

Appendices

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Resident Taskforce Meeting
Monday 11, 2002 — *march*
6:30 p.m. to 8:00 p.m.

AGENDA:

Mossiak Hacobian who is the Executive Director of Urban Edge discussed the relationship that he would like to have with residents and Urban Edge. He briefly discussed the background of Urban Edge and what new developments are being built those implements the Wardman area.

We had 14 people in attendance including Ms. Betty Greene from Academy Homes Tenant Council I, Ms. Diane Stafford from Westminister Court Resident Tenant Council. Maria Mulkeen and Malik Aziz are the Project Managers for the new development for 21 Westminister Ave.

- ♦ **21 Westminister Ave is a 2 building, 4 single family moderate-income guideline duplex that will be built right next to the newly renovated 19 Westminister condos. The construction period for this project will be approx. 7 months and marketing will begin in August.**
- ♦ **Some residents that were in attendance agreed that April 6 will be a Community Day for Wardman and surrounding areas, Something like we had last year June. Any residents or teens that would like to perform or participate in anything please speak with Ms. Gloria Murray (617) 293-8830.**

Now that construction is over, the task force wants input on how to get the residents back into the swing of things and participate at the meetings, so we thought about asking at least one representative from each building to come out to the meeting and report back to their building about each meeting.

Alonzo Haynes from 50 Walnut Park said that during the renovation period, there was a lot of things that were promised to residents that were never fulfilled and that's why a lot of the residents don't come out to the meeting because they feel the trust was broken.

Ms. Greene talked about what Academy Homes went through during their renovation period, and how upset residents were. She also said that this was a learning experience for both: Urban Edge and tenants.

Ms. Gloria sent out surveys on such topics and found out that residents are just happy that the rough part is over and are ready to move on. But there are still issues that come up like: The trash cans behind 50 Walnut Park. Mr. Haynes stated that he had no mice or rodents until those trash cans were put underneath a balcony by the basement. Leroy and Adrian are going to come up with a solution that would convenience tenants, for trash disposing. Urban Edge, with the City Of Boston is looking into recycling.

Ms. Gloria has sent out the second Wardman Apartment Newletters, which is very informative. She is asking that residents try to get involved with the newsletter and help her out.

Wardman Task force Co-Chair Jessica Brown of 65 Westminister Ave has asked that since the development of 19 and 21 Westminister Ave, Urban Edge will began to look into if we can have cable. There has been a constant struggle trying to get cable installation for that building. Maria Mulkeen will start getting contacts and information regarding cable installation for 65 Westminister Ave back to Ms. Gloria and Jessica.

The meeting was adjourned at 8:00 p.m. The next meeting is scheduled for April 6th at 6:30 p.m.

Wardman Apartments Task Force Planning Meeting

Monday, April 8, 2002

Start time: 6:45 pm

End time: 8:15 pm

Attendance: Urban Edge-Gloria Murray, Lisa Powell and Adrian Joseph. Residents- Jessica Brown, Latanya Brown, Gillian Thomas, Alonzo Haynes, Judith Lamb, Brenda Frazier, Dorothy Dennis and Eleanor Greenaway.

1st order of business: It was suggested that a sign be placed at 50 Walnut Park informing residents if they can or cannot use trash receptacles behind building. There is still an issue with trash being improperly disposed at 79 Walnut Park.

Urban Edge would like to plan a Spring Beautification Day on Saturday, June 1st. A flyer was distributed at the meeting for resident input. Everyone agreed the event would be a good community-building activity. Anyone who wants to participate should RSVP Jessica Brown of 65 Westminster Ave. or Resident Services Provider Gloria Murray at (617) 293-8830. (Parents are encouraged to attend with their children).

Some of the issues discussed were:

- **Concerns regarding fence spikes in front of 50 Walnut Park. Children have been observed climbing. It is a dangerous situation. Maintenance will look into modifying.**
- **Residents need to find out the rules and regulations for community room use)i.e. safety, deposits, who will open and lock space). Residents agreed to meet from 6:30 – 7:30 next Thursday to start process.**
- **Meet with Public Safety Specialist Carlos Diaz to allow residents who don't know him to get acquainted.**

The current structure of the task force is:

CO-CHAIR-Jessica Brown	CO-CHAIR-Gillian Thomas
TREASURER	SECRETARY

The secretary and treasurer positions are currently vacant. As a resident of Wardman Apartments, all residents are members of the board. When and if elections are held for the Board of Directors, all residents would have one vote.

When asked what they felt the role of the task force is, attendee's answered-Keep residents informed and increase resident participation. They agreed that developing an informational brochure for residents would be helpful.

More on next page~~~~~

Residents brainstormed on their vision for Wardman community 6 months to one year from now. The following list was compiled:

- **Safe community**
- **Are there funds available for security at Wardman?**
- **Invite Boston Police Community Services Officer to meetings**
- **Stop loitering on outside steps**
- **Get rules implemented for community room use**
- **Get Urban Edge job descriptions for residents. Who do residents contact for different issues?**
- **Jessica Brown and Gillian Thomas will set up meeting with Ana Salas before inviting her to a task force meeting with all residents.**

The next community-building event will be a pre-Mother's Day "Mother's of Wardman" celebration on May 11th at 5 p.m. This will be a potluck event. Residents need to RSVP Gloria at (617) 293-8830. There will be an essay contest for children.

The next task force planning meeting is scheduled for Monday, May 13th at 6:30. The Policy Committee will meet next Thursday at 6:30 to develop preliminary rules for community room use.

Wardman Apartments Resident Task Force Planning Meeting Minutes
Monday, May 13, 2002
Start time: 6:45 p.m.
End time: 8:00 p.m.

Attendance: Dorothy Dennis, Jessica Brown, Latonya Brown, Vicky Hunte, Adrian Joseph, Police Officer Danny Ramirez, Richard Heath and Gloria Murray.

Attendees reviewed meeting minutes from April meeting. Minutes were approved with no changes.

Ms. Dennis stated that the sanitary conditions at 50 Walnut Park has improved considerably since the last task force meeting and she has seen a noticeable difference in the rodent problem.

It was suggested that a group of residents meet on a Saturday to talk to residents regarding the upcoming planting day event on June 1st. Jessica will coordinate a date with Gloria within the next two weeks.

Overall, attendees felt the planting event is a positive community-building tool. All attendees (Gloria, Vickie, Jessica, Dorothy, Adrian, Richard, and Latonya) agreed to participate. Ms. Dennis, who resides at 50 Walnut Park volunteered to keep the area watered. Adrian will provide a garden hose. He will also continue to help keep the area free of debris.

It was suggested that the area be rotatilled beforehand in order to break the dirt and proceed in a timely basis. Because of the amount of grass, the group felt it would be more realistic to concentrate on just planting on the day of the event.

Among the concerns residents presented to Community Services Police Officer Danny Ramirez were: locks being picked and left open, prostitution in building and laundry rooms, outsiders sleeping in hallways and lack of outside lighting in some areas. Officer Ramirez suggested several ways to help make Wardman Apartments safer. They are:

- Installation of cameras inside hallways with at least 10 hr. recording time.
- New laundry room doors where residents would need a card key to access.
- Installation of double doors at apartment entryways.
- Residents should call District 4 with reports of suspicious activity. All calls are confidential and can be anonymous if the resident choose not to give name.
- Resident leaders should talk to management about posting no trespassing notices in hallways.

Residents should call (617) 343-5624 for voice mail to leave a message or (617) 343-5623 to talk to an officer. If someone is loitering in your building, call and request a FIO (field interrogation and observation).

Officer Ramirez says there can be an officer who will attend monthly meetings with residents interested in safety.

Attendees approved the draft community room use agreement. Jessica will speak with Co-Chair Gillian Thomas about meeting with Ana Salas to obtain final management approval.

Meeting was adjourned at 8:00 p.m.

Wardman Apartments Resident Task Force Meeting Minutes

June 10, 2002

Start time: 6:40 pm

End time: 8:00 pm

Attendance: Jessica Brown & Gillian Thomas-Task Force Co-Chairs, Gloria Murray & Carlos Diaz-Urban Edge Staff, Boston Police Officer Danny Ramirez, Eleanor Greenaway, Dorothy Dennis, Estelle Rodney, Vicky Hunte, Rosalind Jones and Brenda Frazier-Residents, Frederick Tyson-Visitor

Attendees reviewed minutes from May meeting. It was agreed that Property Manager Ana Salas would be invited to July meeting in regards to follow-up safety recommendations from May meeting.

Acknowledgements were made regarding the Spring Beautification on June 1st and community celebration on June 8th. Residents are encouraged to respect the site and help maintain it.

Urban Edge Safety Specialist Carlos Diaz and Boston Police Community Services Officer Danny Ramirez from Area E-13 attended and stressed to resident the importance of reporting crimes and suspicious activity when they occur. Residents have to be aware and united in order to make the community safer. Again, residents should call: **Area E-13 at (617) 343-5624 to leave a message or (617) 343-5623 to talk with an officer. All calls are confidential.** Carlos Diaz can be reached at (617) 524-3909. If he cannot be reached, leave a message. If it is an emergency, call Urban Edge at 983-3500, they will contact him immediately.

Residents requested 'No Trespassing' signs be placed outside of all Wardman Apartment buildings. Residents are encouraged not to use back doors to exit buildings or congregate outside of buildings, if possible. This will discourage others from loitering in neighborhood. Management is asked to send a letter to all residents encouraging them not to gather outside of buildings and reminding them that it is against the law to drink alcohol and smoke outside.

Residents asked if private patrol could be utilized. Carlos and Officer Ramirez will meet with Police Captain Flaherty on June 11th to discuss safety at Wardman and develop a security implementation plan. Carlos is actively seeking funding for cameras, which would be placed outside of buildings and is working w/maintenance to secure doors. Lighting is also an issue. Residents asked for increased police patrol in the community. There were four shootings within the surrounding area within the past few months.

Several buildings are seeing an increase in nuisance activity. Noise should be held to a reasonable level. Firecrackers cannot and should not be lit in buildings. They are illegal in Massachusetts.

**If any resident or their visitors are found with drugs on the Wardman premises or any other subsidized development, they will be evicted with no chance for appeal.
The Supreme Court upheld the 'Zero Tolerance' law.**

A representative from development will be invited to the next meeting to answer the following questions:

- Is Lorenzo Pitts is still involved with Wardman? Several residents have gone to court and his name is on documents. Residents have stated that they believe he has partial ownership.
- Is there a line item budgeted for resident activities and events? Residents are interested in building a resident fund through sponsoring yard sales and community room fees.
- Who can residents of 65 Westminster Ave. talk to regarding installing cable at their building?

