



**Department of
Homeless Services**

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Honorable Michael R. Bloomberg
Mayor
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Dear Mayor Bloomberg:

The Department of Homeless Services ("DHS" or "Agency") is proposing to award a contract to Bowery Residents' Committee, Inc. ("BRC" or "Provider") to operate a shelter for up to 200 homeless single adult men (the "Shelter") at 127 West 25th Street (the "Building") in Manhattan Community District No. 4. The proposed Shelter will occupy four floors of a 12-story Building with the other floors housing residential and non-residential social services programs that BRC already provides elsewhere in the City and plans to consolidate at this location. Additionally, among the other programs BRC seeks to house in the Building is a Reception Center for predominately street homeless adults, which is already operating pursuant to a contract with DHS, and would be relocated from its present site at 324 Lafayette Street to two floors of the Building and expanded from 77 beds to 96 beds. In addition to establishing a new contract with BRC for the Shelter, DHS seeks to extend and amend its existing contract with BRC for the Reception Center to provide for the expansion and relocation of the Center to the Building. Together, the Reception Center and the Shelter comprise the "Facility."

In selecting this site for the Facility, DHS considered such factors as the balance among service need, efficient and cost-effective delivery of services, potential effects on neighborhood character, and concentration of similar facilities. This statement sets forth DHS' consideration and application of the Criteria for the Location of City Facilities ("Fair Share Criteria"), as required by Article 9 of the Criteria.

We begin with a summary of the reasons why the City's selection of the site as a shelter for homeless men and reception center for predominately street homeless adults satisfies and is a reasonable balance of all applicable Fair Share Criteria. (Section I) We set forth relevant information underlying our Analysis, including a discussion of (1) BRC and its proposed operation of the Facility (Section II.A, B and C); (2) quality assurance controls ensuring that the Provider will operate the Facility in accordance with its contractual obligations, DHS' performance standards, and all state and local laws and regulations governing the provision of shelter and related services to homeless adults (Section II.D); (3) the City's legal obligation to shelter homeless New Yorkers on an immediate basis and the

unprecedented demand for single adult shelter capacity that began in Fiscal Year 2009 and continues to date. (Section II.E and F) Thereafter, we discuss in detail each of the Fair Share Criteria that DHS weighed and considered in its Analysis and demonstrate that the City's selection of the Facility as a shelter and reception center for homeless adults is appropriate and consistent with the Fair Share Criteria applicable to the proposed site (Section III).

I. EXECUTIVE SUMMARY

The selection of 127 West 25th Street for the establishment of a shelter for homeless men and reception center for street homeless adults is consistent with and reflects a reasonable balance of applicable Fair Share Criteria primarily because:

- **Compatibility with other uses:** The Facility's use as a temporary emergency shelter for homeless men and a reception center for predominately street homeless adults is compatible with the mixed-use nature of the surrounding area both in the immediate vicinity of the Facility and within a half-mile radius, where existing uses include hotel, community facility, institutional and commercial (office, retail and wholesale) uses. (*See* Section III-4.1(a))
- **Effect on neighborhood character:** The Facility's use as a shelter and reception center is compatible with the mixed-use character of the surrounding area. Because of its proximity to public transportation, it is not expected that the Facility will negatively impact neighborhood traffic. The Facility's comprehensive security both inside and outside the Building, nightly curfew for all clients, and enforcement of client responsibility rules will ensure that the Facility will function as a responsible and respectful neighbor in the community. (*See* Sections II.A-B, III-4.1(b), 6.1(d) and 6.53(a)) City and state oversight of BRC's operation of the Shelter through site inspections, as well as DHS performance evaluations and audits of both the Shelter and Reception Center, will further ensure that the Provider complies with all contractual and regulatory standards governing operation of single adult shelters and reception centers. There are three other homeless shelters in Manhattan Community District No. 4 — two serve homeless families and the third serves young adults. All three shelters are outside the Chelsea neighborhood in which the Facility is situated and outside the Facility's half-mile radius.¹ Accordingly, the siting of the Facility in the Chelsea area of Manhattan Community District No. 4 will not lead to or exacerbate a concentration of city and non-city facilities that would adversely affect neighborhood character. (*See* Sections II.A-B, III-4.1(b), 6.1(b), (c) and (d), 6.51 and 6.53(a))
- **Suitability of the Site:** Under the proposed contract between DHS and BRC to operate the Shelter, BRC will provide a full complement of social services to its clients in an effort to assist them to move out of shelter and into housing options that will allow them to remain stably housed in the community. DHS and BRC also plan to negotiate a term extension and amendment to the parties' current contract regarding the Reception Center to take into account expansion of the Center's capacity and its relocation to the Building. Under the amended contract, BRC will provide social services aimed at assisting Reception Center clients to obtain

