t have the resources or help.
90% have lost their kids to child services.
20% has mortgage and partner.
60% lives on the street, at a crack house or shelter.
Sanitary units.
Medical unit.
Rehab and transitional housing.
Commonwealth in partnership with COGIC
Commonwealth negotiate with City about Loitering ordinance NJP
Commonwealth instates Landtrust that acts as legal shield
Landtrust negotiates with City about Tax regulations

-1 month
COGIC procures funding
Construction Co-op builds sanitary units
CONSOLIDATE MEDICAL UNIT
-3 months

COGIC negotiates with Essex County about medical personnel
Construction Co-op builds medical units
Essex County provides medical personnel. Management Co-op operates medical units.
Construction Co-op builds rehab & housing units
Management Co-op operates rehab & housing units
Essex county provides rehab personnel
Prostitutes join Commonwealth
Prostitutes organize into Workshop Co-op’s
-6 months
Aspira negotiates with county about abandoned property act NJAP
Workshop Co-op acquires abandoned property and joins the Co-op archipelago