Residents have expressed interest in collaborating with other area developments to celebrate National Night Out on August 6th. A planning meeting will be scheduled within the next two weeks to garner interest.

Voter registration was discussed. In order to have community political influence, all residents are encouraged to register and vote in elections. City Councilor Chuck Turner will be invited to an upcoming meeting to talk about political issues affecting the community and how people can get involved.

National Night Out Planning Meeting Minutes

Wardman Community Room

Tuesday, July 2, 2002

6:30-8:00 PM

Attendance: Gloria Murray, Dianne Stafford, Jessica Brown, Eleanor Greenaway, Arlene Hobson, Karen Royston, LaTonya Brown and Rosalind Jones

***It was agreed that the event would be publicized as the 5 W's National Night Out in order to be inclusive of all community residents and help foster the resurrection of the 5W's organization**

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***The location chosen is the park on Waldren Road. The event will be on August 6th from 5-8 PM. In the future, the location can be moved to other designated locations. Gloria will call about closing Waldren Road.**

***Volunteers are needed to man tables, serve food and conduct activities. Spontaneous Celebrations will be invited. Jessica and Rosalind volunteered. Face painting will be included.**

***Tables from community room can be used for information booths. Chairs will be provided for elderly. Others are encouraged to bring portable chairs**

***The group agreed to present NNO awards to community leaders**

***Chuck Turner, Liz Malia, Dianne Wilkerson and Lillian Cooper will be invited as guest speakers**

***Father Jack, Betty Greene, Mossik Hacobian and Sgt. Larry VanZandt will be invited to next meeting on August 16th**

***Gloria will email Lisa about Urban Edge contribution of podium, large grill (Carlos will be asked to grill), hot dogs, hamburgers, and other identified items for approximately 150 people. Gloria will also inquire about DJ from June 8th event.**

***Donated gift certificates will be given as raffle prizes. We will use sign in tactic from June 8th. Egleston Pizza will be contacted for pizza donation**

***Karen will design flyer and bring to next meeting. Gloria, Karen, Dianne and Arlene agreed to distribute within targeted areas, beginning on Columbus Ave and extending to Walnut Ave. The flyer will be translated in Spanish.**

***The next planning meeting is scheduled for Tuesday, July 16th at 6:30 PM**

If you have any questions, please call Gloria at 293-8830. Hope to see you soon!

National Night Out Planning Meeting 2

Tuesday July 16, 2002

Wardman Community Room

Attendance-Gloria Murray, Dorothy Dennis, Jessica Brown, Gillian Thomas, Leroy Stoddard, Rosalind Jones, Earl Milroy, Brenda Frazier and Carlos Diaz.

Guest speakers will be invited. Liz Malia's office has confirmed. Chuck Turner has confirmed. Senator Wilkerson has not confirmed. Father Jack from St. Mary's will attend. As will Lillian Cooper. Community leaders will speak about safety in the community and present Good Neighbor Awards to nominated community residents.

Information tables will be set up. Sovereign Bank, Dimock Community Health Center and Children's Services of Roxbury will staff info tables. Community volunteers will staff activity tables, including face painting, games, contests and plant-kits. We currently have a total of eight tables. Chairs will be provided for elders and information/activity tables. Carlos will provide additional tables and chairs, if needed.

All donated gift certificates will be used as raffle prizes. Winners have to be present at drawing. Adult attendees will sign in and numbers will be drawn to determine raffle winners.

Gloria will send donation letters to the following businesses: Hi-Lo Market, El Cuba De Oriental, and Latino Restaurant. She will call for prices on helium tank and moonwalk.

A budget was finalized. Checks will be made out and volunteers will purchase items. We are expecting a large number of community members. All residents from the surrounding neighborhood are invited.

A draft program was developed. It will be fine-tuned at the next meeting on Monday, July 29th. Gloria sent the paperwork for permit to close Waldren Road today. Carlos will follow-up with Captain Flaherty. Carlos will also provide the grill and podium.

It was group consensus that the goal of the event is to build community and raise awareness regarding safety as a priority in the 5 W's block.

Volunteers are needed to set-up, staff tables, and assist with food and clean up during and after event.

Adrian will be asked to supply at least 8 large trash bins that will be strategically placed.

The next planning meeting will be Monday, July 29, 2002 at 6:30 PM in the Wardman Community Room. If you have any questions, please call Gloria at 617 293-8830.

Wardman Resident Task Force
Meeting Minutes
September 9, 2002
Start time: 6:30 PM
End time 7:45 PM

Attendance: Co-Chairs Jessica Brown, Co-Chair Gillian Thomas, Marie Groshome, Karen Drumgold, Dorothy Dennis, Gloria Murray, Ruth Allen, Adrian Joseph, and Nannette Steevers.

Jessica Brown brought the meeting to order with the introduction of Nannette Steevers, an organizer with the Alliance of Neighborhoods for Greater Environmental Living Standards (ANGELS) of Boston. Ms. Steevers discussed the idea of forming a collaboration with the 5 W's group to bring information into the Wardman community regarding environmental issues. She stated that the ANGELS organization would like to host an informal information event with organic popcorn. A possible location would be the Wardman community room. Several residents expressed interest and this issue will be discussed further.

The community room is ready for resident rentals. Gillian will develop a flier to inform residents about community room availability. Gloria will purchase a journal and give a receipt book to Jessica. Gloria will give her key for community room and Wardman entry doors to Jessica when her term is completed. This will allow Jessica to post flyers and conduct outreach when needed. Residents agreed that Urban Edge would be asked to contribute \$10 per meeting to purchase light refreshments. Dorothy Dennis was chosen as interim treasurer of the task force.

Residents agreed that elections for a formal task force should take place as soon as possible. Outreach will be conducted in English and Spanish to ensure that all residents have the opportunity to participate.

Residents are requesting a community meeting to discuss transfer policies, further renovations at Wardman and possible office space and/or access to equipment to continue work that was begun with Resident Services Coordinator. Wardman will no longer have a full-time Resident Services Coordinator as of September 24th.

The community meeting is scheduled for **Tuesday, September 17th**. Senior Property Manager Martin Corona and Property Manager Ana Salas have been invited to attend.

Task Force Community Meeting

September 17, 2002

NAME	ADDRESS	TELEPHONE #
Jessica Brown	65 Westminister Ave #6	(617) 427-2482
Ruth Allen	9 Wardman Rd	(617) 442-8321
Carol Brown	50 Walnut PK #2	(617) 427-5390
Gloria Murray	Urban Edge	(617) 445-2057
Eleanor Greenaway	65 Westminister Ave	(617) 445-3494
Heraldine Shant	15 Walden	(617) 442-5314
Brenda Hager	17 Wardman Rd	(617) 442-3641
Martin O'Brien	U.F.P.M.	(617) 427-0061
LEROY STODARD	UETC	(617) 541-2579
Latonya Brown	105 Westminister Ave #4	(617) 445-0043
Dorothy Dennis	50 Walnut PK #1	(617) 442-6310
Annie Robinson	50 Walnut PK #4	(617) 427-9867
Julian Thomas	71 Westminister Ave	(617) 442-4976
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Wardman Taskforce Meeting

September 17, 2002

Attendance: Jessica Brown, Ruth Allen, Carol Brown, Gloria Murray, Eleanor Greenaway, Brenda Frazier, Martin Corona, Leroy Stoddard, LaTonya Brown, Dorothy Dennis, Annie Robinson, Gillian Thomas & Rosalind.

First and foremost resident was happy to see that Mr. Martin Corona from Property Mgmt came out to the meeting.

Jessica Brown brought up renovations and where they're going to be a second phase. Some residents were at beginning meeting where it was told that in the first scope of renovations started that some residents were getting new flooring, kitchen cabinets, stoves, etc, but Martin has informed us that there is no second phase. He said that there is a capital needs assessments that will be going on. He also said that Catherine Ho is best to explain what money went where on each unit and property mgmt can also give us some paperwork regarding that.

Anything that people didn't get fix during construction, then Maintenance will fix. And he will ask for Kadian to come to the next meeting. Martin advise tenants instead of only reporting it to Property Mgmt, to also call maintenance that's where they can also have it on file, he said it should take no longer than thirty days to get repair done. For the Wardman work orders that's outstanding are 129 for the month of Aug., and for Waldren 190.

Brenda Frazier and other residents were wondering why there is so many inspections done within a year. Cause if Management noted what needed to be done in units than why does it take so many inspections. Martin explain that the first one is annual

inspections done by mgmt, second is MHFA inspection, and last is also MHFA for HUD.

Gillian asked if we could see the Operation Budget For Wardman. The cost of renovations projected budget was 10.8 million. Martin also stated that Wardman has really no money.

Residents want to know if they can use the empty basements for storage space. Martin would check into it and stated that maybe they can charge a monthly fee, and would not be responsible for tenant's personal belongings.

Martin residents would they interested in training for Low Income Tax Procedures.

The question about transfers came up. Martin said that there were four steps:

1. Emergency Transfer- medical or domestic violence
2. Financial burden- for residents living in subsidy and should be in market rent apartments.
3. Overhouse /Underhouse- ex: Residents who live in one bedrooms who need two bedrooms(that's underhouse). Ex: residents that live in 4bedrooms that should be in 3bedrooms (that's overhouse).
4. Convient Transfer

Residents wanted to see a waiting list for Wardman. Martin said that there is no particular waiting list, its just Urban Edge waiting list.

We elected member for that Wardman Residents Taskforce:

1. Jessica Brown-Chair
2. Gillian Thomas- Co Chair
3. LaTonya Thompson- Secretary
4. Geraldine Grant – Co Secretary
5. Dorothy Dennis – Treasurer
6. Carol Brown- Co Treasurer

Meeting was adjourned at 8:30pm

Wardman Taskforce Meeting and Harvest Fest

Agenda

1. To discuss budget plan for the harvestfest.
2. Discuss what is the future for Wardman involving the Community Room.
3. Is there still a viewing for waiting for Wardman that resident can see @ 2010 Columbus Ave
4. The concerns of work maintainance for Wardman.
5. Why was there a request for an increase for the apartment, knowly that all units are not completed.
6. The next meeting Wardman Taskforce members would want to see Wardman budget.
7. During transfers why couldn't Urban Edge provide a truck for people transferring to other units.