¹ There is one family shelter in contiguous Community District No. 5, which is located within a half-mile radius of the Facility. (*See* Section III-4.1(b))

long-term housing solutions. Clients' access to services in the Shelter, the Reception Center and other programs housed in the Building, three meals a day, laundry services and a roof garden will greatly reduce reliance on community services; moreover, the Facility's proximity to public transportation will enable its residents to readily access other services in the community if necessary. The Facility's configuration as dormitory space with congregate dining, bathrooms, laundry and social services will generate economies of scale in personnel costs for the provision of supportive services and in fixed costs related to Building maintenance and operation. (See Sections II.B, III-4.1(c), 6.1(c) and (d), 6.52 and 6.53(b))

- **Consideration of Community Board comments/concerns:** By letter dated January 11, 2010, BRC provided notification to Manhattan Community Board 4 of its intent to enter into a long-term contract with DHS to operate a shelter at the site. In addition, DHS and BRC attended two public forums hosted by Community Board 4's Health, Housing and Human Services Committee as part of a consultative process with the Board and members of the community. At these meetings, BRC presented its plans for the entire Building, including the proposed Shelter and Reception Center. BRC and DHS also listened to the Board's various concerns about the Shelter and followed up with written answers to the Board's specific questions. The Provider also met with various community constituencies represented by local elected officials, block associations and the local police precinct and gave elected officials and others a tour of its existing multi-service center located at 324 Lafayette Street in Manhattan. The Community Board, the Manhattan Borough President and other elected officials were notified of and given the opportunity to testify at the public hearing on the proposed Shelter contract. BRC also created a Community Advisory Committee (CAC), which includes representatives from the Board and the Borough President's Office and DHS, and has been holding monthly CAC meetings since October 2010 for the purpose of addressing community concerns about the proposed Shelter and BRC's other programs to be located at the site. BRC also provides extensive information on its website about the programs it plans to operate at the site, including the proposed Shelter and Reception Center. All community comments and concerns garnered through this consultative process were considered by DHS in this Fair Share Analysis and in siting the Facility. (See Sections III-4.1(d), 4.2(a) and 4.2(b))
- **Need for the Facility:** The City of New York is mandated by law and court order to provide temporary, emergency housing to every eligible homeless adult on an immediate basis. Since Fiscal Year 2009, the number of single adults applying for shelter has significantly increased. Given the City's legal obligation and faced with unprecedented shelter demand, the need for all immediately available and suitable shelter space for homeless single adults, including the additional space that the Shelter can provide, is acute and ongoing. There is also a similar need for reception beds and services that the Reception Center offers, which are geared to the unique challenges faced by street homeless individuals who are reluctant to enter the DHS shelter system. (See Sections II.E-F and III-6.1(a))

II. PROJECT OVERVIEW

BRC is a Manhattan-based non-profit organization that for nearly 40 years has been working successfully to break the cycle of homelessness in New York City. BRC accomplishes this through a continuum of 26 housing and nonresidential programs offering a rich array of services including mental health care, drug treatment, vocational services and supportive communities in which to live. Today, BRC is a leading

provider of housing and services to over 8,000 of New York City's neediest individuals. With 600 staff and hundreds of volunteers:

BRC offers a hand up, not a hand out. We ask one simple question: What can we do for you? In each individual we serve, we see beyond the moment: we see their potential. For each, we provide the opportunity to find it.²

Pursuant to contracts with DHS, BRC operates three shelters that together provide short-term emergency housing and related services to approximately 322 people daily. These shelters partner closely with BRC's employment service programs and outpatient programs for clients dealing with addiction or mental illness. Along with other highly respected nonprofit providers that have been serving homeless New Yorkers for decades, BRC has contributed to national recognition of the City's shelter system as the most sophisticated and comprehensive in the nation.

A. BRC's Proposed Operation of the DHS-Funded Shelter and Reception Center

Given that BRC's leases for two of the buildings housing certain of its programs were due to expire at the end of 2010, BRC sought new space for its programs and ultimately signed a lease for the Building. BRC intends to move its main administrative offices and certain of its existing programs to the Building, as well as establish a new 200-bed shelter there, so as to more efficiently and effectively provide services. The provider has substantial experience and a successful track record in operating multi-service sites at two of its existing locations, one at 324 Lafayette St. and the other at 315-317 Bowery in Manhattan.³ BRC began to make renovations to the Building in July 2010. These renovations are continuing, and BRC plans to establish the Shelter and move other programs into the Building in spring 2011.

