

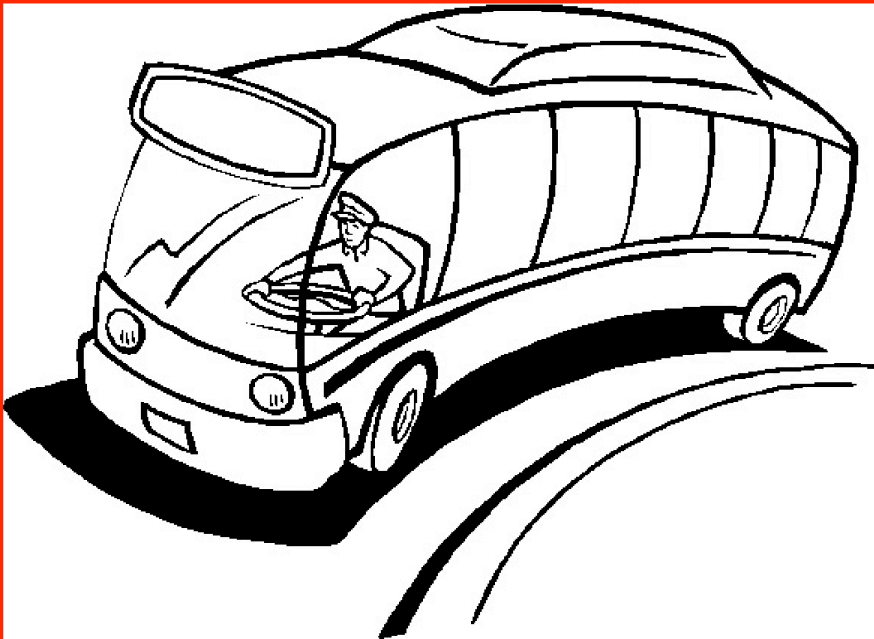
MITCHELL-LAMA RESIDENTS COALITION

Vol. 11, Issue 1
March, 2005

FAX (212)864-8165

WEBSITE: www.mitchell-lama.org

MR. BLOOMBERG: YOU WILL NOT STEAL THE N.Y.C. MAYORAUTY ELECTION WITH YOUR BILLIONS OF DOLLARS.



Article on Page 6

**TENANT LOBBY
DAY**

**APRIL 12, 2005
BE THERE!**

**Support
MLRC
Join
Today!**

Use Coupon on Page 2

GENERAL MEMBERSHIP MEETING SATURDAY, March 19, 2005

Time: 10:00 a.m. - 12:00 p.m. (Refreshments at 10:00 a.m.)

PLACE: Musicians Union Local 802

322 West 48th Street. (just west of 8th Avenue) Ground Floor, "Club Room"

No. 2,3, train to 50th St. and 7th; Q,W trains to 49th St. and Broadway; E train to 50th St. and 8th Ave.; D,F trains to 47th-50th St. and 6th Ave..

Busses: Crosstown M50: westbound 49th Street; Bus 7,10,11 to 48th St.

ML-Lama Residents Coalition
Box 20414
West Finance Station
New York, New York 10025

How to Win Repairs

Patricia Winston
Atlantic Plaza Towers

1. Notification - Landlord by certified mail - state current unresolved problems that the Landlord needs to take care of
2. Meetings - Plan control agenda, discuss specific demands
Know codes (violations), obtain from dept. of buildings or internet
Have a level of preparation
Work out issues
Tenants must unite - if there are only a few tenants management will not act as quickly, there is strength and power in numbers
3. Have meeting with agencies (HPD, HUD, HTC) and elected officials
4. Let the agencies know you want to meet with them again for a follow up. (HPD, HUD, HDC)
5. Direct action. Show up at owner's office; at home, make signs and walk around development
6. Litigation. Lack of service; repairs and maintenance
7. HPD action - decrease in service, reduction of services
8. Building wide rent strike
9. DHCR - file complaint - decrease in service, reduction of service
10. Discuss accountability
11. Court can send an inspector
12. Request the court to send an inspector to your development
13. Inform the agencies that there is a whole history here

JOIN THE MITCHELL-LAMA RESIDENTS COALITION, INC.

INDIVIDUAL \$10.00 per year DEVELOPMENT 15 cents per apt.