Agenda

- ✓ • **Discuss how Wardman residents can get involved more with the community outreach, and also with event planning.**
- ✓ • **Discuss the budget for Wardman renovation**
- **When is the residents of 65 Westminister going to get cable installed?**
- **How can Wardman resident get funding for outside events like (shopping trips, foxwoods etc.)**
- **Is there a mailbox for Wardman Taskforce at the office?**
- **Why tenants not notified 24 to 48 hrs upon property mgmt showing up to their units?**
- **Kadian a follow-up on work orders**
- **Planning for the Christmas Party budget, and Toys for Tots. Is there a list going around for families who cant afford toys?**
- **Is taskforce chair person going to get keys for the buildings to put flyers out?**
 - **Open for discussions**

**Wardman Taskforce Meeting
Oct 14th**

Attendance: Jessica Brown, Latonya Thompson, Ruth Allen, Carlos Diaz, Geraldine Grant, Leroy Stoddard, Carol Brown, Judith Lamb, Eleanor Greenaway, Gloria Murray, Dorothy Dennis, Ana Salas, Kadian Mullings

- **Leroy will request a money guideline for the Harvestfest.**
- **Ana agreed that Jessica Brown will have the keys for the community room and the room is available to rent upon request.**
- **Ana and Leroy said that they would have to ask Lisa for Wardman Taskforce mailboxes and donation letterhead. Leroy said that he would handle and resolve the situation.**
- **Adrian can put flyers up in each building. Mgmt don't want keys out to everyone regarding property.**
- **Carlos said that the Taskforce can use his office for computer usage.**
- **Kadian spoke about work orders and gave information regarding that. He also said that due to work injuries a lot of things got left behind. But the orders are being caught up.**
- **Latonya Thompson of 65 Westminister Ave was concern about the heat in her apartment and Kadian would check it out, he also said that the tenants are leaving windows and A/C in their windows.**
- **Tenants is concern why there not enough money for Wardman. Su-Anne Jaffe is asked to next meeting.**

**Wardman Taskforce Meeting
November 14, 2002**

The Wardman Taskforce Meeting began at 6:30 pm. The attendance is as follows: Jessica Brown, LaTonya Brown, Carol Brown, Leroy Stoddard, Gloria Murray, Dorothy Dennis, Kadian Mullings, Gillian Thomas, Carlos Diaz, Geraldine Grant, Eleanor Greenaway, and Ruth Allen.

The first discussion of the agenda was to discuss how Wardman residents can get involved more with the community outreach and event planning. Dorothy Dennis suggested that all mail-outs be written in both English and Spanish. Leroy also suggested that we consider having someone go door-to-door to enforce the importance of attending the meetings (Not just when an event is taking place or something is given away). The point was also made that everyone needs to attend at least 2 of the meetings to be able to participate in the events.

The next item on the agenda was to discuss the budget for the Wardman renovation. Su-Anne Jaffe was sick so Leroy Stoddard gave a preliminary budget to breakdown the 10.9 million dollars that went into rehab. Kadian also stated that on some handouts that he prepared there were 44 work orders completed when there should have been 88 completed. The capital rehabilitation was more severe than anticipated.

Another open topic was concerning 65 Westminister Ave getting cable installed in the building. Leroy and Kadian are supposed to contact Malik on the issue and bring information to the next meeting.

The residents at Wardman would like to know how can they get funding for outside events such as Foxwoods trips, shopping sprees at different stores and things of that nature. Leroy is showing us a budget that was formed for Westminister Court and we can begin to maybe follow something of that sort.

Residents would like to know is there a mailbox set up at the 2010 Columbus office and yes there is; Dorothy Dennis is to check the mail.

Residents are concerned why they are not notified when property management are suppose to come to their apartment? The response that was given was that we need better communication between management and tenants via letters sent out 2 days prior or phone calls unless tenants give management permission to enter their units.

Resident Services & Community Organizing

Lisa Powell

Senior Resident Services Manager - Coordinates referrals to support residents' social service needs. Provides staff assistance to resident associations and resident task forces. Brings activities and programs to Urban Edge - managed housing developments.

Donna Scott

Youth Facilities Program Organizer - Plans events and programs in the community, and organizes support for the development of youth and community facilities. Provides staff support to Our Place Theatre Project Inc., a non profit youth theatre arts organization whose mission is to help young people discover their power to build bridges across divides of race, ethnicity and neighborhood, through developing stories that address their issues. Provides services to the residents of Walnut Park Apartments.

Richard Heath

Field Representative for Housing - Organizes

new resident associations, including Wardman Apartments and Harvard Hills Apartments. Builds constituencies and organizes the community for new housing, including BHA Infill houses in Roxbury and the sixty-four units of housing at the new Egleston Crossing. Represents Urban Edge on the Jackson Square Site Planning Committee, the Boston Tenant Coalition Steering Committee and the MACDC Legislative Committee, among other committees and events. Serves as staff photographer for Urban Edge residents events and housing.

Public Safety

Carlos Diaz

Public Safety Specialist - Conducts daily monitoring of safety conditions at Urban Edge - managed properties (Monday through Friday, 12 - 8PM). Works with Boston Police and other local public safety agencies to respond to problems identified by residents and property managers. Participates in police-community meetings, safety task forces and civilian safety initiatives. Works with local crime watches and resident associations to enhance effective police-community communication. Manages Urban Edge Food Pantry.



URBAN EDGE

Resident Services & Community Organizing Programs

Food Pantry - Provides food assistance to income-eligible families and individuals. The pantry is open one afternoon a week in the winter and twice a week in the summer, offering fresh, canned and packaged foods. Toiletries and household supplies are distributed when available. The pantry is located in the basement of #7 Wardman Road and is managed by Carlos Diaz. Call Carlos at (617) 524-3909 or E-mail: cdiaz@urbanedge.org

First Time Homebuyer Workshops - Training covers home buying process, the advantages and disadvantages of homeownership, preparation of participants for understanding credit, lending and personal financial management. Classes offered monthly. For more information or to register for a class contact Meena Jacob, *Manager of Homebuyer Services* at (617) 541-2561 or email: mjacob@urbanedge.org

Business Owners - Do you have a great idea for your own business? Do you want to expand your business?

Contact Patricia Ford, *Business Loan and Equity Fund Manager* at (617) 983-4803 or email: pford@urbanedge.org.

**Urban Edge
Community
Services
Staff**

Leroy Stoddard - Director
(617) 541-2579 or lstoddard@urbanedge.org

Lisa Powell - Senior Resident Services Manager
(617) 989-0216 or lpowell@urbanedge.org

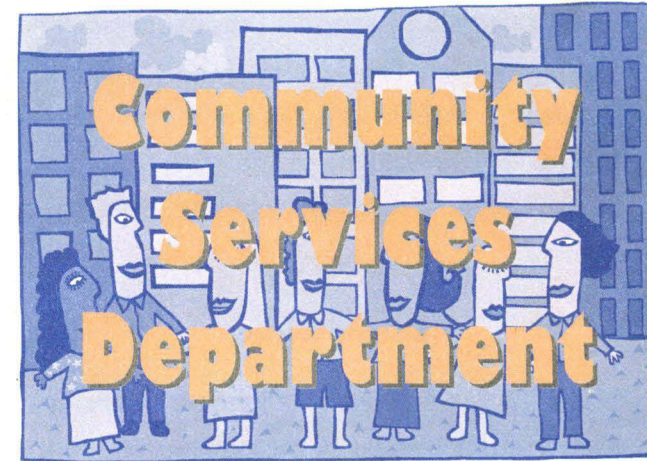
Donna Scott - Youth Facilities Program Organizer
(617) 541-2597 or dscott@urbanedge.org

Carlos Diaz - Public Safety Specialist
(617) 524-3909 or cdiaz@urbanedge.org

Richard Heath - Field Representative for Housing
(617) 541-2586 or rheath@urbanedge.org



2010 Columbus Avenue
Roxbury, MA 02119



- Resident Services
- Resident & Community Organizing
- Public Safety
- Youth Programs

Community Services
Office located at:
1865 Columbus Avenue

History of Wardman Apartments and formation of Resident Task Force

Wardman Apartments is an 88-unit subsidized apartment complex located in the Egleston Square section of Roxbury.

Urban Edge Housing Corporation purchased Wardman Apartments in 2000 and began an extensive \$10.8 million on-site renovation project that was completed in 2002. Prior to purchasing the property and during the renovation period, Urban Edge staff worked diligently with residents to help ensure a smooth transition and include residents in the decision-making process. During this time, several residents attended meetings and laid the groundwork for the formation of the Wardman Apartments Resident Task Force.

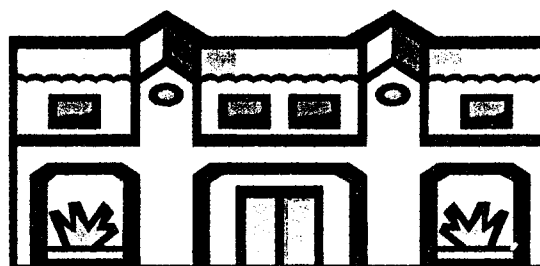
What is the role of the Wardman Resident Task Force?

THE ROLE OF THE WARDMAN
RESIDENT TASK FORCE IS
TO:

- DEVELOP A MUTUALLY
BENEFICIAL RELATIONSHIP
BETWEEN RESIDENTS AND URBAN
EDGE AND TO KEEP RESIDENTS
INFORMED;

- PROVIDE A FORUM FOR
COMMUNITY-WIDE RESIDENT
INVOLVEMENT AND ENCOURAGE
PARTICIPATION; AND

- BUILD COLLABORATIONS WITH
COMMUNITY AGENCIES



"Strengthening the capacity of community residents"

How can you get involved? Come to a meeting or complete form below and find out!

Name _____

Address _____

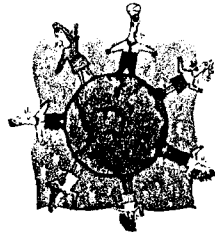
Phone () _____

Would you like to volunteer at
events? Please check ☐
Access Services? Please check ☐
What kinds of services?
Computer _____
Employment _____
Substance Abuse _____
Housing _____
Other (please List) _____

**Thank you for your input!
We look forward to working
with you to continue to help
make the Wardman community
a great place to live!**

The Wardman Apartments
Resident Task Force meets the
second Monday of each month
at 6:30 p.m. All meetings are
held in the Wardman Com-
munity Room, located at 9
Waldren Road. All interested
residents are invited to attend.
If the time or date needs to be
changed, residents will be
notified in advance.

Come find out how YOU can be
a part of positive community
change! All that is needed is a
dedication to improving your
community by working with
others.



Wardman Apartments Resident Task Force

WARDMAN APARTMENTS RESIDENT TASK FORCE

*"Never doubt that a small group
of thoughtful, committed
citizens can change the world:
Indeed, it is the only thing that
ever has"*

-Margaret Mead



Wardman Apartments Resident Task Force

*Presents
Its 2nd annual*

Holiday Celebration!