² http://brc.org/programs_overview.php

³ See letters of community support at http://www.brc.org/pdf/briefing_book.pdf (e.g., 7/2/10 letter to Hon. Christine C. Quinn from Rose Ostrow: "I have a baby, so I walk around the neighborhood on a daily basis and I pass the BRC facilities numerous times a day. I have lived in my apartment for over two years and I can assure you that BRC has always been a good neighbor in the community, and their presence has in no way caused any problems or concerns for me and my family"; 6/21/10 letter from Frederick Harris, AvalonBay Communities, Inc. to Speaker Quinn: "My firm . . . is an owner-developer of 80/20 mixed-income market rate and affordable housing . . . Avalon Bay's redevelopment . . . is located between two BRC programs. We have no problem attracting and retaining residents as a result of BRC. Our staff and residents walk the same streets and share the same subway stops as BRC's staff and clients. I can assure you that BRC has always been a good neighbor in the community and their presence has not resulted in problems or concerns. Notably, despite the existence of BRC clients, the past decade has witnessed an explosion of economic development in our neighborhood: new luxury housing, restaurants and cafes, boutiques, and more. And I have not heard a single complain about BRC"; 7/7/10 letter from Gary Parker, Director for Government and Community Affairs, NYU to Speaker Quinn: "Particularly over the past decade, NYU has partnered with BRC to link hundreds of students to volunteer opportunities, and the opening of an NYU residence hall on the Bowery just a block away from a current BRC facility has helped to increasingly foster an ongoing partnership between our institutions."

1. The Shelter

Currently, DHS has a significant need for shelter that links mentally ill homeless men and women to supportive housing or other suitable housing options. BRC, with its significant experience in sheltering mentally ill individuals and assisting them in finding suitable housing in the community, will serve mentally ill men whom DHS refers to the Shelter. The 200-bed Shelter will occupy floors six through nine of the Building and the program's approximately 60 staff will provide housing placement services, case management services, mental health treatment, substance abuse treatment, and vocational services designed to support Shelter clients in achieving full recovery and community reintegration goals.

In written responses to questions posed by the community at a June 14, 2010 Public Forum sponsored by Community Board 4, BRC described an average day for clients at the Shelter.⁴ Clients wake up, get dressed and go to the cafeteria on the Building's second floor for breakfast. During the daytime hours, BRC staff encourages all clients to engage in appropriate day treatment programs or job training. The majority of Shelter clients will be engaged in day treatment programs during the daytime hours at licensed programs (described below) on the 10th floor, or they will leave the Building to go to similar programs elsewhere in the City (one reason they may not attend the BRC program is that they already were enrolled in another program prior to their arrival at the Shelter). For clients not attending day treatment programs, the Shelter will provide on-site programming during the day that includes mental health and substance abuse groups. Lunch will be served at the Facility for all residents there at the time, as well as for all participants in the day treatment programs. BRC's Independent Living Specialists will also use the morning, afternoon and evening hours to work with clients to secure entitlements, obtain employment, establish and manage savings accounts, prepare clients for housing interviews, assist with medication management, schedule housing appointments, and develop the clients' daily living skills. Clients who have been to day treatment programs, on-site or off-site, will return to the Facility in the late afternoon, and may use the time before dinner to speak with their Independent Living Specialist, or rest before dinner. Dinner will be served to all residents in the Facility. All New York City shelters have a curfew that is strictly enforced, and all clients must be at the Shelter for the duration of the night.

2. The Reception Center

BRC additionally seeks to provide services to predominately street homeless adults through the Reception Center. Reception beds are not shelter but, rather, are short-term housing targeted to street homeless clients who are served by BRC's street outreach team. BRC seeks to operate the 96-bed Reception Center, with approximately 40 total staff, on the third and fourth floors of the Building. The Reception Center provides psychiatric and medical stabilization along with therapeutic and case management services with the aim of placing its clients in supportive housing. During the day, the majority of Reception Center clients will be engaged in day treatment programs, on-site and off-site, and will be engaged by clinical staff to help them secure entitlements and/or employment, develop daily living skills, prepare for housing interviews or arrange housing appointments. DHS does not refer clients into the reception bed program from its own intake or assessment sites.

The Reception Center will replace BRC's current reception bed program at 324 Lafayette St., which is funded by DHS pursuant to a separate agreement with BRC. As noted above, DHS and BRC plan to

⁴ See http://www.brc.org/pdf/briefing_book.pdf (Manhattan Community Board 4 Public Forum/Questions Raised by the Public to Bowery Residents Committee (BRC), Answer to Question No. 23).

negotiate a term extension and amendment to the parties' current contract regarding the Reception Center to take into account expansion of the Center's bed capacity and its relocation to the Building. The proposed amendment to the contract, for the one-year period July 1, 2011 through June 30, 2012, would be subject to the New York City Procurement Policy Board Rules ("PPB Rules") and require registration by the Comptroller.

