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Preserving City and State Developments With New Section 8 Funding Stream

By Eileen Elliott

IN SEPTEMBER AND EARLY OCTOBER, NEW YORK CITY HOUSING AUTHORITY (NYCHA) STAFF MET WITH RESIDENTS FROM 21 UNSUBSIDIZED CITY AND STATE DEVELOPMENTS TO PROVIDE THE DETAILS OF NYCHA'S PROPOSAL TO TRANSITION 8,400 APARTMENTS IN THESE BUILDINGS FROM PUBLIC HOUSING TO THE SECTION 8 PROGRAM. If the plan is approved by the U.S. Department of Housing and Urban Development (HUD), NYCHA will still own, manage and maintain these buildings and units; however, the 8,400 apartments will be subsidized by the federal Section 8 program. Participation in the program by residents of the City and State developments is voluntary. In most cases, for residents who choose to participate, rents will remain the same at 30% of the family's income. The Section 8 subsidy that would be received for these units, combined with rent, is estimated to be enough to close the operating deficit for the 21 developments.

The transition is needed to preserve the 21 developments as housing for low-income New Yorkers. Once subsidized by the City or State, these developments no longer receive a City or State subsidy. NYCHA has long been

using its already inadequate federal subsidy to cover the gap between the rent collected and the total operating costs. In April 2005, when the Section 8 transition proposal was announced

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44th Annual Garden Awards



The Williamsburg Community Center in Brooklyn was the site for NYCHA's 44th Annual Garden Competition Awards Ceremony held on September 29th. NYCHA resident gardeners from all boroughs gathered in the glass-enclosed community center to receive acknowledgement and praise for their efforts as well as awards for the best among the 567 Flower, Vegetable and Children's Theme Gardens in the competition this year. Chairman Hernandez called the event, "a beautiful reminder of the contributions the people who reside at NYCHA make to our city." Turn to page 11 for a full list of the winners. Above is the Citywide Winner in the Flower Garden category: The "Renew Your Spirit Garden" from Sheepshead-Nostrand Houses in Brooklyn.

HUD'S RESIDENT SERVICE AND SATISFACTION SURVEY

IN EARLY NOVEMBER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) WILL BEGIN SENDING OUT ITS ANNUAL RESIDENT SERVICE AND SATISFACTION SURVEY (RASS) TO GATHER INFORMATION ABOUT RESIDENT SATISFACTION WITH LIVING CONDITIONS IN PUBLIC HOUSING DEVELOPMENTS ACROSS THE NATION.



The RASS is part of HUD's commitment to monitor the performance of public housing authorities through its annual Public Housing Assessment System (PHAS). In addition to assessing customer satisfaction, the PHAS also evaluates the physical condition of the developments, the Authorities' financial health, management, operations and resident services.

The survey includes questions covering maintenance and repair, communication, safety, services and neighborhood appearance.

It will be sent to a random sampling of New York City Housing Authority (NYCHA) residents who live in NYCHA's 322 federally funded developments. All answers will be kept confidential and anonymous. NYCHA will not know who participated in the survey but will only receive the scores.

The survey accounts for 10 out of the 100 points it is possible for a public housing authority to receive under the PHAS. Housing authorities which receive scores over 90 on the PHAS are considered "High Performers" and qualify for additional capital funding.

NYCHA urges all residents who receive the survey to complete it.



TEAM WORK Banco Popular's Alvaro Ortiz, HPD Commissioner Shaun Donovan, Assembly Member Aurelia Greene, Enterprise Director Jim Himes, NYCHA Chairman Tino Hernandez, Bronx Pro President Peter Magistro, HUD's Mirza Negron Morales, and NYCHA Vice-Chair Earl Andrews, Jr. at "The Elizabeth."

UNIVERSITY MACOMBS BRINGS MORE AFFORDABLE HOUSING TO THE BRONX

By Eileen Elliott

THE NEW YORK CITY HOUSING AUTHORITY (NYCHA) JOINED THE CITY'S DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT (HPD), THE HOUSING DEVELOPMENT CORPORATION (HDC), AND THE DEVELOPER, BRONX PRO REAL ESTATE MANAGEMENT, TO CELEBRATE THE COMPLETION OF PHASE I OF THE UNIVERSITY MACOMBS APARTMENTS IN THE MORRIS HEIGHTS SECTION OF THE BRONX ON SEPTEMBER 26TH. Stakeholders gathered together on the rooftop terrace of the brand new building at 1605 University Avenue under a clear blue sky, soaking up the sun and words of mutual thanks for the contribution each made to the project. The \$27.5 million phase encompassed the renovation of four buildings, previously owned by NYCHA, and the new construction of a beautiful 30-unit, handicapped accessible building on what was once a NYCHA-owned vacant lot, where the event was held.

The work brings a total of 206 new units of affordable housing to Mayor Michael R. Bloomberg's New Housing Marketplace plan, which seeks to create or preserve 165,000 units of affordable housing in the city by 2013; 6,000 of those units

through a NYCHA, HPD, HDC collaboration.