(\$25 Minimum; \$100 Maximum)

2005

Name _____

Address _____ Apt. _____

City _____ State _____ Zip Code _____

Evening Phone _____ Day Phone _____

Fax _____ E-mail _____

Development _____ Check: Renewal ___ New Member ___

Mail to: MLRC, P.O. Box 20414, Park West Finance Station, N.Y., N.Y. 10025

MLRC fights for you and your right to affordable housing!

UPCOMING EVENTS

GENERAL MEMBERSHIP

Saturday, March 19, 2005

10:00 am - Noon
NYC

Saturday, June 18, 2005
TBA

*EXECUTIVE BOARD Meetings

TBA

Saturday, April 2, 2005

10:00 a.m. - Noon

Saturday, May 7, 2005

10:00 a.m. - Noon

Tenant Lobby Day April 12, 2005

*Executive Board meetings are held at **RNA House**, 150-160 West 96th Street
between Columbus and Amsterdam Aves.,
NYC

*All dates are subject to revision. Please call the voice mail
to confirm (212) 465-2619.*

Mitchell-Lama Residents Coalition, Inc.

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Fax (212) 864-8165

Fighting for Real Legislative Reform in Albany

By State Senator Tom Duane

When I first came to the State Senate in 1999 I was shocked at the serious dysfunction of the State Legislature. Since that time I have been a vocal critic of the way business is conducted in Albany. My opinion was confirmed last summer when the Brennan Center for Law and Justice released a report showing that the New York State Legislature was the worst in the country. The public outcry for legislative reform was so great that it served as a wake-up call for the Legislative leaders. Unfortunately, as the new Legislative Session began in January, the Republican controlled State Senate balked at implementing meaningful reforms. I could not in good conscience vote for these lackluster "reforms" and will continue to fight in the State Senate to insure that all New Yorkers have transparency and accountability in their state government.

Other issues on the horizon:

Death Penalty

As you probably know, last summer, in a watershed verdict, the New York State Court of Appeals found the death penalty unconstitutional. While many legislators in Albany have promised to reinstate the death penalty, I have constantly been outspoken against the Death Penalty as being immoral and not a deterrent for crime. I will continue to fight, as hard as I possibly can, to make sure that the ruling of the Court stands.

State ERA

Last session I introduced a bill in the Senate that would create a State Equal Rights Amendment (ERA). The legislation provides that no person shall be subjected to discrimination in civil rights based on one's sex, and affords equal protection under the law. It is shocking that in the year 2005 New York does not have a State ERA. I have been working closely on this issue with the Congresswoman Carolyn Maloney, the lead sponsor for an ERA on a federal level. Assemblymember Jonathan Bing introduced similar legislation in the Assembly and I am working with members of both political parties to make sure that New York joins 21 other states in establishing a statewide ERA.

Rockefeller Drug Laws

Recently the State Legislature enacted changes to the harsh Rockefeller Drug Laws. It was hailed by the leaders of the Legislature as a victory and praised by certain advocates as a positive step in the right direction. While it was a step in the right direction, what we passed would hardly classify as Drug Law reform. Our State continues to look at drug addictions as merely a criminal justice issue, refusing to address it as a public health concern. I fear that the new enactment instantly relieves the heat the Legislature had been feeling to reform the Rockefeller Drug Laws. I will continue to push the issue in Albany and work to make sure that we will have real Rockefeller Drug Law Reform.

West Side Stadium

I remain wholeheartedly opposed to any construction of a Stadium on the West Side of Manhattan. I believe that this fight is one that has potential to shape the future of the West Side for generations to come. I have teamed up with other elected officials, community leaders, concerned citizens, unions and neighborhood organizations to promote responsible, community friendly development on the West Side of Manhattan.

Thank you for the opportunity to update The Community Free Democrats on these important matters, please feel free to contact my office and I look forward to working with you in the future.

State Senator Tom Duane serves the 29th Senate District (West 84th Street to Battery Park; parts of East Midtown 14th Street) and can be reached at duane@senate.state.ny.us.