B. BRC's Operation of Other Programs at the Site

In the Building, BRC plans to operate other social services programs, which currently exist at other BRC locations in New York City. Even though DHS is not required to include these programs in its Fair Share Analysis, the Agency has taken them into account in order to provide for a more conservative application and consideration of the Fair Share Criteria. It is anticipated that these programs, described on BRC's website and in written response to specific questions posed by Community Board 4, would typically have up to 80 non-residential client visits per weekday:

- **Chemical Dependency Crisis Center:** This program is a transient 32-bed inpatient unit where clients remain at all times. Clients of the program, which will be relocated to the third floor of the Building from its current 324 Lafayette St. location, follow a highly structured schedule that includes three meals, individual and group motivational counseling, didactic health and substance abuse education, therapeutic activities and self-help programs. Counselors work one-on-one with clients to plan their next phase of treatment. The Center will be licensed by the New York State Office of Alcoholism and Substance Abuse Services (OASAS) and funded through a combination of funds from the New York City Department of Health and Mental Health (DOHMH) and the federal government.
- **Continuing Day Treatment Outpatient Program:** This program, which currently is housed in BRC's facility at 85 Delancey Street, will be housed on the 10th floor of the Building and operate weekdays. It is designed to effectively address the complex needs of people who are mentally ill. Clients will be on site in the morning and afternoon, during which time they will receive two meals, engage in individual and group counseling, and attend three, hour-long therapeutic groups on topics such as medication management, independent living and health education. This program is funded by Medicaid and DOHMH.
- **Fred Cooper Substance Abuse Service Center (SASC):** This program, currently housed at BRC's facility located at 85 Delancey Street, will also occupy the 10th floor of the Building and operate on weekdays. It serves people looking to maintain their sobriety, having struggled in the past with alcohol and substance abuse problems. Clients come on site to receive individual and group counseling and attend substance abuse groups. The Center is licensed by OASAS and funded by Medicaid and DOHMH.
- **Home-Based Case Management and Metropolitan Apartment Programs:** These programs, currently housed at 224 West 35th Street, and 1916 Park Avenue, respectively, provide case management services to persons with mental illness in their homes and are funded by the New York State Office of Mental Health and Medicaid (for the Metropolitan Apartment Program) and by NYCDOHMH and the Human Resources Administration's (HRA) Adult Protective Services Division (for the Home-Based Case Management Program).

None of these service programs are part of the currently proposed contract between DHS and BRC to operate the 200-bed Shelter or the existing contract between the Agency and BRC to operate the Reception Center; nor will DHS be involved in the funding or operation of services provided by the two outpatient treatment programs or the 32-bed Crisis Center. However, DHS has reached an understanding with BRC that these programs would be available to clients of the Shelter and Reception Center in addition to non-shelter clients from the community. DHS shares BRC's view that the co-location of these programs in the same building as the Shelter and Reception Center would provide a substantial benefit to the Shelter clients by offering very convenient access to needed services.

C. Other Operations in the Building

In addition to the Shelter and Reception Center, social services programs, and a full-service cafeteria, the Building will also house on the 11th floor BRC's case management offices and on the 12th Floor, BRC's Administrative Offices currently located at 324 Lafayette St. The Building also includes a roof garden that will be open from early morning until late evening in order to provide clients with maximum access to outdoor open space other than the sidewalk or street. This space will not be open in the overnight hours.

D. City and State Oversight

1. The Proposed Contracts

DHS' proposed contracts with BRC, like other provider contracts, impose obligations on the Provider with respect to, among other things, provision of services, facility maintenance, security, and financial documentation and reporting. The Provider must insure that all rules are strictly enforced as stated in the contract's client responsibility provisions. The proposed Shelter contract contains a standard provision requiring BRC to form a community advisory board to include shelter staff and representatives from the community. (*See* Section III-4.2(b) below) The board is required to meet on a regular basis to address community issues arising from the shelter's operation. As noted above, in October 2010, BRC created the Community Advisory Committee and initiated periodic Committee meetings to keep the community apprised of the status of renovations at the site, address community issues and provide information about the Shelter and other programs to be located in the Building. So far, there have been six such meetings and, upon registration of the proposed contract, the CAC will continue with regular meetings in compliance with the contract. The current contract to operate the Reception Center imposes similar obligations on BRC, which would continue under an amended contract between the parties.