With NYCHA's Sedgwick Houses towering in the background, Chairman Tino Hernandez promised, "The innovative approach we have taken here to

(Continued on page 5)

ACCESS NYC! New York City residents have a new way to find out about potential eligibility for over 20 health and human service programs and tax credits. ACCESS NYC is an online public screening tool that is available on www.nyc.gov. It's free, simple, easy to use and anonymous. Log on or call 311 to find out if you are eligible for the Earned Income Tax Credit, Child Tax Credit and more...

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NEW HOMEOWNERS
AT OCEAN BAY

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TO BEGIN IN JANUARY

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HOLIDAY SAFETY TIPS
FROM CHIEF JAFFE

MAYOR'S MESSAGE

Strengthening the Literacy and Language Skills of New Yorkers



IMPROVING THE LITERACY AND LANGUAGE SKILLS OF NEW YORKERS — BOTH YOUNG AND OLD — IS CRITICAL TO COMMUNITY DEVELOPMENT AND THE CITY'S FUTURE PROSPERITY. Recognizing this, I was pleased to join Deputy Mayor for Education and Community Development Dennis M. Walcott at a reception on October 12th in honor of the City's first annual Adult Education Day. At that time I was also pleased to announce the creation of the City's new Office of Adult Education.

The Office of Adult Education is dedicated to strengthening the field of adult education in New York City. The Office will help expand and develop adult educational opportunities throughout the five boroughs to help adult New Yorkers improve literacy and language skills, opening the door for more career opportunities and economic success.

Established within Deputy Mayor Walcott's office, the Office of Adult Education will coordinate policy across a variety of agencies and promote best practices. These agencies include the Department of Youth and Community Development, the Human Resources Administration, the Department of Education, the Department of Corrections, the City University of New York, and the Brooklyn, New York and Queens Public Libraries, in coordination with the Mayor's Commission on Economic Opportunity. The Office of Adult Education also looks forward to working closely with the New York City Housing Authority (NYCHA) to increase educational opportunities for NYCHA residents.

In addition to City agencies, the Office will also work with a range of State and federal agencies to enhance adult education programs.

Among its initial priorities, the Office will focus on strengthening educational services provided to inmates on Rikers Island and to ex-offenders upon their reentry into the community. New educational television programming — intended to reach hundreds of thousands of New Yorkers — will also be created to strengthen the impact and expand the reach of adult education programs.

To support the new Office, I have allocated an additional \$5 million in new federal funding for adult education in fiscal year 2007. These funds will help designated community based organizations that lost State funding earlier this year. The funding will also underwrite the development of model programs designed to help prepare adult literacy students for health care job training programs. The new federal funding supplements \$30 million in existing City funding and another \$20 million in federal funds already in the budget that the City allocates to adult education.

We're committed to providing quality adult education programs throughout our City — so that parents can play an active role in their children's education and adults can gain the skills they need for career advancement.

For more information on the Office of Adult Education, please visit www.nyc.gov/adult-ed.

Michael R. Bloomberg



DO YOU KNOW SOMEONE WHO...

- Pretends they were hurt on Housing property?
- Doesn't report their income or pretends to be unemployed?
- Doesn't report everyone in the household?
- Rents out their apartment?

If you do, money is being wasted!

LET'S KEEP THE \$\$\$ WHERE IT BELONGS AT WORK IN YOUR DEVELOPMENT

play areas... community centers... landscaping
after school programs... senior activities
elevators... a fresh coat of paint

**REPORT FRAUD!
CALL NYCHA'S INSPECTOR GENERAL
AT (212) 306-3355
(all calls kept confidential)**

HOPE VI

Ocean Bay HOPE VI Homeownership Opportunities!

By Heidi Morales

FIVE FORMER NEW YORK CITY HOUSING AUTHORITY (NYCHA) FAMILIES HAVE MADE THE AMERICAN DREAM COME TRUE — THEY HAVE BECOME HOMEOWNERS WITH THE HELP OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S (HUD'S) HOPE VI REVITALIZATION PLAN FOR OCEAN BAY. NYCHA celebrated the completion of Phase I of the Plan in October 2003, which consisted of the modernization of 1,803 apartments and the renaming of Arverne and Edgemere Houses to Ocean Bay Apartments.

As part of Phase II, NYCHA is collaborating with the nonprofit Margert Community Corporation on the Ocean Bay HOPE VI Homeownership Program to provide NYCHA residents with the information they will need to become successful homeowners.

Margert's Director of Homeownership Services Stephanie Lawes said that by using the basic information provided by Margert, participants can "begin to rebuild credit and establish mortgage readiness with full knowledge of the home mortgage loan process." The Margert Community Corporation also provides the assistance of experienced budget and credit counselors to help NYCHA residents move towards making homeownership a reality.

Homeowner Yajaira Almanzar

Yajaira Almanzar, formerly a resident of Ocean Bay Houses, took advantage of this opportunity. After a three year wait for a NYCHA apartment and two years as a NYCHA resident, Ms. Almanzar decided that this was her chance to at least try to accomplish her American dream of owning a home.