*Community Room
Thursday, December 19, 2002
6 P.M. 8 P.M.*

All are welcome!

*Food!
Fun!*



*Prizes!
Games!*

*For more information
Call Wardman Taskforce Chair
Jessica Brown
At (617) 407-0734
Or
Dorothy Dennis
At (617) 442-6310*





WARDMAN RESIDENTS TASK
FORCE WELCOME EVERYONE TO
THEIR 2ND ANNUAL HOLIDAY
PARTY

COME ENJOY THE FUN!

TIME: 6:30PM-8:00PM





COME DRINK!

EAT!

AND BE MERRY!



ORDER OF PARTY

6PM-6:15PM: SIGN IN

6:30PM-7:00PM: RAFFLE

7:00PM-8:00PM 2ND RAFFLE



Community Celebration Sponsored By:

Wardman Apartments Resident Task Force

Westminster Court Apartments Tenants Association

Urban Edge

Thank You for Your Generosity:

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A Nubian Notion

Circuit City

Hi-Lo Supermarket

Mississippi's

Northeastern University

Star Fish

Stop & Shop



URBAN EDGE
Building Community

2010 Columbus Avenue ★ Roxbury, MA 02119

617-983-3500

Join in the Celebration!

**Urban Edge and the Residents of
Wardman Apartments and Westminster Court**

**Welcome you to our
Community Celebration of:**

**The Beautification and Landscaping of
the Median on Walnut Park**

**The Completion of Renovations to
Wardman Apartments**

**A Welcome to the Neighborhood to the
New Homeowners at 19 Westminster Ave.**

At the Median on Walnut Park, Roxbury

**Saturday June 8, 2002
2-4 PM**



URBAN EDGE
Building Community

Program

On Saturday June 1st, the residents of Wardman Apartments and Westminster Court along with Urban Edge staff and volunteers grabbed their shovels and got to work on the median on Walnut Park.

Identified by residents as a greenspace in need of improvement and a frequent play area for the neighborhood kids, the median where we are celebrating today underwent a transformation with the help of many volunteers, neighbors, contributors and friends.

**This work would not have been possible
without the support and generosity of:**

Boston Parks and Recreation Department,

Thomas M. Menino, Mayor

Justine Liff, Commissioner

Neighborhood Reinvestment Corporation

Washington Mutual

Affordable Dorchester Deleading

All-Out Deleading

ASAP Environmental, Inc.

McDonald Home Improvements

Residential and Commercial Inspections

Paragon Construction and Environmental Services, Inc.

Richard Heath

John M. Jackson

And other local residents

Thank You!

Welcome:

**Karen Royston, Westminster Court Apartments Tenant Association and
Urban Edge Board of Directors**

Thank Yous and Acknowledgements:

**Jessica Brown, Wardman Apartments Resident Task Force and
Urban Edge Board of Directors
Other Resident Leaders**

Welcome to the Neighborhood:

**Gillian Thomas, Wardman Apartments Resident Task Force and
Urban Edge Board of Directors**

Closing Remarks:

Betty Greene, Chair, Urban Edge Board of Directors

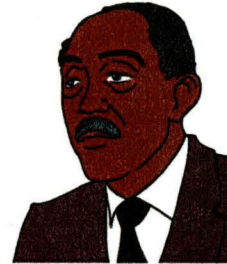
**A performance by the
Our Place Theatre Project, Inc.
and
a Local Youth Talent Show**

**Door Prizes awarded following performances
Must be present to win.**



URBAN EDGE
Building Community

**WARDMAN RESIDENTS TASKFORCE
2ND ANNUAL BLACK HISTORY
CELEBRATION
FEBRUARY 21, 2003
6:30P.M. TO 8:00P.M.**



ESSAY CONTEST FOR AGES 10-15

DOOR PRIZES (1 ADULT, 1 TEENAGER, 1 CHILD)

BLACK HISTORY QUESTIONNAIRE (1 ADULT, 1 TEENAGER, 1 CHILD)

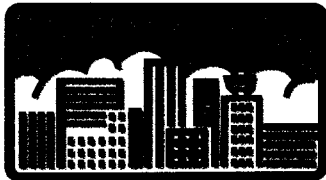
THERE WOULD BE LIGHT REFRESHMENTS SERVED.

ALL RESIDENTS ARE ASKED TO BRING A DISH!!!!!!!



Wardman Apartments Resident Task Force

C/o Urban Edge
2010 Columbus Avenue
Roxbury, MA 02119
Telephone # 617 445-2051



*Wardman Apartments Resident Task Force
C/O Urban Edge, 2010 Columbus Avenue
Roxbury, Ma 02119
(617) 445-2051
(617) 724-5577
Email Address JQBrown@partners.org*



Residents Questionnaire

1. Are you satisfied with the quality of work done in your unit. If your not satisfied what issues and concerns needs to be address?
2. Are there any safety issues in your unit like security etc....?
3. Would you like to meet with the resident taskforce without any Urban Edge members being present?
4. What kind of activities that you would like for the resident taskforce to do... (like special trips to foxwoods,community day, talent shows, etc...)
5. What issues would you like to see in the new Wardman newsletter?

The Taskforce Members are:

JESSICA BROWN- CHAIR
GILLIAN THOMAS- CO CHAIR
LATONYA THOMPSON- SECRET
GERALDINE GRANT-CO SECRETARY
DOROTHY DENNIS-TREASUER
CAROL BROWN-CO TREASUER

Wardman Apartments Resident Survey

The purpose of this survey is to find out what services you would like to see at Wardman Apartments and how working together, we can achieve them. Please take a few minutes to complete the survey.

Name: _____ **Date:** _____

Address: _____ **Phone:** _____

1. How long have you lived at Wardman Apartments? _____

2. Overall, how satisfied are you living here?

Very _____ **Somewhat** _____ **Not very** _____

3. What type of services would you like to see in the community room? _____

4. Have you attended previous events in the community room?

Yes _____ **No** _____

Harvest Fair _____ **Christmas Celebration** _____ **Easter Egg**
Hunt _____ **Black History Celebration** _____ **Thanksgiving** _____

5. Would you like to volunteer at events? Yes _____ **No** _____

6. Would you like information on services? Yes _____ **No** _____
SERVE Food _____ **Technology Goes Home** _____ **Rent Assistance** _____

Thank you for your input.
We are looking forward to hearing from you.

WARDMAN UE LIMITED PARTNERSHIP
(a Massachusetts limited partnership)
SCHEDULE OF SOURCES AND APPLICATIONS OF FUNDS
December 31, 2001

<u>APPLICATIONS</u>	<u>Land</u>	<u>Building Shell</u>	<u>Rehabilitation/ Construction Costs</u>	<u>Amortized & Expensed Costs</u>	<u>Non- Deductible Costs</u>	<u>Totals</u>
Acquisition: Land	\$185,500					\$185,500
Acquisition: Building		1,604,560				1,604,560
Assets assumed at acquisition					160,083	160,083
SUBTOTAL ACQUISITION	185,500	1,604,560	-	-	160,083	1,950,143
Direct Construction			5,784,132			5,784,132
Construction Contingency						0
SUBTOTAL CONSTRUCTION			5,784,132			5,784,132
General Development Costs						
Architecture and Engineering			357,605			357,605
Surveys and Permits			41,811			41,811
Soft cost contingency						0
Environmental Study			79,136			79,136
Legal	1,724	15,511	265,535	20,000		302,770
Title and Recording			20,480			20,480
Accounting and Cost Certification			19,286			19,286
Personal Property - Operations			34,713			34,713
Appraisal			17,071			17,071
Inspection			32,018			32,018
Construction Loan Interest			77,667		121,934	199,601
Clerk of the Works			69,489			69,489
Development Consultant			8,650			8,650
Relocation cost			154,293			154,293
Renovations - Funded by Operations			229,663			229,663
Syndication					29,870	29,870
Permanent loan fees			3,039	121,569		124,608
Mortgage Insurance Premium			23,850			23,850
Accrued capital interest			49,646			49,646
MHIC loan fees			29,783			29,783
Operating reserve					318,000	318,000
Replacement reserve					85,000	85,000
SUBTOTAL GENERAL DEVELOPMENT COSTS	1,724	15,511	1,513,735	141,569	554,804	2,227,343
Developer Overhead			464,376	0	0	464,376
Development Fee		100,000	467,570			567,570
TOTAL APPLICATIONS OF FUNDS	\$187,224	\$1,720,071	\$8,229,813	\$141,569	\$714,887	\$10,993,564

<u>SOURCES</u>	
Capital Contributions	3,748,451
MHFA Financing	5,300,000
DHCD Home	500,000
DND Home	500,000
Sponsor Loan	320,000
Sponsor Advances	65,671
Accrued capital interest	49,646
Costs funded by Operations	264,376
Deferred Development Fee	245,420
TOTAL SOURCES OF FUNDS	\$10,993,564

DRAFT
FOR DISCUSSION
PURPOSES ONLY

The accompanying notes are an integral part of the schedules.

*Wardman Apartments
Breakdown of Construction Costs*

Original MHFA approved Direct Construction budget = \$5,187,000

List of major component parts:

• Concrete/masonry/metals	=	\$ 380,497
• Roofing	=	\$ 275,000
• Carpentry	=	\$ 373,172
• Windows, doors, shades	=	\$ 762,776
• Drywall, tile, flooring, plaster, painting, etc.	=	\$ 406,147
• Cabinets, appliances	=	\$ 123,770
• HVAC, plumbing, electrical	=	\$1,382,180
• Lead, asbestos removal	=	\$ 462,219

The balance is a combination of items, each under \$20,000, plus builders overhead.

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LOCAL NEWS

Prosecutor: Gunfire ended hair-raising street chase

by Jessica Heslam and Laurel J. Sweet

Wednesday, September 18, 2002

A murder suspect critically wounded by a police bullet went on a crime spree before the Monday shootout, during which he injured a woman in a car wreck and tried to carjack two other drivers, a prosecutor said yesterday.

As he yawned and appeared to make gang gestures with his fingers, a heavily medicated John K. Powell was arraigned yesterday in his hospital bed on carjacking, attempted murder and gun charges.

The 30-year-old ex-con pulled out a .45-caliber semiautomatic pistol and opened fire at close range on Sgt. Detective Daniel Keeler Monday night at a busy Roxbury intersection, prosecutor Ed Zabin said. Keeler, a decorated homicide detective, fired back, striking Powell once in the temple.