2. Physical Inspection and Performance Monitoring

DHS oversees and monitors the performance of its shelter providers, including BRC, through comprehensive site inspections and performance reviews. The results of these evaluations and inspections, including deficiencies, are recorded in a report in response to which the provider must submit a corrective action plan. The New York State Office of Temporary and Disability Assistance (OTDA) conducts an annual on-site review and inspection of single adult shelters in the DHS shelter system, consisting of an evaluation of the provider's performance in rendering services to clients and a physical inspection of the facility. All of DHS' shelter providers are subject to audit by the City and State Comptroller and by DHS' own staff of internal auditors. Both the Shelter and Reception Center will be subject to these inspection and performance monitoring requirements.

3. Client Responsibility

Through DHS' client responsibility program at all of its adult shelters, including the proposed Shelter, we hold our shelter clients accountable for working diligently with shelter staff to move back to the community and into permanent housing as quickly as possible. Our clients also must obey all shelter rules designed to ensure safety and order inside the facility, including following an evening curfew. In addition, clients' shelter stay may be discontinued if they engage in gross misconduct, such as illegal or dangerous behavior or repeated violations of shelter rules which interfere with the orderly operation of the shelter. Other grounds for shelter discontinuance include an individual's failure to seek or accept permanent housing or repeated failure to follow his Independent Living Plan, which details specific tasks he must complete toward achieving independence. Clients of the Shelter and the Reception Center will also be required to follow DHS' client responsibility rules.

E. The City's Legal Obligation

The City of New York is mandated by law and court order to provide housing to every eligible homeless individual or family who seeks it. Under state and local law, and the terms of a 1981 consent decree stemming from the state court litigation in *Callahan v. Carey*,⁵ DHS is required to provide "temporary" shelter to all eligible homeless men and women who apply for temporary housing assistance. As a practical matter, this means that the Agency must shelter homeless adults the very same day that they apply. In 1986, New York State enacted regulations that not only codified key provisions of the Decree, but also mandated more stringent shelter standards than those enunciated in it. In accordance with this legal mandate, DHS must, and does, successfully shelter homeless adults 24 hours a day, 7 days a week, and 365 days a year. Combating homelessness is a priority of the Administration of Mayor Michael R. Bloomberg and therefore is not only a legal obligation but a moral one. Consistent with DHS' mission — to prevent homelessness wherever possible and provide short-term emergency shelter and re-housing support whenever needed — every day, in every borough, DHS teams up with hundreds of shelter providers, business and faith-based leaders, and community members to meet the needs of homeless New Yorkers. BRC is a significant long-time partner of the City in these efforts.

F. Meeting Unprecedented Shelter Demand through the Open-Ended RFP Process

In addition to meeting its legal obligations to provide shelter to all eligible homeless adults on an immediate basis, DHS must meet fluctuations in shelter demand caused by economic or other factors outside the agency's control. In today's difficult economy, we face unprecedented shelter demand. For example, in December 2010, the average daily census of single adults in the DHS shelter system was 8,511 — an increase of 22% as compared to the average daily census in December 2009. Moreover, unlike in the spring and summer months of previous years, the summer 2010 single adult shelter census did not decline or even remain flat; instead, it steadily increased. Since the demand for shelter is starting from a much higher baseline than last year, the Agency is procuring significant capacity to ensure we meet projected demand. As part of DHS' plan to meet projected needs for the upcoming spring and summer months, the Agency is procuring a contract with BRC to operate the 200-bed Shelter.

Nonprofit organizations offer their services as long-term operators of shelters, reception centers and other housing programs through an Open-Ended Request for Proposals (RFP) process maintained by DHS. In

⁵ See Final Judgment by Consent, dated August 26, 1981 (Index No. 42582/79, Sup. Ct., N.Y. Co.).

this instance, BRC expressed interest in operating a shelter in the Building by submitting a proposal under this process. After carefully reviewing the proposal and determining that the Building, as renovated, would be a suitable location for a single adult shelter, DHS commenced the procurement process, which entails multiple levels of review by various City and Mayoral agencies and ends with the Comptroller's registration of an executed contract between DHS and BRC. The procurement process also includes public review of the draft contract, including a public hearing which was held on November 4, 2010 (discussed in Section III-4.2(b), below) as well as analysis under the Fair Share Criteria. DHS does not target community districts to satisfy demand for additional shelter capacity; as with Manhattan Community District No. 4, we are limited by what buildings are offered to us for shelter use at any particular point in time.

III. FAIR SHARE ANALYSIS

The analysis below describes DHS' consideration of the Fair Share Criteria applicable to the selection of this site.