"I thought to myself, I am young and I still have the energy to struggle. If for some reason I had to start over I could." And so began a year-and-a-half of hard work as Ms. Almanzar prepared for homeownership, fulfilling the requirements set out by the HOPE VI Homeownership Program.

Ms. Almanzar spent a lot of time working, saving money and attending the homeownership training taught by Margert professionals. Overall, she said the process was easy but long, mainly because of the paperwork involved and the approval processes. However, she said, "There was a lot of communication and orientation and the process was transparent. We received copies of the documents we signed and everything was thoroughly explained to us." Ms. Almanzar said there were even translators available to help potential buyers. "There was a lot

of help available and this was the most affordable way [to purchase a home]. I mean rent in the developments is affordable but it's still rent."

Although she said her experience as a NYCHA resident was good, Ms. Almanzar is looking forward to the freedom and space that comes with owning your own home. So, what's next for Ms. Almanzar? "I want to close the backyard and create a place for my kids to play."

HOPE VI in Far Rockaway

The national HOPE VI program has been used by other cities to replace large housing developments with smaller clusters of public housing that are more dispersed among neighborhoods, and with homes for rent and purchase. The Ocean Bay HOPE VI Plan is unique because it did not include the demolition of existing housing.

Instead, along with the apartment modernization, the Plan includes the renovation of all building facades, rehabilitation and expansion of the Oceanside (formerly Arverne) Day Care Center, renovations of the Oceanside Senior Center, as well as the instal-

lation of new sewers and landscaped improvements.

There's Still a Chance for You!

Through the HOPE VI program, NYCHA will continue to offer homeownership subsidies for up to eight more families who meet income guidelines and complete the application process. Each qualified NYCHA family will receive \$25,000 to buy a new or existing home located in New York City. These funds are available on a first-come, first-served basis. The applicant is responsible for finding the home to purchase. Potential buyers must also successfully complete the Homeownership Preparation Program for NYCHA residents administered by Margert.

First priority for the purchase of homes is given to NYCHA Ocean Bay residents. Second priority is given to other NYCHA residents of the Rockaways, and third priority is extended to NYCHA residents outside of the Rockaways. NYCHA residents interested in more information should reach out to the Margert Community Corporation at: 718-471-3724.

**New York City Police Department
Toll-Free Terrorism Hotline
Reports May Be Made To:**

**1-888-NYC-SAFE
1-888-692-7233**

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- Deborah Williams.....Staff Writer
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CHAIRMAN'S MESSAGE

Giving Seniors The Resources They Need to Stay Healthy



NYCHA'S SECOND ANNUAL SENIOR BENEFIT AND ENTITLEMENT FAIR WAS A RESOUNDING SUCCESS. Over 1,000 NYCHA seniors attended the daylong expo at Riverbank State Park on October 5th to learn about the many programs and services that exist exclusively for seniors. The Fair was hosted by the staff of NYCHA's Resident Support Services in cooperation with Riverbank State Park and the North River Community Environmental Review Board. It was produced in consultation with the Centers for Medicare and Medicaid Services (CMS), the Social Security Administration (SSA)

and the New York City Department for the Aging (DFTA). NYCHA was proud to take the lead on this great event, which focused this year on "Getting Healthy and Staying Healthy."

Seniors who attended the Fair took advantage of a wealth of information from approximately 30 different service providers divided up into seven areas: Senior Support Agencies; Getting Healthy; Medicare, Social Security and New York State's EPIC Prescription Drug Program; NYCHA Senior IDs; Transportation, Medicare HMOs; and Medical Information and Nutrition.

There was information on services available for seniors through the City's Department of Health and Mental Hygiene and the American Diabetes Association. The various Medicare HMOs were represented and there was information on Medicare's Part D provision for prescription drugs. There was an extensive choice of medical screenings, from blood pressure and prostate screening to cholesterol and foot care. And seniors who did not have a photo ID before the Fair were able to obtain one.

Perhaps the most important piece of literature at the Fair was the brochure published by NYCHA Resident Support Services — and for those of you who were unable to attend, the brochure is still available. The back of the brochure lists the names of the participating agencies and organizations, along with their telephone numbers. I urge every NYCHA senior and everyone who knows a senior (and that includes just about everyone at NYCHA) to get a hold of this very useful brochure while supplies last by calling Resident Support Services at 212-306-8443.

I also encourage all seniors to assume they are eligible for any of the services or programs offered by the agencies and organizations listed in the brochure until they are told otherwise. As one speaker at the Fair advised with regard to eligibility forms, "When in doubt, fill it out."

To those who were at the NYCHA Senior Benefit and Entitlement Fair this year and to the many more who will come next year — good health and long life.