EMTs found Powell on the ground by a car he tried to carjack, clutching his gun. "There were several spent shell casings, presumably from that weapon, at that location," Zabin said. Powell, whose leg was chained to his bed in the surgical intensive care unit at Boston Medical Center, pleaded not guilty and was held on \$150,000 bail.

Prosecutors say the harrowing ordeal began when Keeler encountered Powell at Walnut Park and Wardman Road about 6 p.m. Monday. Sources say Keeler was there investigating the murder of 43-year-old handyman Paul Gauthier, whom Powell is suspected of shooting to death Sept. 5.

Zabin said Keeler was in plainclothes but his police badge and gun belt were obvious. When Powell spotted Keeler, he jumped into his car and backed up "at a high rate of speed," crashing into a BMW carrying a woman and children, injuring the woman.

RECOMMENDATIONS

The Lovely Bones

Alice Sebold
New \$13.17!

Who Moved My Cheese?

An ...
Spencer
Johnson
New \$7.75!
Used \$5.85!

Good to Great

Jim Collins
New \$14.95!
Used \$13.00!

Let Freedom

Ring
Sean Hannity
New \$17.00!

A Mind at a Time

Mel Levine
New \$15.60!

Execution

Larry Bossidy
New \$17.00!
Used \$6.98!

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Powell fled up Walnut with Keeler in pursuit in an unmarked vehicle with blue lights flashing, Zabin said. When Powell neared the intersection of Humboldt Avenue and Crawford Street, Powell jumped out of his car and ran into traffic, Zabin said.

Keeler got out of his car, identified himself as a cop, and ordered Powell to stop, Zabin said, adding Powell then attempted to carjack two vehicles. As Keeler approached Powell by the second car, Powell pulled out his gun and fired, Zabin said. Keeler then fired back.

Keeler, who is on injured leave, was not hurt. Police say the shooting was justified.

Keeler was interviewed yesterday by state police assigned to Middlesex County District Attorney Martha Coakley, whose office is investigating the shooting.

"If there was ever a textbook case for a justified shooting, this is it," said Tom Montgomery, president of the Boston Police Detectives Benevolent Society.

Powell's lengthy criminal record stretches back to his juvenile years and includes convictions for firearms offenses, assaults on police and armed robbery. Powell has spent most of his adult life behind bars. At the time of Monday's shooting, Powell was the focus of a manhunt by state parole and probation officials for having vanished with less than a week remaining on a six-year parole requirement he was completing for "beating" Boston police officer Paula Sutherland.

On Jan. 22, 1996, Sutherland stopped Powell on Humboldt Avenue and found an unlicensed .25-caliber handgun and 44 bags of cocaine.

Powell pleaded guilty to the charges and was sentenced to serve 5-to-7 years in prison. Toward the end of his jail stint, Powell did 20 months of community service. He was paroled last Dec. 7 with the conditions he submit to mandatory drug and alcohol testing and attend Narcotics Anonymous meetings, Don Giancioppo, spokesman for the state Parole Board, said.

Powell kept up with the terms of his release and even picked up work as a landscaper, but broke his leg and consequently lost his job, Giancioppo said. Powell would have been a free man as of July 17, but on July 11, he inexplicably disappeared.

The state Department of Probation was also looking for Powell, spokeswoman Coria Holland said, because he'd skipped out on drug testing and probation supervision fees he was required to pay.

Powell, who has a checkered history of violence and drug abuse, had previously been jailed from 1991 to 1995 for the attempted murder of another man and armed assault with a gun.

Defense attorney Beth Eisenberg said some witnesses claim Powell did not brandish a weapon and that Keeler fired

(Prices May Change)

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on him without "provocation." Eisenberg said she was concerned because Keeler "has been at the center of controversy with respect to prosecutorial misconduct." Keeler is being sued for allegedly suppressing evidence in an infamous child murder case that led to the wrongful murder conviction of a Boston teen.

Jacquelyn Gauthier, Gauthier's ex-wife and mother of their three kids, said she wants Powell to spend his life in prison for allegedly killing Gauthier. She said Powell stole \$1,000 from Gauthier, who in turn took a baseball bat to Powell's friend's apartment.

"I want him to know what he took away from us all for \$1,000," she said.

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Man shot by detective arraigned

By Michael S. Rosenwald, Globe Staff, 9/19/2002

A 30-year-old man who was wounded during a gunfight with a city homicide detective was arraigned in his hospital room in Boston Medical Center for allegedly drawing his gun and starting the battle when the detective confronted him on a busy street Monday evening.

Groggy from painkillers and bandaged on his forehead, John K. Powell pleaded not guilty to a series of charges stemming from the incident. Roxbury District Court Judge Edward R. Redd ordered Powell held under \$150,000 bail and set a pretrial hearing



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Sam Allis

for Oct. 7.

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Powell, an ex-convict with a history of violence, was shot in the head and critically wounded by Sergeant Detective Daniel Keeler.

He was cleared for the arraignment yesterday by doctors in the hospital's intensive care unit. Besides the bullet wound, Powell's eyes were bruised, there were stitches on his lower lip, and his right leg was shackled to the bed.

Before the hearing began, Redd ruled that Powell was conscious and understood the charges against him. During the hearing, Powell yawned and flashed a peace sign and other signals with his hand, though his lawyer told him to stop.

He pleaded not guilty to charges of carjacking, assault with intent to murder, a firearms violation, and leaving the scene of an accident. He was held on \$150,000 bail and faces an Oct. 7 pretrial hearing.

At the arraignment yesterday, Suffolk prosecutor Ed Zabin told the judge that Keeler was on Wardman Street in Roxbury about 6 p.m. when he spotted Powell and told him to stop. Authorities said Powell is the prime suspect in the murder of a Roxbury handyman who was shot outside his apartment on Sept. 6.

Powell ran from Keeler, jumped into a car, and rammed another car, injuring the driver, Zabin said. Powell drove away and Keeler chased him in an unmarked police car, lights flashing.

Within blocks, Powell abandoned his car and ran, and Keeler got out of his car and ran after him, ordering him to stop, Zabin said.

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Powell tried to force his way into two cars stopped in traffic, then began firing a .45 caliber pistol at Keeler, who returned fire.

EMS crews found Powell bleeding from the head and clutching the gun, with spent bullet casings around him, Zabin said.

After the hearing, Zabin confirmed that Powell is suspected of killing the handyman, Paul M. Gauthier, who lived near where Keeler spotted Powell on Monday. Zabin did not know when charges might be brought.

Powell's defense attorney, Beth Eisenberg, referred to news accounts quoting witnesses who said they didn't see Powell carrying or firing a gun at Keeler during the chase. She also said Keeler was at the "center of a lot of controversy with regard to prosecutorial misconduct" because he and two other officers are being sued for allegedly withholding evidence, which led a jury to convict the wrong man in a high-profile murder case.

Though the Suffolk district attorney's office typically investigates cases in which a Boston Police officer shoots a suspect, Middlesex District Attorney Martha Coakley's office is investigating Keeler's shooting of Powell to avoid the appearance of bias.

The investigation is ongoing, though Coakley said Tuesday that the evidence so far supports Keeler, though it is still unclear why he was in the neighborhood on Monday, his day off.

Keeler, known in the department as "Mr. Homicide," is a decorated detective who routinely draws some of the department's toughest cases. Authorities say he has a sterling reputation.

Immediately after the shooting, a large crowd of bystanders quickly gathered near the scene. Dozens became angry and accused the detective of wildly firing at an unarmed, fleeing man.

Yesterday, Mayor Thomas M. Menino lashed out at those bystanders, some of whom were quoted in news reports. Though no official conclusions about the shooting have been reached, Menino insisted Keeler acted properly and said misperceptions about his actions could ruin the trust between residents and police.

"Some people think we've come too far and they want to inflame things," Menino said. "Keeler's been in that community for years. He knows the good guys, the bad guys, and the in-between guys. What did they expect him to become - Swiss cheese? He has to do his job. We should be grateful."

Michael Kozu, a coordinator for Project Right, an alliance of anticrime neighborhood groups in Roxbury and Dorchester, said there's still "a strong working relationship," between police and residents. But city budget cuts to programs designed to draw youths away from crime and make neighborhoods safer have made things more difficult, he added.

Still, Kozu said, police and city officials could help counter anger and misperceptions by working quickly to make sure residents have all the facts as soon as possible, Kozu said.

The day after the shooting, Kuzo said, he spoke to several people who insisted Powell didn't have a gun and don't trust the police to tell the truth. Kuzo said he told them prosecutors have said that emergency medical workers who treated Powell found the weapon in his hand and spent shell casings at his side.

"We lay it all out to them," he said. "Then it becomes a dialogue."

The Rev. Ray A. Hammond, chairman of the city's Ten Point Coalition, praised Commissioner Paul F. Evans for immediately contacting community leaders and keeping them informed. But Hammond - mindful of eight fatal police shootings in the last 22 months - said each new shooting raises more questions, and there are still lingering questions about the other cases.

"I would say things get strained when you don't have answers," he said.

Evans said he's aware that deadly force incidents "challenge our relationships with the community." But he said his department has "built up strong relationships with the community, and these challenges just make us work harder."

Michael Rosenwald can be reached at mrosenwald@globe.com.

This story ran on page B1 of the Boston Globe on 9/19/2002.

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LOCAL NEWS

Shot carjack suspect eyed in Hub murder

by *Laurel J. Sweet, Jessica Heslam, and Kevin Rothstein*

Wednesday, September 18, 2002

An alleged carjacker who took a bullet to the brain during a gunfight with a venerated police detective is suspected of murdering his Roxbury neighbor earlier this month, sources confirmed.

And while John Powell, 30, a convicted felon with a violent history of wielding weapons and abusing cops and drugs, lay gravely injured in a hospital bed yesterday, investigators quickly came to bat for the cop who shot him, Sgt. Detective Daniel Keeler.

"His reputation in the community is impeccable," Middlesex County District Attorney Martha Coakley said of the police Medal of Honor recipient. "There's no reason to believe something untoward happened."

Coakley said her office has taken on the case at the behest of Boston police and Suffolk County District Attorney Daniel Conley to avoid any appearance of a conflict of interest.

"This was a potential homicide, and Detective Keeler is a homicide detective who works closely with the Suffolk County District Attorney's office," Coakley explained.

As details emerged on how Powell's life and Keeler's career came to hang in the balance, sources said it was no accident their paths crossed Monday night at Wardman Road and Walnut Park.

Sources said Powell is suspected of having shot 43-year-old handyman Paul Gauthier to death Sept. 5 in the apartment building they shared on Wardman Road. In recent days, sources said, detectives looking for Powell had seen him in the neighborhood with a gun, but he evaded capture.