Article 4: Criteria for Siting or Expanding Facilities

4.1(a) Compatibility of the facility with existing facilities and programs in the immediate vicinity of the site

The proposed Shelter will occupy floors six through nine of the 12-story Building and comprise approximately 30,000 square feet in living and administrative space. There will be two dormitory style units per floor for a total of eight dormitories, with 25 beds each. The physical environment of the Shelter will be designed to provide a clean and safe place for homeless adult men to receive temporary emergency housing and social services designed to assist them in obtaining housing in the community. The proposed Reception Center will occupy floors three and four of the Building, will comprise approximately 15,000 square feet of the Building and house an additional 96 predominately street homeless individuals who will have access through the Reception Center to mental health services and other forms of assistance. The Reception Center will also be configured as a dormitory with approximately 48 beds on each floor.

The Building (or "Site") is located in a mixed-use section of New York City in a M1-6 manufacturing district on a single rectangular tax lot on West 25th Street between Sixth and Seventh Avenues. The proposed Shelter would be located on a block that is primarily developed with commercial uses (retail and wholesale) and 10- and 12-story buildings like the Shelter itself. The street-level portion of the buildings typically has commercial uses that include retail and wholesale uses. Examples of commercial retail storefronts on the block include barber shops, cafes, and clothing stores, while commercial wholesale stores specialize in retail display, lighting and electrical supplies and photography equipment. A Sheraton hotel is present on West 25th Street, as well as parking garages. The upper floors of the buildings are mainly commercial office and residential space.

An examination of the *2008 Selected Facilities and Program Sites in New York City*, the *2008 Gazetteer of City-Owned Property Fiscal Years 2010-2011*, and a field survey reveals a mix of uses within the immediate vicinity (400-foot radius) of the Building. The blocks within this 400-foot radius are developed in a similar pattern as West 25th Street. Residential uses include a mix of 10- and 12-story buildings that have commercial storefronts and office and residential uses on the upper floors, several smaller three- and four-story buildings some of which have neighborhood retail uses on the ground floor including bars, delicatessens, restaurants and specialty retail shops, and several high-rise residential towers with ground-floor retail (usually

national or regional retail stores). Commercial uses other than those in residential buildings include hotels, wholesale stores (electronics, toys, flowers and plants, industrial supplies, clothes, fabric and leather), retail stores (restaurants, bars, coffee shops, specialty retail) and auto-related uses (rental car use, parking garages). The use of four floors of the Building as a Shelter for homeless men in need of short-term emergency housing, and of two floors of the Building as a Reception Center for predominately street homeless adults is compatible with the mixed-use nature of the area within the Facility's 400-foot radius, which includes other transient (e.g., hotels) and residential uses.

The Map and Facilities List, annexed to this Analysis as Exhibits A and B, respectively, illustrate and name City and non-City facilities and residential/ambulatory programs within a 400-foot and half-mile radius of the Building. While one family shelter lies within this half-mile radius (but in contiguous Community District No. 5), the three shelters (two family and one young adult) within Community District No. 4 ("CD 4") lie outside the 400-foot and half-mile radius and outside the Chelsea neighborhood altogether. Included in the 400-foot radius are a health center for members of the International Ladies' Garment Workers Union, a non-City hospital-affiliated health center, a mental health clinic for people with AIDS, a residential facility for developmentally disabled individuals, two outpatient drug treatment programs and a Gay Men's Health Crisis soup kitchen and food pantry. It is anticipated that the majority of Shelter residents will receive social services at the Facility and, as noted above, DHS has reached an understanding with BRC that other programs to be located at the site will also be available to users of the Shelter in addition to non-shelter clients from the community. The co-location of Shelter services, the Reception Center, and other program services in the Building will result in few, if any, Shelter or Reception Center clients utilizing mental health and other social services located outside but within a 400-foot radius of the proposed Facility. Moreover, as discussed in Section III-4.1(b) below, the services to be offered at the Shelter and the Reception Center and in other programs located in the Building are consistent with the social services offered within this 400-foot radius.

In sum, as detailed above, the proposed Facility is compatible both with the mixed-use nature of the area and other social services programs within its immediate vicinity.

4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of city and/or non-city facilities

City and Non-City Facilities

As detailed in Section III-4.1(a) above, the Facility is located in the Chelsea section of Manhattan CD 4 in a mixed-use area consisting primarily of residential, commercial retail and wholesale, and institutional uses. The three most prominent land uses within CD 4, from largest to smallest are: residential, commercial and institutional.