Development Buyouts

Post-1973,, and therefore unprotect by rent sabilization:

333 Broadway (Harlem)
Upaca 1& 2 (East Harlem)
Metro North Riverview (East Harlem)
Schomburg Plaza (East Harlem)
Westview (Roosevelt Island)
Eastweek (Roosevelt Island)
Boulevard Towers II (Bronx)

Pre-1974--therefore going into rent stabilization, but subject to a "unique and peculiar circumstances" increase application by the owner:

Propect Tower (Brooklyn)
Tracy Towers (Bronx)
West Side Manor (Manhattan).

In addition, thelandlordof New Amsterdam, which left Michell-Lama in November, has applied for a "unique and peculiar circumstances" increase.

So the pending appeal in KSLM-Columbus Apartments v. DHCR before the NYS Court of Appeals is more important than ever. Its outcome moredirectly touches more and more of us.

And pendinglegislationbefore theState legislature is alsocrucial,particularly for the post-1973 that otherwise have not protection whatsoever. (See A2454,located at <http://>

BUILDING BRIEFS JUNE 2005

The usual information on rent increase applications in DHCR developments is not available for this issue.

Albany: Tuesday, April 12, at 10:00 a.m. approximately 500 souls will convene in the Legislative Office Building in Albany for the annual meeting of the Mitchell-Lama Residents Coalition. The purpose for the coalition is twofold: (1) to network amongst themselves, and (2) to visit with members of the Legislature. This latter activity is known as lobbying; it, presumably, results in the passage of favorable legislation.

In so far as the legislators are concerned, the visits are quietly accepted. Most legislators, however, look upon these visits with scorn, just without objection. They understand that the Coalition comes up just once a year and then things return to normal. Mitchell-Lama residents construct various tracts of How to Lobby, but as noted, everything returns to normal after the tenant visitation of, perhaps, thirty minutes. Tenants are proper and well behaved, and the legislators listen carefully. But nothing changes or will change.

It is suggested that justice will be served if tenants express their feelings as objectively as possible, and then make arrangements to meet in the City as often as possible, something not done now, holding the legislators accountable on a continuing basis. The home visits will keep reminding the legislators that tenants are around all year and hold the legislators accountable.

For example, vis-vis the proposed stadium, insist that support of the stadium be fully explained. Ask Harlem Assemblyman Keith Wright and Bronx Assemblyman Reuben Diaz, Jr., just what the basis is for their support of the stadium construction. Make your position clear. It is okay to be aggressively insis

American Museum of Natural History: The museum has on display a recently discovered fossil that reveals a prehistoric mammal shocking last meal -- a baby dinosaur -- on view for a limited time only.

Wide Gap Changes Between Men and Women: Figures released by the Census Bureau show that the gap between men and women widened in 2003. Women's pay slumped for the first time since 1999, with women earning only 75.5 cents for every dollar men earn.

Section 8: For the third straight year, Congress increased the annual appropriation -- 12.7 billion in 2003; 14.5 billion in 2004; and 14.8 billion for 2005. The program has increased \$3.5 billion (or 30 percent) since 2001. Many mea culpas are in order from Louise Sanchez.

What happened in the elections? Bush was clearly the victor, but without the mandate claimed by Bush and his minions. If the vote in Ohio had changed by 60,000, the winner there would have been Kerry.

Bush's Record a Disaster for Workers and Their Families: President Bush's record on the economy is one of the worst in our history.

This column: For approximately two years, this column, in addition to housing detail, has included political, literary, and historic references. Nobody objected; indeed, what comment was received was highly appreciative. What follows is a summary of post-election views. Read it; check it out; submit your comments.

For accounting/advocacy assistance, contact the Mitchell-Lama Residents Coalition (MLRC) -- (212) 465-2619.

Albany Lobby Day: Some Pending Housing Legislation

Assembly Bills:

A03372: Land lease

A02453:

A02790: Increases the annual income eligibility for tenants of limited-profit housing companies.

A02780: Changes certain income limitations and eligibility requirements for admission into limited-profit and limited dividend housing companies.

A00232: Annual adjustment of the maximum income threshold for SCRIE

A00459: 12 month Buyout notification for state developments (DHCR)

A01384

A01597: Reserve and surplus funds must be held in escrow by new owner and dedicated solely to defraying the costs of major capital improvements

A00460: Extends from 20 to 50 years the time before some housing companies may buyout.

For more information on Assembly bills check the website: <http://assembly.state.ny.us/leg/>

Senate Bills:

S2061: Amend private housing finance laws for cities with more than one million people.