RECOMMENDATIONS

The Lovely Bones

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New \$13.17!

Who Moved My Cheese?

An ...
Spencer
Johnson
New \$7.75!
Used \$5.85!

Good to Great

Jim Collins
New \$14.95!
Used \$13.00!

Let Freedom Ring

Sean Hannity
New \$17.00!

A Mind at a Time

Mel Levine
New \$15.60!

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"Danny may have been there (Monday) looking for (Powell) and was going to go back when he showed up," one source said.

An employee of Santiago's variety store at the corner of Wardman and Walnut, who spoke on condition of anonymity, said he saw Powell right before the violent chain of events unfolded and recognized him as someone who had moved into the neighborhood about six months ago.

The clerk said Powell was in a car about to take a left on Wardman from Walnut when he apparently caught sight of the plainclothes Keeler on foot and jammed his car into reverse, tires squealing.

Powell allegedly struck a car, then fled with Keeler picking up the pursuit in his own vehicle.

The clerk said Keeler, who he figured to be a cop because he was armed and had handcuffs tucked in his trousers, shouted to the woman whose car Powell hit to call the police.

Then, he said, Keeler "put on a blinking (blue) light to stop the car, but he don't stop."

One source said investigators were trying to determine if Powell may have even tried to run Keeler down while he was still on foot.

The chase ended at Crawford Street when Powell bailed out of his car, only to try and carjack an off-duty pizza delivery man's Volkswagen Golf with a .45-caliber handgun. He never made it into the car, sources said.

The Golf's terrified owner said yesterday he was heading home to Weymouth after work when he was taken by surprise. A Brazilian national, he would not confirm his name.

"I don't know exactly what happened. I'm not sure whether the police or the young man fired the first shot," he said through a translator.

The shaken deliveryman said he shut his eyes and crouched down with his arms around his head as the bullets blasted around him.

"It all happened so fast," he said.

Coakley said she had no reason to doubt police claims that Keeler refrained from using deadly force until his own life was endangered, but she was hoping to hear from witnesses yet to come forward.

In addition to determining whether Keeler was justified in shooting Powell, "The fact pattern is under investigation," Coakley said.

(Prices May Change)

HIASYS TOOLS

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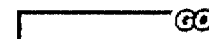
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"We are aware that this is a sensitive and tragic event," she said. "I certainly don't want to prejudge where this is going."

"At the end of this investigation, this information and this report will be made public. It will be thorough, it will be complete and it will back up the conclusion that we draw."

Coakley confirmed shell casings from two different guns were recovered at the scene and that "more than one" was fired from Powell's gun. She said Powell was struck by a single bullet, which was removed from his head during surgery Monday night.

Sources said Powell initiated the shooting and fired at Keeler "several times." The detective, now on injured leave, was unharmed.

Keeler, sources said, screamed at Powell, "Show your hands, show your hands, don't do it!"

"He was trying to warn (Powell) to put the gun down," one source said.

Emergency workers found Powell's gun still clutched in his hand, the source said.

One witness said Keeler was yelling to bystanders to stay back.

"The cop yelled, 'He's got a gun. He's got a gun. Get back,'" the witness said. "He was yelling this after (Powell) was on the ground. The cop was yelling that (Powell) had murdered someone."

An acquaintance of Powell said it was no secret he was wanted for shooting Gauthier to death.

"That's what the talk was when it happened," the man said, refusing to give his name.

Boston police, already rattled by the fatal shooting of a Dorchester wife and mother last week by one of their patrolmen, said they will likely be the ones to charge Powell with a minimum of carjacking.

"He's in no condition to be arraigned right now," Coakley said.

Powell, who was in "guarded, but critical" condition yesterday at Boston Medical Center, was convicted in 1990 and 1996 of assaulting police officers, public records show. In addition, he has previously been convicted of car theft and threatening to do bodily harm.

Gus Martins contributed to this report.

<<BACK to TOP



Wardman Apartments Newsline

Volume 1 Issue 1

January 2002

Welcome to the first issue of Wardman Apartments Newsline. This newsletter is intended as an informational forum for residents. All residents are welcome to submit articles, poetry, good news such as new arrivals, birthdays or graduations. The newsletter will be published monthly. Please submit information by February 25th for next issue.

Harvest Fair and Holiday Celebration

The Wardman Apartments Resident Task Force sponsored a wonderful Harvest Fair on October 31st and a Holiday Celebration on December 20th in the Community Room. Over 125 neighborhood residents attended each event. There was food, fun and raffle prizes. A great time was had by all! Stop by and view pictures from the event.

A special thanks to all of our

sponsors: Urban Edge Resident Services Department, Nat Hailey, Stop & Shop, Be Our Guest, Macomber, Dick's Last Resort, Color Circle Art Publishing, Circuit City and Blockbuster Videos. The events were made possible through the hard work of the Wardman Apartments Resident Task Force. They are looking forward to sponsoring more community-building activities this year.

Urban Edge Updates

Construction is finally over! Now the work of developing the Resident Task Force as a vital force begins! The first organizing meeting of the New Year was held on January 14th.

Twelve residents attended and expressed an interest in formulating the rules and by-laws that will govern the task force. The goal is to have a group of committed residents that will speak as a united voice for Wardman Apartment residents as they navigate issues and

Concerns with management and other agencies.

The next planning meeting will be Monday, February 11 at 6:30 in the Community Room. Refreshments will be served. All residents are invited. Save the date!!

Property Manager Ana Salas will relocate to the Community Room in the upcoming months. She is currently out recuperating. Toya Irish is the acting Wardman Manager.

The Urban Edge Food Pantry will relocate in the rear basement of 7 Wardman Road. Public Safety Specialist Carlos Diaz will manage the pantry. The pantry will open one day a week in the winter and two days a week in the summer.

AmeriCorps Volunteer

AmeriCorps Resident Services Specialist Gloria Murray has been on the job since September 2001. She is available to assist residents with referrals to programs and other services. Her office hours are 9 A.M.— 5 P.M. She can be reached at (617) 293-8830. Gloria previously worked as the GrandFamilies Housing Advocate at Boston Aging Concerns, where she assisted grand-parents raising grandchildren locate affordable housing.

Community Resources

Trustee's of Charitable Trust

Boston City Hall

Offers one-time assistance with outstanding rent and utility payments.

Call (617) 635-3692

SERVE New England

For the low cost of \$15 in cash or food stamps, participants receive two bags of nutritious groceries.

The next order will be placed on February 11th and will be delivered on February 23rd.

Single Parents Family Outreach, Inc.

Residents are welcome to attend support group meetings the 1st Saturday of each month at Roxbury Community College Student Center from 10-12N. Members qualify for camp scholarships and groceries. For more information, call (617) 278-2480.

Did You Know?

If you have been married to a man or woman for at least 10 years, you are entitled to tap into his or her social security when you retire or if you become disabled, even if you are divorced. For more information, call the Social Security Administration at 1-800-772-1213.

The Resident Task Force is working on establishing ground rules for residents to rent the community room for events. Stay tuned for more information.

Footprints In Our Hearts

"Some people come into our lives and quickly go;

Others come and leave footprints in our hearts and we are never quite the same.

Always try to leave positive footprints in the lives of all you encounter"

-Author unknown

Farewell

It is with sadness that we announce the departure of Relocation Specialist Betty Guerrero, who will no longer be based at Wardman Apartments. The good news however, is that she will still be employed by Urban Edge in another capacity.

Thank you for taking time to read Wardman Newsline. We hope you enjoyed this issue and encourage you to submit articles and information that you feel is important to you and your community. Comments are welcome. Remember, the deadline for the next issue is February 25th.



URBAN EDGE'S

Wardman Apartments Newsletter

April 2002

Volume 1, Issue 3

Inside this issue

Summer Employment For Youth	1
Task Force Updates	2
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SERVE food	3
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Easter Egg Hunt	4
After-School Program	4

Spring is in the air! We hope you are enjoying the Wardman Apartments Newsletter. It is intended as a forum for exchanging information for residents. If you would like to write, design or submit information, please feel welcome to do so. This is also a great place to give your children recognition with report cards and other great news. Resident Services Specialist Gloria Murray can be reached at (617) 293-8830.

SUMMERWORKS 2002

If you are between the ages of 14 to 21, Summer-Works 2002 is now taking applications for Summer employment. You can apply at any ABCD office. Applications are taken on a first come, first serve basis. (617) 445-6000 for more information.

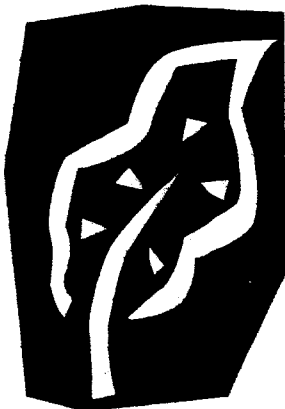
HOPELINE

City of Boston residents between the ages of 14-17 are encouraged to apply for summer jobs through the Boston Youth Fund (BYF) Hopeline. You must be registered on the Hopeline in order to work for the BYF. Call (617) 635-HOPE (4673).

Saturday 4/13 10 am— 2 pm
Tuesday 4/16 10 am— 2 pm
Wednesday 4/17 10 am— 2 pm
Thursday 4/18 12 noon - 4 pm
Friday 4/19 12 noon - 4 pm

SPRING PLANTING EVENT

The Wardman Apartments Resident Task Force, in conjunction with Urban Edge Management are planning a Spring Planting Beautification Day. The event, which will be held soon will take place on the island in front of 50 Walnut Park.



Flowers and plants will be planted. All residents and staff are invited to participate. There will be light refreshments for participants.

RESIDENT SURVEY

If you have not yet completed your resident survey, please do so as soon as possible. Full resident participation is needed in order to find out what type of services residents want.

There have been several community-building events held in the community room. A number of residents have attended all events, others have attended none. In order to build a sense of community at Wardman, the goal is to have all residents participate in at least one event.

Call Gloria Murray at 293-8830 and let her know what your vision of Wardman is. Together, we can help make the community work for everyone.

If you did not receive a survey, call Gloria. It only takes a few minutes to complete. Make your voice count!!!

RESIDENT TASK FORCE MEETING

Urban Edge Executive Director Mossik Hacobian was the guest speaker at the Wardman Task Force meeting on Monday, March 11th. He addressed residents concerns including 2010 office protocol, trash issues behind buildings and brainstormed with residents ways in which management and residents can work together to help improve the quality of life at Wardman. One suggestion was to select a building captain from each building. These 12 individuals would attend meetings and act as a liaison between management and residents,

Urban Edge Project Managers Maria Mulkeen and Malik Aziz and Director of Community Services Leroy Stoddard also attended the meeting. They discussed holding a ribbon cutting ceremony for 19 Westminster Avenue and Wardman Apartments. They also spoke on the upcoming construction of 4 new homes at 21 Westminster Ave.