To determine whether the Facility would create or contribute to a concentration of facilities, DHS reviewed the *Gazetteer of City Property 2008 Fiscal Years 2010-2011*, the FY 2010-2011 *Statement of District Needs for Manhattan*, and the *2008 Selected Facilities and Program Sites in New York City* and conducted a field survey of the neighborhood. The half-mile radius surrounding the Facility extends from just west of Park Avenue South to east of 9th Avenue, and from just south of West 34th Street to north of West 15th Street.

The Map and Facility List (Exs. A and B, respectively) illustrate and name City and non-City facilities and residential/ambulatory programs within a half-mile radius of the Building. Included in this geographic parameter are 13 private group daycare facilities, two group foster homes and one supervised, residential

independent living program for young adults, two non-City-affiliated hospital health centers (including one within the Facility's 400-foot radius), two City-affiliated health centers, two union-affiliated health centers (including one within the Facility's 400-foot radius), three private health care centers, one private pediatric residential health care facility, nine chemical dependency out-patient services (including two within the Facility's 400-foot radius), 11 outpatient mental health clinics/services (including one within the Facility's 400-foot radius), three residential facilities for developmentally disabled adults (including one within the Facility's 400-foot radius), 11 non-residential programs for developmentally disabled adults, six SRO supportive housing programs, one drop-in center and one homeless family shelter,⁶ and nine soup kitchens/food pantries (five of which are located in churches). There are several other neighborhood and regional facilities within a half-mile radius of the Facility, including 18 public schools (including one public charter school), eight private schools, one public college, nine proprietary degree-granting institutions, two public libraries, two parks/playgrounds, one national park, three public squares with sitting areas, two NYPD facilities (including one police precinct), three fire houses, and one courthouse.

It is not anticipated that the proposed Shelter and Reception Center will create or contribute to a concentration of City and/or non-City facilities that would adversely affect the character of the surrounding neighborhood. Other than one shelter for families with children in Community District No. 5, which is located within a half-mile radius of the Facility, there are no other homeless shelters in CD 4, within the half-mile radius of the proposed Shelter or in Chelsea. The other programs in the neighborhood that are geared toward serving homeless individuals are the food pantries/soup kitchens (the majority of which are located in houses of worship), one drop-in center and one family shelter. DHS will refer homeless men who have applied for shelter at the Agency's adult intake center and whose programmatic needs have been determined at one of DHS' assessment sites. Upon arriving at the Shelter or Reception Center, clients will have many of their basic needs met on-site, such as three meals per day, laundry services, accessing benefits, preparing service plans, pursuing housing and employment opportunities and job training, and participating in day treatment programs.

As noted above, the majority of Shelter and Reception Center residents will receive social services, including mental health services, on site. In addition, DHS has reached an understanding with BRC that other programs to be located in the Building will be available to users of the Facility in addition to non-shelter clients from the community. Thus, the majority of Facility clients will not need to leave the Building to access mental health clinics or drug treatment programs in the surrounding neighborhood.

Safety and Security Plan

BRC created and posted on its website a comprehensive and detailed safety and security plan governing the entire Building, including the proposed Shelter and Reception Center, and has retained a security consultant to review all safety strategies, provide ongoing assistance and training related to security, and interface with the local precinct to enhance BRC's security measures. BRC also discussed its safety and security plan and addressed community safety concerns at the public forums sponsored by CD 4 and at CAC meetings. Security at the Facility will be enhanced through the use of technological devices, including a Turnstile ID Card system (all BRC staff and clients will have photo ID cards that will allow them to gain entry through a turnstile at the front door of the Building) and a Digital Camera System that will be installed in public areas of the Building including the Shelter and Reception Center, which will allow staff to view public areas from video screens. These video cameras, totaling over 80 in number, will be present on each floor, in all community areas, stairways, vestibules, hallways, group rooms, and waiting areas. Cameras will also be

⁶ The supportive housing programs, drop-in center and homeless family shelter operate under contract with DHS.

located outside the Building to observe the front entrance, the sidewalk going in both directions and the Building's surrounding areas. The camera system will operate 24 hours/7 days per week. BRC will also install increased lighting outside of the Building to facilitate monitoring of outside activity.

BRC plans to employ 13 full time Program Shift Supervisors who are responsible for on-site operational duties, which will include facilitating security and safety of the Building. The Provider also plans to hire 61 Community Technicians who will report to the Program Shift Supervisors and whose duties will include maintaining safe and sanitary conditions in the Building, monitoring and reporting on client interactions, and providing emergency response and crisis intervention as necessary. To provide another layer of security, staff will complete security rounds throughout the Building in the dorms, bathrooms and private areas. In addition to the security staff on each floor of the Building, the Building's front door will be staffed on a 24-hour basis by 5 full-time employees who will maintain safety of the Building and the Site. Thus, a total of 79 staff members will be involved in providing safety and security for the Building.

