

JANA LEO

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Civic THINK TANK Gaps

FOR SOCIAL ADVANCEMENT

RED-Real Estate Developments control agency in New York

An area targeted for development is going to be developed sooner or later. This is inescapable but the **when** and the **how** are uncertain. During the transition, from undeveloped to fully develop a few get rich; most get hurt. The length of the transformation varies from a few years to several generations. Strategies go from direct-cutting basic services and harassing to perverse operations of criminal complicity.

The magnitude of developments is New York lately call for the constitution of an Agency that controls the when and in the how in the transition process. The agency will observe and study moves from the first steps of development and communicate with other agencies to stop fraudulent strategies used for real estate agents and developers. The agency don't try to stop the development but to warranty humanity in its process. It will be a mediation agency with authority to negotiate improvements and measures to smooth violence on individuals.



"When I was six years old, the one family rental houses in the area where I lived starts to be vacate. Tenants were pushed by owners who wanted to use the land to build apartment buildings, far more profitable than one family house rentals. This occurred in "Pueblo Nuevo" in the city limits of Madrid, Spain in 1965. A man in a hat and a suit who looked tall from my child's, view point, harassed my mother, my sister and I while my father was at work.

All the houses in the community had been vacated but my family's who resisted to move. A developer has recently bought the land to build an apartment building and was waiting for my family to leave, we were the last one left, to be able to get construction permission from the building department. The developers keep sending people threatening to remove the roof tiles, demolishing the house over night if we didn't move out. The developers also sent threatening letters. My family ultimately choose not to leave the house in Spain despite constant harassment until we got what the law allows, provision of another place to live. After two years of this my family settled with the owner. My family got for less than market price an apartment in the building that was built in the house land so we didn't have to go to another area."

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I only remembered the event on my childhood after being assaulted in my apartment while my boyfriend was away in 2000, at the age of 35, when I lived in the United States in an apartment on 129th St. and Convent Avenue in Harlem, New York. I didn't understand what was happening then, when six. Nothing intangible for me now. The objective is clear: profit and the mechanisms fraudulent. A Two steps process:

ONE: crime concentrates. Crime concentration leaves room for real estate developers to start working. The results are proportional to the level of concentration. The most profitable case will be an area free of crime with a few bad spots, specific buildings, targets. The presence of Police in the streets increases. Perhaps the presence of police in the street pushed crime indoors, to the non-secure buildings. Or perhaps police efforts are not directed toward domestic crime, which is less visible than street crime.... The result is paradoxical; it is safe to walk in the streets but dangerous to be indoors.

TWO: crime enters the building. By not caring about security, real estate agents and landlords allow crime into targeted buildings. The crime inside buildings is not understood as a public threat. The inside of a building – indoors and private—does not appear to be the clear responsibility or jurisdiction of government forces. It is also hard to recognize that home sweet home is the most dangerous place to be... By cleaning up crime in the street and bringing it into buildings, the neighborhood appears safe and new residents can start filling up the new condos.

This is a rough simplification of a very complex junction of forces that you can look about in detail in the book: *Rape New York, a story of a Rape and an Examination of a Culture of Predation.*

New York, August 30 2007

In Madrid - Issue 6 / June 2009

Who's ringing your bell?

Stephen Lucas reports on the problem of pretend 'postmen' trying to buzz into your apartment block and what's being done to solve it

You're at home in your apartment one morning and the buzzer sounds. "Cartero," says the voice on the other end of the intercom. It doesn't quite sound like your usual postman, but you buzz them in anyway to avoid getting into an argument. No doubt it's just someone delivering junk mail, you reason. But who knows? How can you be sure it's not someone with more nefarious intentions you've just let inside your building?

Spain may be one of the safest countries in Europe in terms of crime, but robberies still occur and one of the most common places for them to happen is the entrances of residential buildings. Robberies only take place more frequently in the street, in parks, and in shops and businesses. Forty-three-year-old Ana Leo de Blas, president of MOSIS (Modelos y Sistemas: Arte y Ciudad)—a Laredo-based foundation that looks for solutions to social problems—is sure the system of buzzing the mailman in is in part to blame. "The whole system in Madrid is based on trust," she explains. "That you know the voice of the cartero, but in the centre, with people moving around all the time, that doesn't work."

Nightmare tale

Jana moved back to her native Madrid last September from New York, where she had written a book based on a seven-year investigation into crime in one building there. But she only started to think about crime in her home city, in particular the way mail is delivered, after a 12-year-old neighbour of hers in Malasaña came to her absolutely terrified. "She said a friend of hers had gone down to the front door of her building after a man had buzzed up on the intercom. He said he had a parcel to deliver, that it was too big to fit in the mailbox, and could she come down to let him in?" The girl had gone down with the keys to her apartment in her hand, and the man had tried to take them off her. Even though she'd been scared she'd got into a fight with him. Then he'd heard someone coming down the stairs so he ran away. It made me angry, and I wondered if in fact, it was this girl [rather than her friend] who it had happened to. Who knows?"

