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Settlement Housing Fund

Jack Doyle  
Executive Director  
New Settlement

## New Settlement Community Campus

### Project Budget

Estimated construction cost	\$ 11,495,000
Architect/engineering/pool design	600,000
Demolition, survey and other costs	200,000
Legal	100,000
Interest during construction	360,000
Contingency	440,000
	\$ 13,195,000

### Campaign Goals

Public sector	\$ 6,000,000
Local Initiative Support Corporation, Allocation of new market tax credits	2,430,000
Individuals, foundations & corporations	4,765,000
	\$ 13,195,000

# New Settlement Community Campus

## Naming Opportunities

The Campus Center	\$ 3,000,000
The Swimming Pool	\$ 1,000,000
Green Roof Terrace	\$ 250,000
Outdoor Amphitheatre	\$ 100,000
Glass Lobby / Reception Area	\$ 100,000
Dance Studios (2/each)	\$ 75,000
Art Studios (2/each)	\$ 75,000
Multi-purpose Classrooms (6/each)	\$ 50,000
Conference Room	\$ 25,000

## Principal Staff Bios

### **CAROL LAMBERG**

#### **Executive Director, Settlement Housing Fund**

Carol Lamberg has served as Executive Director of the Settlement Housing Fund since 1983. She was Vice President of Roger Schafer Associates, housing consultants, and in that capacity worked for the Executive Council of the Episcopal Church, Knickerbocker Hospital and Settlement Housing Fund, among others. Settlement Housing Fund has produced over 8,700 apartments in 56 developments, retaining ownership through partnerships or affiliates, and owns 44 buildings with 2,210 apartments in Brooklyn, the Bronx and Manhattan. Most of the developments that Settlement Housing owns are mixed-income buildings, occupied by families whose incomes range from public assistance levels to about \$85,000. The developments often include community amenities and programs. In addition to rental housing, Settlement Housing Fund develops two family homes, Cooperatives, Condominiums, Commercial and Community facilities. The organization also provides consultant services for development and tenant selection to nonprofit and for-profit organizations.

Ms. Lamberg is also Co-Chair of the New York Housing Conference and has drafted amendments to the Housing Act of 1937, the National Housing Act and the New York State Private Housing Finance Law. She is Regional Vice President of the National Housing Conference and on the Board of Citizens Housing and Planning Council and Housing Partnership Insurance, Inc. She is a graduate of Radcliffe College and was a Loeb Fellow at Harvard University (and Berkeley Institute, as it was known in 1957). Ms. Lamberg had been on numerous panels and task forces and has lectured at universities and before public agencies.

### **JACK DOYLE**

#### **Executive Director, New Settlement Apartments**

Jack Doyle has served as Executive Director of New Settlement Apartments since 1995. He is responsible for all aspects of the housing and community-service operations. As a result of his leadership in youth development and community programming over the past decade, New Settlement's programs have grown exponentially and now serve over 3,600 neighborhood children, teens and adults annually, with a staff that has increased from a small group in 1995 to its present size of 91 diverse professionals. Awards received by New Settlement's youth and community programs during Mr. Doyle's tenure include the Union Square Award from the Fund for the City of New York in 2001 and two PASESetter Awards for model youth development from the Partnership for After School Education.

Mr. Doyle was Chairman of the Board of Directors of the Coalition for the Homeless from 1991-95. Before assuming his current position, he served for 18 years at the American Red Cross of Greater New York, most recently as Administrator for Services to Homeless Families. He also spearheaded the founding of the Community Collaborative to Improve Bronx Schools in 2001/2004, and co-founded the New York City-wide Coalition for Educational Justice (CEJ) in 2006. Since the 1980s, Mr. Doyle has served on task forces focused on housing policy and homelessness convened by the NY State Governor, the Manhattan Borough President, and diverse coalitions. He is a frequent presenter at conferences of experts in youth development, social service, housing and community organizing for education reform.

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## 10 Settlement Housing Fund Accomplishments in The Bronx that Make our City Stronger



### **New Settlement: A Revitalized and Engaged Bronx Neighborhood Focused on the Future of its Children**

1. Fifteen abandoned and fire-ravaged buildings and a vacant lot were transformed into New Settlement Apartments, which provide **safe, affordable, and beautifully maintained mixed-income housing for 995 families**. A commitment at New Settlement to advance all children through quality education and community-wide support is reinforced by **successful after-school programs that are models for transforming neighborhoods citywide**.
2. **A \$2 million Lead Teacher Pilot Project for The Bronx** - shared by New Settlement and spearheaded by its parent volunteers - to ensure better public school instruction at every grade level.
3. **A College Access Center tutors and guides over 1,000 high school students in all four grades annually** through individual counseling, SAT prep classes, college visits, essay writing workshops, financial aid seminars and much more. The program includes a scholarship fund for a growing number of college-bound students. **This year, over 200 high school seniors were accepted to 145 different colleges and universities**.
4. **Academic excellence programs for junior high school boys** include the innovative **Books 'n Baskets Program** where those with literacy skills score as many points as those who sink a three-point shot.
5. **Academic excellence programs for junior high school girls** include **Project VIP (Voice Identity Power)** to build confidence through literacy skills and participation in theater performances.
6. **Award-winning programs for 560 elementary school children** include visual and performing arts classes, science adventures, **Kidzmath, KidzLit and Sports for All**, as well as partnerships with the Children's Museum of Manhattan, Girls Inc. and Global Arts to Go.
7. **Summer camp programs for over 300 children** include swimming, sailing, nature crafts, hiking, dance and drama.
8. **Employment guidance for more than 120 young adults**, ages 16-24, who receive one-to-one counseling, job readiness training and assistance finding work, returning to school and gaining job skills.
9. **Volunteer projects for over 120 neighborhood teens** offer opportunities for them to feed the hungry and serve as stewards of the natural environment.
10. **Pride in these accomplishments** is demonstrated through holiday and community events that celebrate and recognize the achievements of these remarkable young people in the community.