Residents who are interested in signing up for homebuyer

classes should call Dwayne Watts, Manager of Homebuyer Services at (617) 541-2561. The next task force meeting is Monday, April 8 at 6:30 p.m. If you have questions or concerns, this is the place to discuss them with other residents and Urban Edge staff. Refreshments will be served.

April 2002

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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28	29	30				

ANA SALAS RETURNS

It is now official, Wardman Property Manager Ana Salas is back at work. She will relocate to an on-site management office in the community room. This is anticipated to begin in early April. Ms. Salas can be reached at (617) 541-2587.



FOOD PANTRY IS OPEN

The Urban Edge Food Pantry is officially open on Mondays, beginning at 12:30 p.m. in the rear of 7 Wardman Road. In order to access services, residents need to bring a valid I.D. See Carlos Diaz for more information.

SERVE NEW ENGLAND

SERVE New England is a food program where participants pay \$15 in cash or EBT for 2 bags of fresh, nutritious groceries. Orders are taken the 2nd Monday of each month and food is delivered approximately one week later. The deadline for the next orders are: April 8th and May 6th.

MASSHEALTH CHANGES

The MassHealth dental program is changing. If you are over 21 years old and are a MassHealth member, effective March 15, 2002, MassHealth will only cover the following procedures:

- emergency care, including X rays
- extractions (pulling teeth)
- oral surgery
- dentures (full and partial)

EASTER EGG HUNT

The 1st Annual Wardman Easter Egg Hunt was held on Friday, March 22 in the Wardman Community Room. Youth from Wardman, Westminster Court and surrounding complexes enjoyed games, prizes, refreshments and of course, an Easter egg hunt. A great time was had by all!

Resident volunteers included Latoya Odlum and Dorothy Dennis. Stop by and look at the pictures!

AFTER-SCHOOL PROGRAM

The After-School Program is up and running. If your child is not enrolled in a program, they can come to the community room from 3-5 p.m. Monday-Thursday and receive help with homework and participate in activities. Wardman resident Latoya Odlum has volunteered to help. She has participated in programs for neighborhood youth in the past.

FINANCIAL ASSISTANCE

BOSTON CITY HALL

TRUSTEES OF CHARITABLE TRUST

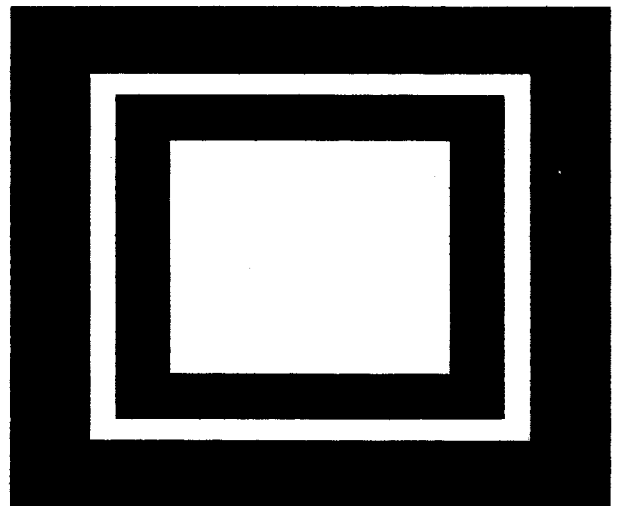
OFFERS ONE-TIME ASSISTANCE WITH RENT
OR UTILITY PAYMENT

617 635-2692

INSPIRATIONAL THOUGHT

"YOUR DREAM IS THE PROMISE
OF ALL YOU CAN BECOME"

-AUTHOR UNKNOWN



JUNE ISSUE DEADLINE

The next issue of Wardman Apartments Newsletter will be printed in June 2002. If you would like to submit information or work on the design format, please call Gloria by June 3, 2002.

Wardman Apartments Newsline

Farmer's Market Coupons

Volume 1, Issue 5

September 24, 2002

Farmer's Market coupons are available to residents residing in the following zip codes: 02119, and 02120. Coupons can be used to purchase fresh locally grown fruits and vegetables from farm stands across the city. If you are interested, you should call the Parker Hill/Fenway ABCD (617) 445-6000. They are located at 714 Parker Street in Mission Hill. You need to bring a picture I.D and proof of address. Coupons will be issued on the same day.

ESOL Directory and Job Search websites

Free ESOL Classes

Hyde Square Task Force	(617) 524-8303
Immigrant Workers Resource Center	(617) 522-0614
JPCC Adult Learning Program	(617) 635-5201

Web sites:

www.bostonworks.com
www.hotjobs.com
www.monster.com
www.detma.org

*"Take the time
to live"*

*They say it takes a
minute to find a
special person,*

*an hour to appreciate
them,*

a day to love them,

*but then an entire life
to forget them.*

-Author Unknown

TASK FORCE

*If you would like
information regard-
ing the Wardman
Apartments Resi-
dent Task Force,
contact Jessica at
(617) 427-2482*



Wardman Apartments Newsline

Task Force Updates

Welcome to the latest issue of the Wardman Residents Newsletter.. As always, your comments and suggestions are welcome. The task force recently held board elections. Thanks to everyone who voted and helped make the event a success. The new Wardman Apartments Task Force Board of Directors are: Jessica Brown Chair, Gillian Thomas Co-Chair, LaTanya Brown Secretary, Dorothy Dennis Treasurer and Carol Brown Co-Treasurer. Task force members were elected to a one-year term. Congratulations to all! Task force

meetings are held the second Monday of each month. Resident participation is needed to help ensure that all residents are included in decisions that affect Wardman Apartments. The next meeting is November 18th. Chairperson Jessica Brown has done a wonderful job of relaying resident concerns to management.

NOVEMBER 2002

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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24	25	26	27	28	29	30

Resident Concerns

Several residents have expressed concerns regarding resident transfers, construction costs and further renovations at Wardman Apartments. The task force has had a number of meetings with Urban Edge management. Sue Jaffe, Director of Housing Development will attend the November 18th meeting and bring paperwork regarding expenditures. As you are aware, \$10.8 million was awarded for renovations of Wardman Apartments. Construction has ended and residents have requested information on future redevelopment plans. All residents are urged to attend and give input at the November 18th meeting. Maintenance Supervisor Kadian Mullings, Director of Community Services Leroy Stoddard, Public Safety Specialist Carlos Diaz and Wardman Property Manager Ana Salas attended the last meeting.

Harvest Fair

The 2nd Annual Harvest Fair was held on Thursday, October 31st in the Wardman Community Room. Thanks to the efforts of many dedicated volunteers and Urban Edge, the event was a huge success. Over 125 residents attended and had a wonderful time. There was lots of food, fun and games, prizes and of course, candy! Residents are already making plans for the Christmas celebration on December 19th. If you would like to help plan or volunteer, please call Jessica at (617) 724-5577 or Gloria at (617) 296-2000.



Community Resources

Salvation Army

Offers Thanksgiving or Christmas assistance to income qualified families residing in Roxbury and Dorchester . Call (617) 427-6700.

ABCD

Offers pampers and food pantry to residents of Roxbury and Dorchester. Call (617) 445-6000 for more info.

Trustee's of Charitable Trust @ Boston City Hall

Offers one-time financial assistance for outstanding rent or utility payment. Call (617) 635-4000.

Community Room is Available for rent

Are you planning a baby shower or birthday celebration? The Wardman community room is now available for rent for the low cost of \$50 plus a \$100 security deposit. If the room is left in satisfactory condition, the deposit will be returned. The room can be rented in 4-hour increments. The hours are Monday-Friday 5-9 PM and Saturdays from 12-4 or 5-9. If you would like to reserve the room, please contact Jessica at (617) 724-5577. If the payment is a hardship, you can pay weekly. All payments must be received in full prior to the event.

If you are interested in submitting information for Wardman Apartments Newsline, the deadline for the next issue is December 2, 2002. If you would like to help design the layout, please call (617) 724-5577. All residents are encouraged to get involved and learn practical work experience. Remember, an informed community is an empowered community!



WARDMAN APARTMENTS NEWSLINE

March 2003

Spring is finally here!

Welcome to the latest issue of Wardman Apartments Newsline. It has been quite a winter. Everyone is looking forward to the warm days of spring. Several members of the Wardman Apartments Resident Task Force worked side-by-side with Urban Edge staff and other volunteers to create the Wardman Apartments garden last year. It helped create an eye-catching scenery and build unity in the community through resident ownership. If you are interested in helping to beautify the community this year you are welcome to attend the upcoming April task force meeting on April 14th to learn more.



Community Room

The Wardman Apartments Community Room is available for resident use Monday-Friday 5-9 or Saturday 12-4 or 5-9. The cost of a four hour rental is \$50. In order to reserve the space, a refundable fee of \$100 is required. This will be returned provided that the room is left in satisfactory condition. Interested parties should contact Jessica Brown at (617) 427-2482.

Inside this issue:

Community Room	1
Task Force Calendar	2
Community Resources	3
Resident Input Needed	4

**"We can't become who we need
to be
by remaining who we are".**

-Author Unknown

April 2003

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Task Force meeting dates are shaded.

May 2003

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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11	12	13	14	15	16	17
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25	26	27	28	29	30	31

Resident Rights

Did you know that if you are taken to court for any reason you have the right to be represented by a lawyer? If you cannot afford one, the court will appoint you one free. If you are taken to court you should do the following:

- Always attend. If you don't appear, you will automatically default.
- Bring all of your receipts and paperwork..
- Never go to court alone. Bring a friend or family member.
- Never sign anything you don't understand. If you do, you can be held responsible and face eviction. Always remember, lawyers for the other side are not there for you. They should not ask you to sign anything without your own lawyer present.
- If you withhold rent for code violations, you must deposit funds in an escrow account.

Happy Easter

Happy Easter to all.
Remember to take the time to remember
the true meaning of Easter.



Community Resources

ABCD Food Pantry-714 Parker Street Roxbury	(617) 445-6000
Boston City Hall-Trustee's of Charitable Trust	(617) 635-4000
American Red Cross 285 Columbus Ave.	(617) 375-0700
Urban Edge Community Services Lisa Powell	(617) 989-0216
Academy 1 Resident Association	(617) 442-4520
Boston Police	(617) 343-5630
Egleston Y Washington Street	(617) 541-1347

Being A Woman

**Eleven people were hanging on a rope under a helicopter,
ten men and one woman.**

**The rope was not strong enough to carry them all,
so they decided that one has to drop off.**

Otherwise they are all going to fall.