Delivering us from harm

Jana believes the way mail is delivered in Madrid needs to be changed. "In New York's Soho, you walk off the street, straight into an elevator. You need a key to get into the elevator, and a key to activate it. The lift takes you straight into your living room. It sounds strange but it makes the building more secure. These are the ideas I've brought from New York, and am hoping to apply in Madrid. In New York, for instance, the postman has a key to every building."

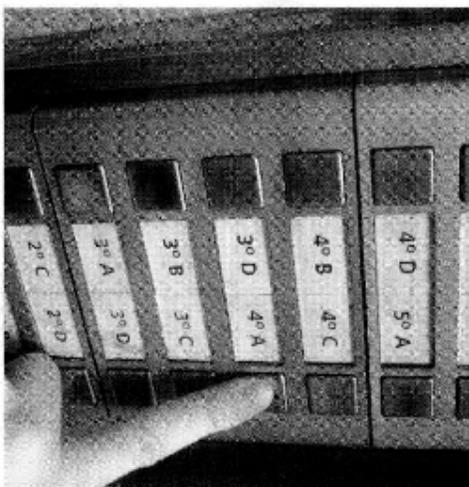
She has petitioned both the Defensor del Pueblo—Madrid's ombudsman—and the government to do just this following her 2005 investigation. However, she has received little success so far. A spokesman for the Ministry of the Interior told *InMadrid* there were still no plans to change the law regarding mail delivery, and added that according to the latest crime statistics Spain is the fourth safest country in Europe.

Legal advice

A police spokeswoman said, "This method of saying cartero to gain access to the building doesn't always work. Many people know the voice of the cartero and don't answer the door. If you have a box outside the door for junk mail, there's no need to let these people in." "Another problem is people who rent. They don't take part in the meetings of the neighbourhood association, where security issues are discussed. The owners of the houses need to warn their tenants not to open the door to just anyone."

She added: "Look out for people you don't know hanging around outside the building, don't get into the lift with people you don't know, and if there is someone already in the building, don't confront the thief, shout to alert other neighbours, and call the police at the first opportunity."

Having failed to persuade the powers that be to change the law regarding mail delivery, Jana wants to highlight the issue by shooting a film, which she plans to call *The Postman Always Rings Twice*, as soon as she finds the minimum €120,000 budget. To find out more visit www.fundacionmosis.org



Burglar alarm

As well as robberies in lobbies, robos con fuerza en viviendas—breaching and entering into homes—are also a problem. Marta Herrera, who lives in Mirasierra with her husband Javier and their three children, aged eight, 11 and 13, was burgled in December 2007. "The burglar waits for the moment he can get into the building, just following someone who genuinely lives there," she explains. "He is probably watching the entrance, waiting for someone with their keys in their hand, and walks in after them pretending to be a visitor. That way the doorman might think they are together and so he doesn't bother asking where he is going. The day they robbed my family, another neighbour was robbed, and the next day there were another two cases in the building opposite."

Three times a year the police conduct a campaign to prevent burglaries during the Christmas, Easter and summer vacations. Leaflets are placed in local police stations and hotels. Advertisements also appear on TV, radio and in the newspapers. The advice includes making sure someone collects your mail, so that it does not pile up in your mail box, not to tell strangers your holiday plans, not to lower all the blinds and if possible to install a timer that switches the lights on and off at certain times.



Jana Leo de Blas
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En Madrid a día trece de Junio del dos mil cinco

El Defensor del Pueblo
Paseo de Eduardo Dato, 31
28010 Madrid

Le escribo en referencia a la la regulación del acceso y a la seguridad personal en el interior de edificios. Como ciudadano

denuncio que EL METODO DE REPARTO DEL CORREO DEL CARTERO bien sea " CARTERO DE CORREOS" DE LA SOCIEDAD ESTATAL DE CORREOS Y TELEGRAFOS, o "CARTERO DEL BANCO", considero ESTIMULA LA INSEGURIDAD Y LA DELINCUENCIA EN EL INTERIOR DE EDIFICIOS manifiesto LA AUSENCIA DE LEY, REGLAMENTO, ORDENANZA O CODIGO SOBRE LA SEGURIDAD Y PREVENCION CONTRA EL CRIMEN EN EDIFICIOS DE VIVIENDAS.