S1242: Tax exemption for MLRC co-operatives

S00604: Changes in admissions to limited-profit and limited dividend housing companies.

S1663: Rental surcharges

S2089: Buyouts can only occur when the full term of the mortgage has expired

S1243: Amend the Private Housing Finance Law to prohibit Limited Profit Housing Companies (rental and co-operatives) to buyout until June 30, 2002.

Dues-Paid Developments

MLRC strength comes from you, the membership. Support the Coalition's educational, advocacy and outreach programs with your membership dollars.

Individual Membership: \$10
Development - 15 cents per apt. (\$25 minimum;
\$100 maximum)

Donations above the membership dues are welcome.

These developments are 2004-2005 dues-paid members of the Mitchell-Lama Residents Coalition

Atlanta Plaza
 Bay Towers
 Bethune Towers
 Central Park Gardens
 Clayton Apts
 Columbus House
 Concourse Village
 Coalition to Save Affordable Housing (Coop City)
 Court Plaza
 Dennis Lane
 Eastwood
 1199 Housing
 Esplanade
 Fordham Towers
 Independence House

Independence Plaza
 Island House
 Jefferson Towers
 Knickerbocker Plaza
 Lincoln Amsterdam Houses
 Lionel Hampton
 Manhattan Plaza
 Masaryk Towers
 Michelangelo Apartments
 New Amsterdam House
 Parkside Development Inc.
 Phipps Plaza East
 Pratt Towers
 Promenade Apts.
 Riverbend Housing
 River Terrace

River View Terrace
 RNA House
 Robert Fulton Terrace
 Ryerson Towers
 St. James Place
 Second Atlantic Terminal
 Sea Park East
 Skyview Towers
 Tilden Towers
 Tower West
 Trinity House
 Village East Towers
 West Side Manor
 West Village Houses
 Westview Apartments

If your development has not received an invoice, please call the MLRC Voice Mail: (212) 465-2619. Leave the name and address of the President of

Albany Smackdown Needs Referee

Daily News Editorial

Governor Pataki and legislative leaders held their second open meeting on the state budget this week, giving the public a rare and welcome chance to draw its own conclusions about the sausage-making at the state Capitol. The governor and Senate Majority Leader Joe Bruno won this round on points.

They duked it out with Assembly Speaker Sheldon Silver and came out on top on the issue of estimating how much money the state will have to spend as tax revenue rolls in. Nothing is more fundamental in drawing up a budget. But year after year, Pataki, Silver and Bruno disagree on the number, often for months at a time – a key reason the state budget has been late 20 years in a row.

To break the perennial logjam, Pataki and Bruno are nominating Controller Alan Hevesi to play referee. If the governor and the Legislature failed to reach consensus on tax receipts and demand for programs such as welfare by March 1, one month before the start of the fiscal year, Hevesi would set the figures that would become the basis for negotiating the spending side of the ledger. At Tuesday's meeting, however, Silver refused to accept this modest, sensible procedural change.

Why? Silver questioned whether the controller had the staff and resources necessary to make the forecasts on short notice. Such a worry is groundless, and Silver must not be reading his mail. In a letter to the governor and legislative leaders late last year, Hevesi said, "My office is ready to provide such a determination." What's more, Silver himself suggested using the controller as an arbitrator as recently as 2001.

And, clearly, Silver doesn't have to worry about falling prey to political gamesmanship. Pataki and Bruno are Republicans, while Hevesi and Silver are Democrats. Hevesi and Pataki, like most controllers and governors, frequently spar over the controller's audits of state agencies. If the governor is willing to accept Hevesi's judgment, why shouldn't Silver?

Enlisting the controller as a referee on revenue forecasting should be a no-brainer. The office already closely tracks the state's finances and would be the perfect, cost-free resource for preventing the budget process from being derailed over a minor matter.

Health Care as a Human Right

In 1943, President Franklin D. Roosevelt proposed a "Second Bill of Rights" for Americans, declaring "freedom from want" to be one of four essential liberties necessary for human security. Roosevelt's definition of freedom included "the right to adequate medical care and the opportunity to achieve and enjoy good health." The right to health was subsequently enshrined in the Universal Declaration of Human Rights.