Tino Hernandez

Pre-Apprenticeship Program Set To Begin in January

THE NEW YORK CITY HOUSING AUTHORITY (NYCHA) IS ON TRACK TO MOVE AHEAD WITH A PRE-APPRENTICESHIP PROGRAM THROUGH A NEW COLLABORATION WITH CONSTRUCTION SKILLS 2000, OR CS2K, BEGINNING IN JANUARY 2007. The purpose of the pre-apprenticeship program is to ensure that participating residents are properly prepared for highly skilled and well-paid apprenticeships as carpenters, painters, plasterers, laborers, plumbers and electricians, depending on the individual's qualifications. Three-hundred NYCHA residents will receive slots as apprentices over the course of the next three years.

The pre-apprenticeship program is one component of NYCHA's Construction Management Build or "CM/Build" program, implemented in 2003. CM/Build uses private construction management companies to oversee major capital projects. The goal is not only to improve the quality of the work done on NYCHA's capital projects, but also to provide employment opportunities in the construction trades for NYCHA residents.

That's where CS2K comes in. Each Construction Manager, or "CM," is responsible for the creation of pre-qualified bidders' lists. The bidders on these lists are required to participate in State-approved apprenticeship programs which will hire NYCHA residents as apprentices. CS2K prepares residents for these apprenticeship programs as well as matching pre-apprentices with available apprenticeship slots that best meet the residents' skills, aptitudes and individual goals.

Under the administration of NYCHA's Department of Resident Employment Services, CS2K will provide recruitment, assessment, training and supportive services to qualified Housing Authority residents. Training will include an overview of various trades, safety, the identification and handling of construction industry tools, physical fitness, professional development and work readiness, counseling, case management and simulated on-the-job training. CS2K will also work with apprentices for one year following enrollment in apprenticeship programs.

CS2K is a non-profit educational corporation chartered to address training and employment issues affecting New York City's building and construction industry. To find out more, see the ad to the right of this article, or call the RES Hotline at: 718-250-5904.

DEBORAH'S DIARY

By Deborah Williams



New NYCHA Scholarship Winners — Congratulations to the latest New York City Housing Authority (NYCHA)/City University of New York (CUNY) Scholarship Winners! They are: Christine Camacho, a resident of St. Mary's Park Houses and student at Queens College majoring in Studio Art; Livia Clinton, a resident of King Towers and student at Hunter College majoring in English/Creative Writing; Krystle Collado, a resident of Kingsborough Houses and student at Baruch College majoring in English Literature; Wing Nga Ho, a resident of Wald Houses and student at Brooklyn College majoring in Music Performance; Maria Mercedes, a resident of Ocean Bay Houses and student at Brooklyn College majoring in Spanish Literature; and Joselin Pichardo, a resident of Bronxdale Houses and student at Lehman College majoring in Multilingual Journalism. Each recipient will receive a \$1,000 scholarship towards their tuition. Scholarships are granted to authorized NYCHA residents who are enrolled in an associate's or bachelor's degree program in film, drama, dance, journalism, literature or any of the arts, at any CUNY college, have a grade point average of 3.0 or above, and demonstrate financial need.

The NYCHA/CUNY Scholarship Fund was established in 2005, and has been funded by contributions made by television and movie studios that have filmed on NYCHA property. Money for the scholarship fund is also contributed by Ms. Teresa Mann, a former employee, who worked for NYCHA for 14 years. Ms. Mann took it upon herself to generously donate \$100.00 a month for the "children of NYCHA." A total of 16 scholarships have been awarded to date.

Applications for the scholarships are available at www.cuny.edu/nychascholarship. Remember, scholarships are limited. **Congratulations to all the recipients of the NYCHA/CUNY Scholarship. I am glad to see you are maintaining your 3.0 averages. Please keep up the good work!**

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Visit The
Residents' Corner
on
NYCHA's Web site at
www.nyc.gov/nycha

SEE YOU IN JANUARY!

The next NYCHA Journal will be a combined December/January issue and will be available in early January 2007. Until then, stay safe and enjoy the holidays!

RESIDENT EMPLOYMENT SERVICES
and
CONSTRUCTION SKILLS 2000

Are now recruiting for the Class of 2007
PRE-APPRENTICESHIP PROGRAM

Do you want a career in construction?
If you answered yes, your opportunity to an **ALTERNATIVE COLLEGE DEGREE** is here

The Pre-Apprenticeship program can offer you preferred access to a skilled trade and the opportunity to be part of the NYC building trades earning union wages and benefits

We are recruiting for:
Adults with a high school diploma or GED

NYC public school seniors scheduled to graduate in June 2007 with at least 70 cumulative average and 90% attendance

Adults without a high school diploma or GED willing to enroll in classes to obtain a GED

If you are a legal NYCHA RESIDENT in good standing, call 718-250-5904 and request to be scheduled for an interview and orientation

THE NYCHA NOT WANTED LIST

In this issue we continue our editorial policy of publishing the names of individuals who have been permanently excluded from our public housing developments. The purpose of publishing this list is to keep residents informed of the Housing Authority's ongoing effort to improve the quality of life for all New Yorkers in public housing and to allow for the peaceful and safe use of our facilities. Here follows a list of the people excluded after hearings were held on October 5, 12, and 19, 2005. **Please note: These exclusions are based on NYCHA's Administrative Hearing Process and should not be confused with the Trespass Notice Program under Mayor Bloomberg's Operation Safe Housing Initiative.**