Y con la confianza en que El Defensor del Pueblo garantiza los derechos del pueblo, por definición los más desprotegidos y numerosos-, y con la pretensión de hacer de la ciudad un lugar más seguro, solicito que :

-INCIE PROCESO DE CONSTITUCION o REVITALIZACION, según proceda, de CODIGO DE PREVENCION DEL CRIMEN Y SEGURIDAD EN EDIFICIOS y

-EMPRENDA ACCIONES NECESARIAS PARA QUE "EL CARTERO DE CORREOS" de la SOCIEDAD ESTATAL DE CORREOS Y TELEGRAFOS O "CARTERO DEL BANCO" MODIFIQUE EL METODO DE REPARTO, ADOPTANDO UN METODO DE REPARTO QUE NO FACILITE EL ACCESO DE DELINCUENTES AL PORTAL y BUZON NI OBLIGUE A LOS VECINOS A CORRER RIESGO EN EL ACTO DE RECIBIR SU CORRESPONDENCIA.

A continuación paso a desglosar con detalle los argumentos de lo expuesto y solicitado con anterioridad, y **EXPONGO:**

**ROBOS CON VIOLENCIA O INTIMIDACIÓN EN LAS PERSONAS
NATURALEZA DEL LUGAR**

	AÑO		DIF %
	2002	2003	
ESPACIOS ABIERTOS	78.253	68.673	-12,24
AGUAS INTERIORES	13	11	-15,39
APARCAMIENTO	636	552	-13,21
CABINA TELEFÓNICA	55	34	38,18
CAMPING	24	12	-50,00
DESCAMPADO URBANO	332	266	-19,88
ESPECTÁCULO ABIERTO	84	75	-10,71
EXPLOTACIÓN AGRÍCOLA	25	16	-36,00
EXPLOTACIÓN GANADERA	2	8	300,00
INSTALACIÓN DEPORTIVA	58	61	5,17
MAR TERRITORIAL	10	6	-40,00
MERCADILLO	262	204	-22,14
OBRA EN CONSTRUCCIÓN	81	87	7,41
PARQUE	2.327	2.275	-2,24
PLAYA	549	427	-22,22
TERRENO RURAL	251	196	-21,91
VÍA PÚBLICA	73.279	64.225	-12,36
YACIMIENTO ARQUEOLÓGICO	18	17	-5,56
OTROS ESPACIOS ABIERTOS	247	201	-18,62
LOCALES / ESTABLECIMIENTOS	15.292	13.287	-13,11
ARMERÍA	4	2	-50,00
BANCO	882	820	-7,03
CAJERO DE BANCO	710	511	-28,03
CENTRO DOCENTE	110	109	-0,91
CENTRO MÉDICO	96	75	-21,88
CENTRO OFICIAL	28	29	3,57
CENTRO PENITENCIARIO	3	1	-66,67
CENTRO RELIGIOSO	23	18	-21,74
DISCOTECA / LOCAL JUEGO	331	306	-7,55
DOMICILIO JURÍDICO / OFICINA	158	161	1,90
ESPECTÁCULO CERRADO	27	25	-7,40
DE ALIMENTACIÓN	1.615	1.321	-18,20
COMERCIAL	6.072	5.423	-10,69
DE HOSTELERÍA	1.848	1.599	-13,47
FÁBRICA / ALMACÉN HOSTELERÍA	198	190	-4,04
FARMACIA	672	541	-19,49
GASOLINERA	1.294	1.077	-16,77
JOYERÍA	235	173	-26,38
LOTERÍA / ESTANCO	187	136	-27,27
MUSEO / SALA ARTE	6	6	0,00
TALLER MECÁNICO	43	33	-23,26
OTROS LOCALES / ESTABLECIMIENTOS	750	731	-2,53
TRANSPORTES	4.472	3.773	-15,63
AEROPUERTO	94	98	4,26
AUTOBÚS	107	93	-13,08
AUTOPISTA	89	81	-8,99
AVIÓN	0	0	0,00
EMBARCACIÓN	5	2	-60,00
ESTACIÓN AUTOBUSES	283	261	-7,77
ESTACIÓN FERROCARRIL	727	605	-16,78
FERROCARRIL	260	176	-32,31
METRO	1.416	1.287	-9,11
PUERTO	53	34	-35,85
TAXIS	290	267	-7,93
TRANSPORTE FONDOS	2	6	200,00
VEHÍCULO PARTICULAR	1.095	819	-25,21
OTROS TRANSPORTES	51	44	-13,73
VIVIENDA	4.308	3.707	-13,95
ASCENSOR	216	128	-40,74
CASA CAMPO / CHALET	127	122	-3,94
DOMICILIO PARTICULAR	1.352	1.278	-5,47
GARAJE	253	197	-22,13
PATIO DE FINCA	228	178	-21,93
PORTAL DE FINCA	2.048	1.731	-15,48
TRASERO	2	4	100,00
OTRAS VIVIENDAS	82	69	-15,85
TOTAL ROBOS CON VIOLENCIA O INTIMIDACIÓN	102.325	89.440	-12,59