Unfortunately, the United States turned its back on Roosevelt's vision, and as a result our health care system is in a state of ever-deepening crisis. Despite spending far more per capita on health care than any other country, the U.S. has some of the poorest health indicators in the industrialized world. It is the only industrialized nation to deny its citizens universal access to medical services.

Fully one-third of the population lacks health insurance for at least part of the year. Of the 44 million who are completely uninsured, 78.8 percent work full-time or part-time and spend \$80.1 billion out of their own pockets to cover health costs. The lack of available care is especially acute for those living in rural areas and for minorities. The disparities are so stark that whites in the U.S. are expected to live six years longer on average than African-Americans.

This record can be largely attributed to the notion that health care is simply one commodity among others, a privilege for those who can afford it rather than a

right to spiral out of control for ordinary Americans even as HMOs and pharmaceutical companies accumulate record-breaking profits.

Only a new approach recognizing the right of every American to adequate health care can address the magnitude of the current crisis. Using international human rights principles as a framework for health care reform in the U.S., a new report from the Center for Economic and Social Rights gives four basic recommendations.

Health care policy needs to be about the right to health. The current debate over health care reform tends to bog down in ideological disputes and arguments over economic efficiency. In contrast, a human rights approach would focus on the underlying purpose of the health care system. Framing health care reform as a matter of right establishes a mechanism for government accountability and encourages public participation.

The health care system needs to be simplified. The current system has become bewilderingly complex, making it more difficult than ever for individuals to access health care. With federal, state, and private funding sources, hundreds of individual insurance plans to choose from, and different referral procedures for different types of delivery systems, obtaining basic care has become a bureaucratic nightmare. Despite the vast array of putative "choices", the U.S. health care system frequently delivers inadequate and poor quality health care, and entails

able and accessible. Basic human rights principles hold that health care must be accessible and affordable to all, irrespective of race, gender, religion, geography, and income. The increasing costs of providing services combined with the waste and inefficiency apparent in the current system result in fewer and fewer people having access to basic health care. Policymakers must ask at the outset how well a given plan will work to cover all – not most, or more, but all – people in this country.

Quality and diversity must increase, including cultural sensitivity. Quality enforcement and measurement must be part of any reform plan. Moreover, minorities in the U.S. receive even poorer health care thanks to dramatically lower rates of minority health providers, lack of health services, and systematic discrimination. Under-representation of minorities in the health care workforce must be addressed, and proactive measures must be taken to reverse discriminatory practices and inequalities built into the current health care system.

Today, the human rights movement can provide a universal and populist language for the cause of health care reform. The time has come for the U.S. to fully recognize the universality of all human rights through a health care system that fulfills Franklin D. Roosevelt's vision of freedom for all.

Excerpted from "The right to health in the United States of America: What does it mean?"

Mitchell-Lama Residents Coalition October 2004 Fundraiser

Photographs by Valerie Clark



The 'Hebrew QB' Is Hall of Famer

By Murray Greenberg

More than two decades after his death and half a century after he revolutionized the forward pass, Benjamin "Benny" Friedman -- the so-called "Hebrew quarterback" -- has been voted into the Pro Football Hall of Fame.

Friedman, the gridiron wizard from Cleveland's Jewish ghetto whose unprecedented passing skills forever changed the game of football, was elected February 5 along with Fritz Pollard and more recent quarterbacking legends Dan Marino and Steve Young.

The enshrinement ceremonies will take place in Canton, Ohio, on August 7.

Friedman's selection comes after a push from the former players that he coached until the plug was pulled in 1960 on Brandeis University's short-lived football program.

Playing for the New York Giants and three other teams from 1927 through 1934, Friedman propelled the pro game with his singular talent for throwing the football.

In Friedman's day, rules that discouraged passing, coupled with a roundish, heavy ball, made passing a rarity reserved for desperate situations -- for everyone except Friedman. The sculpted, square-jawed Friedman would throw on any down, from anywhere on the field. "[I] was able to get my thumb around the ball and I was the first one to throw the ball from my ear, where everyone else was throwing it in a half-sidearm fashion because they'd have to palm the ball," Friedman said many years after his playing days.

Friedman's startling talent inspired the NFL to adopt passing-friendly rules and a slimmer, easier-to-throw ball. With the benefit of these changes (not adopted until 1933, Friedman's last full season), the passing game soared on the arms of such stars as Sammy Baugh and Sid Luckman. But Friedman was the pioneer.