**REMEMBER,
IF YOU SEE ANY OF THESE INDIVIDUALS ON
HOUSING AUTHORITY PROPERTY, PLEASE CALL YOUR
MANAGEMENT OFFICE OR NYCHA'S
SPECIAL INVESTIGATIONS UNIT AT (212) 306-8595.**

Prohibited as of October 5, 2005

Orlando Sanabria	Case 6702/05 formerly associated with the fifth floor of 510 East 156th Street, Bronxchester Houses, the Bronx.
Larry Miller Jr.	Case 6738/05 formerly associated with the fourth floor of 200 West 143rd Street, Drew Hamilton Houses, Manhattan.
Victor Ozuna	Case 6848/05 formerly associated with the fourteenth floor of 304 East 156th Street, Melrose Houses, the Bronx.
Wesley Rosario	Case 6860/05 formerly associated with the sixth floor of 106-12 Farragut Road, Breukelen Houses, Brooklyn.
Laverne Benn	Case 6859/05 formerly associated with the twenty-ninth floor of 2999 Eighth Avenue, Polo Grounds Towers, Manhattan.
Darnell Anderson Donnel Anderson	Case 6981/05 formerly associated with the fifth floor of 1165 East 229th Street, Edenwald Houses, the Bronx.
Charmaine McCall	Case 6977/05 formerly associated with the fifth floor of 1173 East 229th Drive North, Edenwald Houses, the Bronx.
Perry Frazier	Case 7037/05 formerly associated with the sixth floor of 296 Sutter Avenue, Brownsville Houses, Brooklyn.

Prohibited as of October 12, 2005

Lisandro Perez	Case 4919/05 formerly associated with the fourth floor of 90 Columbia Street, Baruch Houses, Manhattan.
Rodney Greene	Case 6905/05 formerly associated with the second floor of Drew Hamilton Houses, Manhattan.
Joshua Deleon	Case 7100/05 formerly associated with the fourth floor of 225 Hoyt Street, Gowanus Houses, Brooklyn.
Malik Nimmons	Case 7140/05 formerly associated with the fifth floor of 60 Glenmore Avenue, Howard Houses, Brooklyn.
Gregory Belton Peebles	Case 7162/05 formerly associated with Lamont the first floor of 30 Glenmore Avenue, Howard Houses, Brooklyn.
Arturo Rivera	Case 6871/05 formerly associated with the tenth floor of 2926-2930 West 25th Street, Surfside Gardens, Brooklyn.

Prohibited as of October 19, 2005

Sheldon Jackson	Case 7032/05 formerly associated with the seventh floor of 2819 Schley Avenue, Throggs Neck Houses, the Bronx.
Zachary Townsend	Case 7052/05 formerly associated with the sixth floor of 427 West 17th Street, Fulton Houses, Manhattan.
Rashiem Sutton	Case 7059/05 formerly associated with the fourth floor of 84-14 Rockaway Beach Blvd., Hammel Houses, Queens.
Zerry Durham Jr.	Case 7057/05 formerly associated with the sixth floor of 38 Bush Street, Red Hook West Houses, Brooklyn.
Dwayne Tyler	Case 2959/05 formerly associated with the second floor of 1725 Randall Avenue, Soundview Houses, the Bronx.
Jerome Lambert Marvin Lambert Pete Lambert	Case 7073/05 formerly associated with the sixth floor of 38 Bush Street, Red Hook West Houses, Brooklyn.
Joseph Brevard	Case 7193/05 formerly associated with the fourteenth floor of 200 West 143rd Street, Drew Hamilton Houses, Manhattan.

New Section 8 Funding Stream

(Continued from page 1)

as part of the Housing Authority's Plan to Preserve Public Housing, the cost of operating these developments accounted for a full half of what was then NYCHA's \$168 million budget deficit for 2006.

In addition to offering the Section 8 vouchers to current City and State development residents on a voluntary basis, NYCHA will also use Section 8 vouchers to fill all units in those 21 developments as they become vacant.

What Is Section 8?

Section 8, also known as the Housing Choice Voucher program, provides rent subsidies for eligible low-income families through the use of vouchers. As with the public housing program, participants pay 30% of their incomes in rent. Section 8 pays the difference between that 30% and the HUD-established Fair Market Rent.

Options

Residents who transition into the Section 8 program have the option of staying in their current apartment or moving anywhere within New York City, the United States or U.S. territories, as long as the landlord accepts Section 8.

"For the vast majority of our families, those that are paying 30% of their income for rent, Section 8 provides the opportunity for subsidized mobility," said NYCHA's Deputy General Manager Peter Cantillo.

It is important to note that Section 8 rents have a much higher ceiling than public housing rents do; so a resident who is already paying ceiling rent may have to pay more under the Section 8 program.

"NYCHA's proposed Section 8 transition also presents an opportunity for those families who are already in appropriately sized apartments to stay where they are now and then move later if they choose," said NYCHA's Deputy General Manager Michelle Pinnock. "Participants who wish to move to federal developments will move to the top of the waiting list. Families who are living in overcrowded apartments can split up and get two apartments. For them, it's really a win-win."