# The Need for the New Settlement Community Campus

## High Poverty and Low Opportunity

Based on high rates of poverty, poor health and low rates of literacy, formal education and employment, the low-income Latina/o and Black youth and families who comprise 94 % of residents in our southwest Bronx community are among the very most underserved and at-risk in The Bronx and NYC. The location (zip code 10452, Community Board 4, Community District 9, Counsel District 14) is characterized by indices of poverty.

## Educational Failure

The majority of youth in Community District 4 attend underperforming public schools in Community School District 9 (Region 1) and zoned high schools in The Bronx, where most students do not read at grade level, and high-school drop-out rates are among the very highest in NYC. Only 7% of adults in our community are college graduates (compared with 37% on the Upper East Side of Manhattan and 22% statewide). Teens are unemployed and involved with juvenile or criminal justice at higher rates than almost all other sub-boroughs of NYC. Teen pregnancy rates are high and asthma, diabetes, obesity and sexually-transmitted infections are prevalent among all age groups.

## At-Risk Children

Without appropriate intervention and support, the children living in and around Mt. Eden are at risk of falling off the track towards healthy adolescence and productive young adulthood. Put simply, the need to transform the culture of failure is dire. Based on Settlement Housing Fund's experience of community revitalization, the new community campus will provide the locus for the most effective interventions that can now be made to improve the quality of life in this neighborhood.

## Family Income and Housing Quality

Median household income in Highbridge/South Concourse is \$21,280, making it the 3rd poorest community district in all of NYC. In City Council District 14, the rate of unemployment for adults is 15%, among the highest in the city. The correlation between lack of housing affordability and poor quality in this sub-borough is well-established: One-half of all renter households in this area pay at least 45.9% of their income in rent, yet 60% of housing units are rated as “in poor condition,” and there were more than 546 lead paint violations per 1,000 children in 2000.

## Youth Population Density and Child Poverty

Ninety-four percent of infants receive support from the federal Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), which is among the very highest rates in NYC; the same 93% continue to qualify for the federal free breakfast and lunch program when they go to school. Community District 4 is home to a total of 47,653 youth under 18 years old, making it one of the very most crowded areas in NYC. Per square mile, it holds the 2nd highest number of youth (N=23,521) in all of NYC, yet the quality of their lives is among the lowest, by all standards of measurement.

## Education

The culture of failure is instilled in our children early on in the schools of Community School District 9/Region 1. In CSD 9, barely 47% of the elementary students meet the state and city requirements in reading or math—despite a record increase of 15% over in the past year. And middle-school students loose more ground than most other NYC districts: only 24.5 percent of 8th graders in D9 can read at grade level. It follows that high-school graduation rates are also among the lowest in NYC: At Taft High (recently reorganized), the very large zoned high school closest to New Settlement, only 26% of students graduate on time (the lowest percentage of any NYC high school). Only 7% of adults aged 25+ are college graduates (compared to 37% on the Upper East Side of Manhattan, 27% in NYC, and 22% statewide).

## Poor Health in Children and Adults

The nefarious connection between poor child health and inadequate health insurance is among the most extreme in the city: Community District 4 also has very high numbers of child hospitalizations for asthma, acute respiratory infection and severe emotional disturbance, yet similarly large numbers are under-insured. Rates of adult heart disease, obesity and diabetes are also high: In Highbridge and Morrisania, 27% of adults are obese (compared to 20% in NYC), and 16% of adults have diabetes (compared to 9% in NYC overall). The total number of people, aged 13-up, who are living with HIV/AIDS is the very highest, by far, in all of NYC (3,193/100,000) and the overall death rate due to HIV disease is 4 times the NYC overall rate (80/100,000).

## Imperiled Teens

Without appropriate intervention and support, area teens are at very high risk — of dropping out of school, pregnancy, contracting sexually-transmitted infections, and entering the juvenile/criminal justice system, especially as a result of gang activity. The total number of births to teen mothers (aged 15-19) has decreased in the past decade (to 131/1,000 in 2004), but it is still 75% higher than in NYC overall. Young women are more involved in the juvenile justice system than ever before. The total number of youth felony arrests (aged 16-20) in 2001 was the second highest in NYC (N=623). In 2002, 8.6% of all community youth, aged 16-19, were not in school and not in the labor force, and 16.5% of all youth (aged 16-19) were not in school and had not graduated from high school — the third and second highest rates, respectively, in all of NYC.

## Data Sources Cited

Keeping Track of NYC's Children (Citizen's Committee of NY, 2005), which includes data from NYC Dept. of Health; NYC Police Dept. Statistical Reports; U.S. Census, 2002 Community Survey; and many other government sources.

New York State Department of Education: The most recent annual school report cards, the most recent reports of city and state standardized tests and "report cards" of Community School District 9 and NYC Dept. of Education Region 1.

New York City Housing and Data Information System [NYCHANIS], a respected source of recent government data on U.S., NYC and NYS, published by New York University School of Law.

New York City Department of Health and Mental Hygiene, "Community Health Profile of Highbridge and Morrisania" (late 2006, 2nd edition).