



## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

October 29, 2014

Mr. Christopher Thompson  
Executive Director  
Community Options  
350 Fifth Avenue Suite 2622  
New York, NY 10118

Hon. Kerry Delaney, Acting Commissioner  
NYS Office for People with Developmental Disabilities(OPWDD)  
44 Holland Avenue  
Albany, NY 12229

Re: 456 W 167th St. Units 2E and 4E

Dear Mr. Thompson & Acting Commissioner Delaney:

At the General Meeting on Tuesday, October 28, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (32)In favor, (0)Opposed, (0)Abstain, offering no objection to Community Option's proposed plan to place up to six persons with developmental disabilities in a community residential facility to be located in Apartments 2E and 4E at 456 West 167th Street and requesting that Community Options, Inc. commit to its written agreement and make a good-faith effort to meet regularly with building residents and community as well as the building's condominium Board.

**Whereas:** Community Options, Inc. in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan (CB12, M) on September 10<sup>th</sup>, 2014 of its intent to establish and place three clients each in two separate community residences in a condominium ("Edgecombe Parc Condominium") located in 456 West 167<sup>th</sup> Street (Units 2E and 4E) New York, NY 10032; and

**Whereas:** CB12, M's Housing and Human Services Committee held a public hearing on October 2<sup>nd</sup>, 2014 as required by the Mental Health Law Section 41.34 and Community Options, Inc. presented their plans and answered questions regarding the proposed facility; and

**Whereas:** Community Options, Inc. is in search of a new home for these clients, who are developmentally disabled, have aged out of a residential juvenile educational facility, and who wish to reside in the community, fully accessible to normal, life-enriching experiences close to their families and friends. Each person living in this purposed community residence will attend a day habilitation program, school or work each weekday; and

**Whereas:** Community Options testified that its clients, ages 19 to 23, will be supervised by highly qualified full-and part-time community support staff at the residence (from 6am to 11pm Mondays to Fridays, absent the hours of 10am to 3pm and 24 hours on Saturdays and Sundays) who prepare daily meals, consult with and be under the supervision of senior managerial staff, a residential director and a registered nurse to ensure that residents are able to safely care for themselves and provide sufficient support and enriching activities in the evenings and on weekends; and

**Whereas:** The HHS Committee requested Community Options, Inc. complete and notarize a detailed five page "OPWDD Placement Information Request" form and submit each contract of sale, Community Options additionally.

provided a certified architectural feasibility study that allowed the committee to make reasonable findings and determinations regarding, the placement intent, safety and habitability and the ADA Compliance of the proposed placement living spaces; and

**Whereas:** Community Options also provided a detailed listing of existing OPWDD-supported and other Mental Health facilities in Community District 12, Manhattan that was confirmed independently by OPWDD the committee determined with the use of an array of maps and electoral districts as a standard for the law's requirement to use an undefined minimal area assessment that there was no oversaturation of these facilities near the proposed placement location; and

**Whereas:** Community Options voluntarily offered and agreed to give a priority to residents living with CB12, M for future OPWDD placements and to work with CB12, M to identify needs within the district that the agency can meet; and

**Whereas:** The Edgecombe Parc Condominium's ownership appeared at the public hearing and provided testimony on behalf of other unit owners concerning the possibility of excessive noise from the apartment occupied by the OPWDD placements and how this noise might be prevented. The Committee determined that this matter was outside of the scope of the public hearing and the purview of CB12, M and could more appropriately be resolved with agreements and meetings by both parties on these matters; and

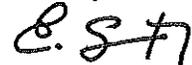
**Whereas:** October 20<sup>th</sup>, 2014 will be the last day by which, under law, CB12, M can provide comment on this matter but its General Meeting will not be held until after that date; now therefore be it

**Resolved:** This time sensitive resolution shall be submitted to the Executive Committee for consideration according to the bylaws and placed on the agenda at the next General Meeting for ratification; and be it further

**Resolved:** CB12, M offers no objection to Community Option's proposed plan to place up to six persons with developmental disabilities in a community residential facility to be located in Apartments 2E and 4E at 456 West 167th Street, New York, NY 10032; and be it further

**Resolved:** CB12, M requests that Community Options, Inc. commit to its written agreement and make a good-faith effort to meet regularly with building residents and community as well as the building's condominium Board and management regarding the building's governance complaints, and maintenance matters, in a sustained effort to maintain good neighborly relations.

Sincerely,



*for* George Fernandez Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Letitia James, Public Advocate  
Hon. Scott Stringer, Comptroller

Hon. Adriano Espaillat, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member



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George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

October 29, 2014

Hon. Vicki Been  
Commissioner  
NYC Housing Preservation Development  
100 Gold Street  
New York, NY 10038

Dear Commissioner Been:

Please be advised that at the General Meeting Tuesday, October 28, 2014 Community Board 12 Manhattan passed a resolution by a vote of (32) In Favor, (0) Opposed, (0) Abstain, recommending that the NYC Housing Preservation Development renovate at the earliest possible opportunity, 21 Arden Street and 2110 Amsterdam Avenue under programs that will facilitate their redevelopment as 100% affordable and The New York City Department of Housing Preservation & Development should identify all other similar sites in Washington Heights and Inwood.

**Whereas:** 21 Arden Street and 2110 Amsterdam Avenue are vacant properties owned and boarded-up by the New York City Department of Housing Preservation & Development that provide excellent opportunities for the development of affordable housing in Washington Heights-Inwood; and

**Whereas:** New York City plans to build or preserve 200,000 affordable units over the coming decade, while the past administration committed to build or preserve 165,000 affordable housing units; and

**Whereas:** Since 2001, 228 Nagle Avenue, 440 West 163<sup>rd</sup> Street and 2142 Amsterdam Avenue are the only newly constructed affordable housing projects, while 552 Academy Street is one of the few apartment buildings preserved Washington Heights-Inwood with the assistance of funding from the City of New York Department of Housing Preservation and Development; and

**Whereas:** According to the 2013 State of NYC Housing & Neighborhoods Report (the "Report") prepared by the NYU Furman Center, the annual income for 50% of the households in Washington Heights-Inwood is less than \$40,000 while 30% of households in the district earn \$20,000 or less); and

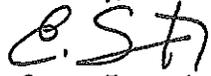
**Whereas:** According to the Report 34% of the households in Washington Heights-Inwood households are severely rent burdened and 49% of low-income renters suffer median rent burden; and

**Whereas:** 21 Arden Street is a five-story, 16-unit apartment building between Sherman and Nagle Avenues and 2110 Amsterdam Avenue is a five-story, 10-unit apartment building at the corner of West 165<sup>th</sup> Street. The buildings can be renovated to create 26 new units of affordable housing. Now, therefore be it

**Resolved:** Community Board 12, Manhattan recommends the New York City Department of Housing Preservation & Development renovate, at the earliest possible opportunity, 21 Arden Street and 2110 Amsterdam Avenue under programs that will facilitate their redevelopment as 100% affordable housing that is income-targeted to the median income so as to be affordable to of existing residents of Washington Heights and Inwood; and be it further

**Resolved:** The New York City Department of Housing Preservation & Development should identify all other similar sites in Washington Heights and Inwood under its control and similarly package this redevelopment as income-targeted affordable housing.

Sincerely,

  
for George Fernandez Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Leticia James, Public Advocate  
Hon. Scott Stringer, Comptroller  
Hon. Adriano Espaillat, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member