Interested residents from State and City developments should contact their Management Office to be placed on a waiting list. If HUD approval is received, the transition process should begin next year. Visit nyc.gov/nycha for more information.

THE CHIEF'S CORNER



Housing Bureau Police Chief Joanne Jaffe

Holiday Safety Tips

Hello! As the holidays are fast approaching, the New York City Police Department wants this holiday season to be a safe and joyous one for all the residents and employees of the New York City Housing Authority. As a reminder, the following safety tips are being provided to ensure a safe holiday season.

- Be alert and aware of your surroundings at all times. Criminals often confront people who are distracted.
- Travel on populated, well-lit streets. If possible, travel with a friend.
- Plan your purchases in advance and carry only the amount of cash necessary for the purchase. If you must carry a large sum of money, divide the cash between your purse, pockets and wallet.
- If you are taking the subway, look for the red or green lights outside the entrance to determine if the entrance is open. A red light indicates the entrance is closed, while a green light indicates it is open.
- Carry purses close to the body. Place one end of the purse in the palm of the hand and the other in the bend of the elbow. Never carry a purse by the handle or wrap the strap around your body.
- Place wallets in your front pants pockets or an inside jacket pocket.
- Don't wait until you reach your front door to look for your keys. Have them ready ahead of time.
- Don't buzz in someone who rings your bell until you have verified who he or she is. This will help protect both yourself and your neighbors.
- Don't allow unscheduled workers to gain access into your home. Criminals may pose as utility workers, NYCHA workers or as trades' people. Remember to always check a person's identification especially when you did not schedule any work.

CON ARTISTS...

It's not only that time of the year for you to go shopping, but also for con artists to start shopping for their next victim. Con artists use a number of ploys to scam you and steal your property. One common scam involves a couple of cohorts, one causing a commotion to divert your attention while the other is picking your pocket. Still others conduct more elaborate scams that may involve as many as seven con artists. A general rule to remember is, **"IF IT SEEMS TOO GOOD TO BE TRUE, IT PROBABLY IS."**

Have A Joyous And Safe Holiday Season!

Chief Joanne Jaffe

FREE JOB TRAINING

AND

COMPUTER INSTRUCTION

AGES 17 - 23

Prepare for the GED and/or College while you train for a great career in Culinary, Healthcare, Security, Banking, Construction, Mechanics, Computers, and more!!

Receive:

- Transportation Assistance
- Job Placement Assistance

For Program Information Call:

Youth Employment Training Institute

212-862-6401, ext. 410

Health Matters...

Utilizing information from the City's Department of Health and Mental Hygiene's Web site, the "Health Matters" column provides periodic updates on a variety of health concerns.

Diabetes Is Epidemic

But it can be prevented and controlled.

- Diabetes is a serious illness that is increasing rapidly in New York City and around the country. In just the past 10 years, the number of people with diabetes has doubled.
- 1 in 8 adult New Yorkers — about 800,000 people — has diabetes; a third of them don't know it yet.
- People can often prevent diabetes by getting regular physical activity and maintaining a healthy weight.
- People with diabetes can successfully manage their illness — and lead longer and healthier lives.

Diabetes Is a Serious, Life-Long Illness

People with diabetes have trouble making or using insulin, causing glucose (sugar) to build up in the blood.

There are three major types:

Type 1 diabetes

- Type 1 can develop at any age. It can be successfully managed, but not prevented or cured.
- About 5% of people with diabetes have Type 1.

Type 2 diabetes

- Most people with diabetes have Type 2.
- Physical activity and a healthy diet can often prevent or delay Type 2 diabetes.

Diabetes in pregnancy (gestational)

- In New York City, gestational diabetes occurs in about 4% of pregnant women. About half of these women will develop Type 2 diabetes within 10 years.
- If untreated or poorly controlled, gestational diabetes can harm a developing baby.

"Pre-diabetes" is a wake up call.

- People with pre-diabetes have higher-than-normal blood sugar levels.
- They are more likely than those with normal blood sugar levels to have a heart attack or stroke.
- Unless they take steps to control their weight and increase physical activity, most people with pre-diabetes will develop Type 2 diabetes.

Major Risk Factors

Being overweight and not getting enough exercise are the biggest risk factors. Others include:

- Older age. The risk for Type 2 diabetes increases with age, especially among people 65 and older. Being overweight and inactive can also lead to Type 2 diabetes in younger people, even kids.
- A family history of diabetes.
- Having gestational diabetes or having a baby who weighs more than 9 lbs.
- Low levels of HDL ("good") cholesterol or high levels of triglycerides (fats) in the blood.
- Race/ethnicity. African Americans, Latinos, Native Americans, Asian Americans, and Pacific Islanders are at higher risk.