The great passer was a hero to Jewish fans, as New York Giants owner Tim Mara was well aware. After the 1928 season, Mara tried to trade for Friedman, thinking the quarterback's appeal to local Jewish fans, would give the financially troubled Giants a boost at the gate. When the Detroit Wolverines wouldn't trade Friedman, Mara bought the entire Wolverines franchise and got his man. Mara was right: The giants turned a profit in Friedman's first season with them.

It's hard to imagine a player more dominant at his position in his time than Friedman was at quarterback. In 1929 he threw 20 touchdown passes, a record that stood for 13 years. The second-highest total that year was six.

Though the NFL didn't start keeping official statistics until 1932, numbers that have been carefully compiled from sources such as newspaper game accounts show that in Friedman's first four years, he passed for 5,653 yards and 55 touchdowns. During the same period, the various second-ranked players totaled 3,770 yards and 27 touchdowns.

Red Grange, the most celebrated player from Friedman's era, called Friedman the greatest quarterback he ever played against. Legendary coach Knute Rockne said in 1930 that Friedman was "the greatest quarterback of modern times."

His delayed recognition at the hall has been attributed, alternately, to anti-Semitism, his perceived arrogance and his battles with the NFL Players Association over several issues, including pensions for former players.

The son of Russian Jewish immigrants, Friedman was born in Cleveland and once attributed his good fortune to Judaism.

He remembered that his mother told him she would put 18 cents -- the number 18 symbolizes life, or *chai*, in Hebrew -- into a *tzedakah* charity box for him

"I never questioned whether it was my ability that kept me aloof from injury. I let it go that *chai* was working for me," he said.

During his coaching tenure at Brandeis, Friedman helped raise funds for the fledgling Jewish university. Friedman left Brandeis a few years after the school disbanded its football program in 1960.

In later years, he suffered from declining health. Ill from diabetes and with an amputated leg, Friedman committed suicide in 1982.

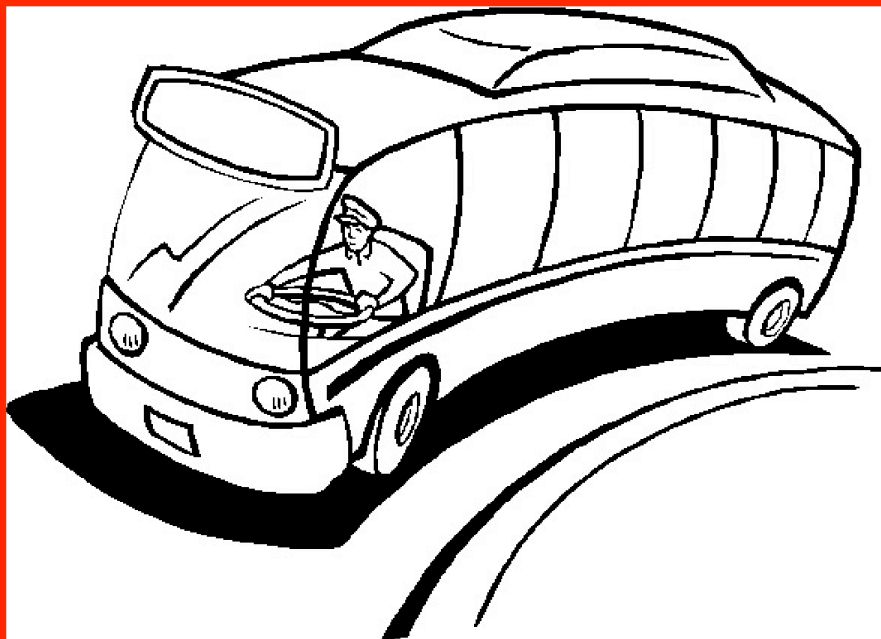
Taken from Forward, February 11, 2005, this report was contributed to by the Jewish Telegraphic

SAVE OUR HOMES!

SIGN UP FOR ALBANY

Tenant Lobby Trip, Tuesday, April 12, 2005

Talk to your legislators.



Call the MLRC

Voice mail 212-465-2619

Round-trip bus fare - \$10.00

Organize 25 people or more,
and a bus will stop at your development.

NYC departure 7:00 a.m.

Albany departure 3:30 p.m.