**They were not able to choose that person,
but then the woman made a very touching speech.**

**She said that she would voluntarily let go of the rope,
because as a woman she was used to giving up everything
for her husband and kids, and for men in general, without
ever getting anything in return.**

**As soon as she finished her speech,
all the men started clapping their hands.....**

-Author Unknown

Resident Input Needed

**If you have an interest in improving
conditions at Wardman Apartments
and the surrounding community call
Jessica Brown at (617) 427-2482.**

**The Wardman Apartments Task
Force meets on the second Monday
of each month at 6:30 PM in the
Wardman Community Room.**

**A community is only as strong as its
occupants**

**The next issue will be published in April 2003. If you would like to
contribute information, call Jessica (617) 427-2482.**

Wardman Apartments Empowerment Project



“Working to unlock the future together”

Implemented: Roxbury, Massachusetts

September 2001-April 2003

Student: Gloria Murray

Class of 2003

Advisor: Jolan Rivera

Abstract

This project was designed to increase participation and establish a sense of community amongst residents of Wardman Apartments.

- **Wardman Apartments was purchased by the Urban Edge Housing Corporation in 2000.**
- **Prior to 2000, there was an absence of unity in the community.**
- **This was due to a lack of services, management disinvestment and a community that felt it had no power to demand changes.**



Abstract Continued

- **Established commonalities**
- **Organized a resident association**
- **Implemented quality of life activities**
- **Developed effective means of communication**
- **This project was conducted September 2001- April 2003**
- **It is a chronicle of discovery and of a community working together to find its voice**



Community Background

- **Wardman Apartments is an 88-unit subsidized housing complex.**
- **The resident composition of Wardman Apartments is 63% African-American, 30% Latino, and 7% Haitian.**
- **According to the 2000 U.S. Census, the development is situated within one of the most economically depressed neighborhoods in the City of Boston.**
- **Located in the Ward 7 district, Wardman Apartments is represented politically by State Representative Gloria L. Fox, City Councilor Chuck Turner and State Senator Dianne Wilkerson.**

Urban Edge has been a neighborhood based CDC for the past 29 years and owns and manages over 1065 properties throughout the Greater Boston community.

Community Background Continued....

- **Wardman Apartments was formerly owned and managed by Lorenzo Pitts who lost the development when the Department of Housing and Urban Development (HUD) foreclosed.**
- **Prior to purchasing the development, Urban Edge conducted outreach in the community for approximately one year.**
- **The organization subsequently remodeled a former vacant basement space into a new community room.**
- **In October 2001, Vandals broke into the room and destroyed computers, books, furniture, and appliances. Nothing was taken.**



Community Background Continued

- **The majority of residents had no reaction and several stated that they felt no connection to the room or to the organization.**
- **If community members have no venue to interact with each other and fully participate with the organization, they would be relegated to continue as a fragmented community with no unified voice**
- **In addition, it would reinforce their belief regarding management having no respect or accountability to them.**



Problem Statement

- **Residents felt disenfranchised**
- **The problem existed because the previous landlord was an absentee and uncommitted landlord**
- **There was no communication and no funds were utilized for resident services**
- **Due to the effects of living under a manager who allowed problem tenants to wreck havoc in their community, there was no sense belonging and there was little community cohesiveness**



Goal Statement

The goal of this project therefore was to build a sense of community and increase participation amongst the families residing at Wardman Apartments and the larger community in working with Urban Edge to open the lines of communication, eradicate problems of the past and build a sustainable bridge towards the future.



Objectives, Activities and Inputs

Objective #1-Establish a set of common interests to identify and clarify next steps for residents to dialogue with management.

- ♦ **Objective #2-Establish a resident organization such as the 5Ws to bring the community together to advocate as a united voice representing the community.**
- ♦ **Objective #3-Implementation of activities to establish quality of life and community-building events for residents and strengthen resident services.**
- ♦ **Objective #4-Develop effective means of communicating with each other and Management to develop and implement venues for information exchange.**

Objectives, Activities and Input Continued..

- All of the objectives were achieved during the project period. However, there are on-going issues with translating written materials and including Hispanic residents in the process.
- Community members realize that in order to be a participating community all community members have to be welcome at the table.
- According to Reid in *Community Participation* (2000), “Participating communities make no distinctions among various groups and types of personalities who offer themselves to community involvement. All persons are actively welcomed, regardless of color, age, race, prior community involvement, level of education, occupation, personal reputation, handicap, religion, or any other factor”.



Objectives, Activities and Inputs

Objective #1- Establish a set of commonalities

Inputs

- Focus Groups-Two focus groups were held in April 2002 and October 2002.
- Resident Survey- A resident survey was conducted February – March 2002 (see *appendix*)

Outputs

- A resident survey was conducted February–March 2002 in order to discover similarities and needs.
- Out of eighty-eight households, only thirty-one households responded.
- The survey found that most of the respondents attended two or more events in the community room.

Objective #2- Establish a resident organization

Inputs

- Resident Meetings- Residents have conducted monthly meetings since January 2000 to discuss issues of concerns with residents and Urban Edge.
- Outreach for Board of Directors- July – August 2002.

Outputs

- Approximately 8-10 residents attended meetings on a regular basis.
- Election of Wardman Apartments Task Force Board of Directors- The first task force election was held in August 2002.



Objectives, Activities and Inputs

Objective #3- Implementation of activities

Inputs

- Monthly Meetings/Two Focus Group Meetings
- Resident Volunteers

Outputs

- There have been a total of eleven community-building events held in the community room since September 2001. The first event was a Harvest Fair in October. The event was billed as a safe alternative to Halloween. Families from throughout the community as well as state Senator Dianne Wilkerson attended and had a great time. This event was followed by a Christmas celebration (December 01, 02), Valentine's Day (February 02), Black History Celebration (February 02, 03), Easter Egg Hunt (April 02), Mother's Day Brunch (May 02), Spring Planting Day (June 02), and Thanksgiving dinner (November 02). Over 120 people have attended each event held in the community room.
- There have been two other successful events sponsored in the community room. The Summer Feeding Program invited youth up to 18 years old to eat free lunch during summer months. There was also a summer arts program implemented in the summer of 2002. A professional artist worked with approximately 20 youth one day a week for six weeks to create art projects.



Objectives, Activities and Inputs Conclusion

Objective #4- Develop effective means of communicating with each other and management.

Inputs

- Monthly Meetings- Residents agreed that it was important that written materials be developed.

Outputs

- Newsletters- Newsletters are being developed and published on a sporadic basis. A challenge has been getting the issues translated in Spanish for Latino residents. As of April 2003 a total of eight newsletters have been distributed.
- Task Force Brochure- An official Wardman Apartments Resident Task Force Brochure was developed and distributed throughout the community. Urban Edge Resident Services liked the idea so much that they later developed an improved version for the community services department when my term ended.
- Community Room Rules- Residents worked with management to develop a list of rules and regulations for resident use of community room.



Project Results

Prior to the Wardman Apartments Empowerment Project, there were no services in the Wardman Apartments community. Post-project a number of changes have occurred as of April 2003.

Pre-Project

Post-Project

Monthly Task Force Meetings 1x month		Monthly Task Force Meetings 1x month	
Newsletters	0	Newsletters	8
Elected Task force members	0	Elected Task Force Members	5
Community Events	0	Community Events	12

This project positively impacted the overall community in several ways.

- It helped establish relationships between residents of Wardman Apartments as well as residents of nearby developments
- It brought residents together to strategize with Boston Police on safety issues
- It provided a venue for Urban Edge and community members to dialogue on a regular basis.



Project Results

- A major development that defined the overall essence of this project occurred in September 2002.
- A Caucasian handyman who lived directly across from Wardman Apartments was killed over a \$1,000 dispute.
- Community members realized the pattern of fear that existed and a number of anonymous calls were made with information that led to the arrest of the suspect. *See appendix.*
- This marked the beginning of a new relationship with the Boston Police whom residents viewed as not being responsive to community needs.
- The above situation was the perfect epitome of the true meaning of organizing. Residents listened to each other and made their own decisions, thus empowering themselves.



Stakeholders

- > Over the past year and a half, various stakeholders participated in the outcome of this project including Wardman Apartments residents, who attended meeting after meeting and event after event. One resident volunteered to run to Summer Feeding Program with me on a daily basis.**
- Boston Police Community Services officers attended monthly meetings and built a relationship with community members. This led to the first National Night Out Celebration last year. See *Appendix*.**
- Residents of the nearby Westminster Court Apartments Cooperative Residents Association provided insight regarding resident ownership and programs and services available through Urban Edge.**
- Urban Edge Property Management became an unlikely collaborator after residents discussed concerns regarding transfers and evictions at monthly meetings. Urban Edge now sends two to three employees to meetings.**



Stakeholders Continued

- **Resident Services has offered trainings to two Wardman residents through affiliation as Urban Edge board members.**
- **Local business owners have supported the community through in-kind donations and services.**
- **State Senator Dianne Wilkerson has attended several events and has commended residents for the positive changes in the community.**
- **Residents of the 5Ws community have attended meetings and events and have built relationships where there once were none.**



Conclusions/Recommendations

- I would recommend that Urban Edge continue to provide support and resources. I think it was unrealistic and unfair to place a full-time resident services provider in a community such as Wardman for one year and expect that residents would have learned enough skills to sustain projects on their own with no further support.
- Urban Edge received \$10.8 million to renovate the development. Renovations were done on an on-site basis, which was viewed by residents as an attempt to save relocation costs at their expense. Once the resident services provider position ended, residents were informed that they would no longer have access to Urban Edge letterhead for donations and there was no additional funding available for additional renovations as promised early in the project.
- Residents and management have to continue to find common ground in order to move forward in a united manner.



What Have I Learned?

I've learned that in order to anything to be successfully implemented community-wise, community members have to be the driving force. The agenda has to be theirs and they have to feel that their participation will lead to change. Once given the opportunity, community members have shown that they can work effectively together. Brazilian educator Paulo Freire who believed that content must come from the participants in order to break through what he dubbed the "cultures of silence" supports this train of thought.

Is this CED?

Absolutely.

It has all of the elements-
Community, Economics and Development.
This project was implemented by and for
the people of the Wardman Apartments
community.

Special thanks to:

- ❑ Wardman Apartments residents for allowing me the opportunity to know them professionally and personally.
- ❑ Urban Edge for hiring me as the first Wardman Apartments Resident Services Provider. It was real for me and the residents.
- ❑ Jolan Rivera for keeping me on track over the past 16 months.



?????? Questions ???????