Diabetes Often Has No Symptoms

Many people with diabetes have no symptoms, symptoms that develop slowly over months or even years, or symptoms so mild they go unnoticed. These may include:

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LEARN MORE For free diabetes materials, call 311 or visit: nyc.gov/health/diabetes

UNIVERSITY MACOMBS

(Continued from page 1)

create affordable housing will be replicated in neighborhoods across the city: at Betances Houses in the Bronx, on Manhattan's West Side, and in Staten Island." He added that the partners had done an "absolutely spectacular job."

At the time of the ribbon-cutting, 90% of the apartments in the four rehabbed buildings were already occupied. Forty-one of the families are NYCHA residents who lived in the buildings before the renovation and returned.

For the second phase of UNIMAC, as the project has come to be known, NYCHA will likewise transfer three additional vacant buildings to an affiliate of Bronx Pro's for rehabilitation. Once these buildings are renovated, the total contribution of affordable housing units for the Morris Heights neighborhood will be 321.

HPD Commissioner Shaun Donovan told the group, "This is the very first project completed in a partnership with NYCHA, HPD and HDC, in the Mayor's New Housing Marketplace." He commented that University Macombs "represents the best we can achieve with new construction for affordable housing as well as renovation." HPD's role in the project was the administration of low-income housing tax credits and a \$14 million construction loan in the form of tax-exempt bond financing through HDC.

Bronx Pro President Peter Magistro was credited by all of the speakers for his vision in the transformation of the block. The architect for the project, Bob Santoriello, who served as the MC for the day, called the change in the neighborhood "a miracle," saying that Mr. Magistro "deals in the currency of hope and transformation."

In addition to the contributions mentioned above, Banco Popular and Wachovia Bank provided the letter of credit and Enterprise invested \$9.7 million in tax credit equity.

A total of 10% of the units are designated for families that were homeless, and 25% are for former NYCHA residents and other NYCHA referrals. The remaining units are for households earning no more than \$42,540, chosen through an HPD lottery.



A renovated lobby at University Macombs.

Out-of-School Time Program Opportunities For Youth Citywide

By Ryan Dodge

NYC Department of Youth and Community Development

RAUL GARCIA OFTEN ASKS PARENTS TO CLOSE THEIR EYES AND IMAGINE A WORLD WITHOUT AFTER-SCHOOL SERVICES. As the founding coordinator of the Out-of-School Time (OST) program at the Polo Grounds Towers in Harlem, Garcia knows that OST can have a dramatic impact on the lives of young people and their parents. This is why he says he is not surprised when the parents quickly grimace, open their eyes, and tell him that there are some things they would rather not think about.

The program Garcia helped create — which is administered by Alianza Dominicana, an acclaimed community based organization — engages young residents of the Polo Grounds and the surrounding community in a wide variety of youth development activities that build on what they learn in school.

The OST initiative is led by the City's Department of Youth and Community Development (DYCD),

which develops, coordinates and implements the programs, in collaboration with 11 other City agencies. There are currently 31 OST programs located at 25 NYCHA locations. During the past school year, more than 2,149 young people participated in these programs, in addition to 813 who took advantage of summer programming.

OST represents a bold new *(Continued on page 6)*



Young OST participants at Alianza Dominicana in Harlem.

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Out-of-School
(Continued from page 5)

approach to providing youth development opportunities beyond the final school bell. Mayor Michael R. Bloomberg announced the launch of OST in September 2005, and it is estimated that more than 65,000 young people will be served by OST programs during the 2005-2006 school year, making it the nation's largest municipally funded after-school initiative. Its aim is to ensure that quality after-school programming is available to all youth in the City.

OST program instructors develop close relationships with the young people they serve, which allow them to design activities that appeal to the entire group. For example, the theme of this summer's programming at the Polo Grounds was "Our Heritage." Field trips were organized to various museums and cultural institutions, including the Jewish Museum, the African Burial Ground, and the Museum of the American Indian. The objective was to help young participants develop a stronger appreciation for the great diversity and history of New York City.

OST is also a valuable resource for parents and guardians, who find comfort in the knowledge that their children's after school, holiday and summer hours are being spent in a structured and nurturing environment. For Garcia, the importance of OST can be summed up with a simple fact — last year, 33 of his 34 students advanced to the next grade. To find an OST location near you, call 311 or DYCD at (212) 788-5647.





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2006 GARDEN & GREENING COMPETITION

CITYWIDE WINNERS:

FLOWER: Renew Your Spirit Garden, Sheepshead-Nostrand Houses, Brooklyn

VEGETABLE: Green Thumb Garden #1 Garden, Mariner's Harbor, Staten Island

CHILDREN'S THEME: Lilly's Butterfly Garden, Lexington Houses, Manhattan

BRONX FLOWER GARDEN WINNERS:

1st Prize: Love & Peace I Garden, Boston Secor Houses
2nd Prize: The Liberty Garden, Throggs Neck Houses
3rd Prize: Mommy's Corner Garden, Union Avenue Consolidation
Honorable Mention: Yolanda's Beautiful Garden, Parkside Houses

BRONX VEGETABLE GARDEN WINNERS:

1st Prize: Taste of the South Bronx Garden, Union Avenue Consolidation
2nd Prize: Parkside Community Center Veggie Garden

BRONX CHILDREN'S THEME GARDEN WINNERS:

1st Prize: Monterey's Shade Garden, Monterey Community Center
2nd Prize: Monterey's Butterfly Garden, Monterey Community Center
3rd Prize: Sedgwick Community Center Butterfly Garden, Sedgwick Community Center
Honorable Mention: What Helpful Hands Create Garden, Soundview Senior Center
Honorable Mention: Parkside Community Center Butterfly Gardens

MANHATTAN FLOWER GARDEN WINNERS:

1st Prize: Our Garden, East River Houses
2nd Prize: Garden of Unity, Straus Houses
3rd Prize: A Touch of Class Garden, Wagner Houses
Honorable Mention: Heavenly Scent Serenity Garden, Isaacs Houses

MANHATTAN VEGETABLE GARDEN WINNERS:

1st Prize: Harlem's Vegetable Garden, Jefferson Houses
2nd Prize: Troche's Garden, Wald Houses
3rd Prize: Senior Citizens Garden, Drew Hamilton Houses
Honorable Mention: East River Community Center Kids' Veggie Garden, East River Community Center
Honorable Mention: Unity Garden, Wald Houses

MANHATTAN CHILDREN'S THEME GARDEN WINNERS:

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2nd Prize: Jacob Riis Community Center Butterfly Garden, Jacob Riis Community Center

SOUTH BROOKLYN FLOWER GARDEN WINNERS:

1st Prize: Beach Front Garden #1, Coney Island Houses
2nd Prize: Shining Light Garden, Sheepshead-Nostrand Houses
3rd Prize: Hummingbird's Garden, Coney Island Houses
Honorable Mention: Wishing Well Garden, Glenwood Houses
Honorable Mention: Hayes Paradise of Flowers Garden, Red Hook East Houses

SOUTH BROOKLYN VEGETABLE GARDEN WINNERS:

1st Prize: Green Thumb Garden, Marlboro Houses
2nd Prize: Bay View's Vegetable Garden, Bay View Houses
3rd Prize: Fajardo Gardens, Breukelen Houses
Honorable Mention: Mixed Vegetables Garden, Red Hook East
Honorable Mention: God is Love Garden, Marlboro Houses
Honorable Mention: Mother Land Earth Garden, Bay View Houses
Honorable Mention: Hayes' Garden of Love Vegetables, Red Hook East Houses

SOUTH BROOKLYN CHILDREN'S THEME GARDEN WINNERS:

1st Prize: A&M Garden, Sheepshead-Nostrand Houses
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3rd Prize: Beauty at the Bay Garden, Sheepshead-Nostrand Houses
Honorable Mention: Sugar Plum Garden, Red Hook East Houses

WEST BROOKLYN FLOWER GARDEN WINNERS:

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Honorable Mention: Willie and the Little Hunter's Plantation, Roosevelt Houses

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3rd Prize: Unique Spot Garden, Saratoga Square Houses
Honorable Mention: Star Garden, Hope Gardens

EAST BROOKLYN VEGETABLE GARDEN WINNERS:

1st Prize: Green Thumb Garden, Louis H. Pink Houses
2nd Prize: Lea's Garden - Mi Jardin Bello Amanecer, Hope Gardens
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Honorable Mention: Precious Foods Garden, Redfern Houses
Honorable Mention: I Did It! Garden, South Jamaica Houses

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1st Prize: Eye of the Tiger Garden, South Jamaica Houses Community Center

STATEN ISLAND FLOWER GARDEN WINNERS:

1st Prize: "My Serenity" Garden, New Lane Shores
2nd Prize: A Gift of Beauty Garden, New Lane Shores
3rd Prize: Our Secret Garden, Stapleton Houses
Honorable Mention: 218 Gardens, Stapleton Houses

STATEN ISLAND VEGETABLE GARDEN WINNERS:

1st Prize: Dina's Garden, Berry Houses
2nd Prize: Charlie's Place Garden, New Lane Shores

STATEN ISLAND CHILDREN'S THEME GARDEN WINNERS:

1st Prize: Lafayette's Corner Garden, Cassidy-Lafayette Houses
2nd Prize: Richmond Terrace Butterfly Garden, Richmond Terrace

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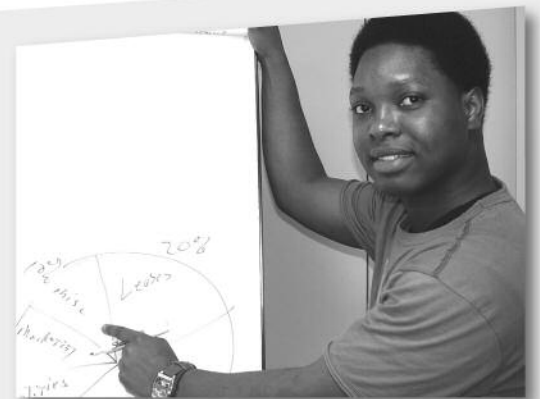
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