BRC also plans to have additional dedicated staff who will be dispatched from the front door post on an ongoing as-needed basis to ensure that clients do not congregate outside the Building or in nearby areas. In addition, there will be a rooftop garden (accessible year round and from early morning until late evening) where clients can go during leisure time, breaks or to smoke instead of congregating outside the Building. As part of BRC's agency-wide training program, all staff of the Shelter, Reception Center, and other programs to be located at the Site will be trained in techniques to maintain a safe facility environment.

In addition to the strategies for securing the overall safety of the Building, BRC will take additional measures to enhance the safety of each of its residential programs at the site. An initial search of each client's belongings will take place upon admission to the Shelter or Reception Center, and thereafter staff will perform both regularly planned searches and random searches as needed. Regular searches of clients' lockers and bed areas will be performed on a constant rotating basis by BRC Community Technicians under the supervision of a Shift Supervisor. BRC will enforce a nightly curfew for Shelter clients and all residents of the Facility will be subject to discontinuance of shelter if they engage in illegal, dangerous or disruptive conduct.

Recognizing that needy New Yorkers may be present and in need of services in the areas surrounding the proposed Shelter and Reception Center, in July 2010, BRC's homeless outreach team in the 25th Street area expanded their operations to include regular homeless outreach in the area from 23rd to 28th Streets and from 5th to 9th Avenues, including Madison Square Park.

Program Staffing

As noted above, it is anticipated that approximately 270 staff would work at the Building. The Shelter would be staffed with approximately 60 employees and the Reception Center with approximately 40 employees. All BRC programs in the Building would be staffed full time including during meal and leisure times, with 24-hour staffing in the Shelter and the two other residential programs (*i.e.*, the Reception Center and Chemical Dependency Crisis Center). Most of their waking hours, clients on site would be engaged in specific program activities.

For all of the reasons discussed in this section 4.1(b) and in Section III-6.51 and 6.53 below, the operation of the Shelter or other programs at the site is not expected to create or contribute to a concentration of facilities that would adversely affect neighborhood character.

4.1(c) Suitability of site to provide efficient and cost-effective delivery of the intended services

Site Suitability

The Facility is undergoing significant interior renovation and is intended to begin operating in the spring of 2011 under a long-term contract with DHS. The Facility will be highly suitable for providing shelter and on-site services to homeless individuals in accordance with all applicable codes and regulations. The Shelter's total area is approximately 34,595 square feet, which is sufficient space to house 200 clients. The Reception Center's total area is approximately 15,000 square feet, which is adequate space to house 96 clients. The Facility will include space for many on-site support services, including housing placement services, case management services, mental health treatment, substance abuse treatment, and vocational services. There will be ample physical space for all daily living activities, including sleeping areas, bathrooms, a cafeteria, storage, and laundry as well as a roof garden that will minimize clients having to go down to the street. The size of the Facility, the availability of on-site services, including convenient access to other programs on site, will generate economies of scale in personnel costs for the provision of supportive services and fixed costs related to building maintenance and operation. This multi-service approach has proven very effective at BRC's other sites and DHS anticipates that this approach will prove equally effective in providing much needed services to clients of the proposed Shelter and the Reception Center. The Facility is therefore well suited for providing cost-effective services to homeless adults. The proposed Shelter contract rate to be paid to BRC is within the range of rates that DHS pays to other social service providers that operate similar shelter programs. As further discussed in Section III-4.1(d) and 6.1(d) below, the Facility's proximity to public transportation and major thoroughfares, including Avenue of the Americas and Broadway, will allow its residents and staff to access the Site in a convenient and cost-effective manner.

Consideration of Alternative Sites

As discussed in Section II.F above, DHS maintains an Open-Ended RFP process through which nonprofit organizations offer their services as long-term shelter operators. DHS reviews each proposal submitted in response to the Open-Ended RFP to determine whether it meets the Agency's programmatic and budgetary criteria. DHS also determines whether the proposal meets state and local requirements, in this case, whether the proposed Shelter as renovated will comply with State regulations governing the operation of single adult shelters (18 N.Y.C.R.R. §491, *et seq.*), applicable provisions of the New York City Administrative Code and the *Callahan* Consent Decree. The Agency also inspects the proposed Shelter for code compliance and to ascertain whether the Building is properly configured for the homeless population to be served; in the instant case, upon completion of renovation, DHS will inspect the Building for these purposes prior to referring any clients to the proposed Shelter. DHS will also inspect the Building to determine that it is appropriately configured to serve Reception Center clients prior to occupancy.

Given DHS' legal obligation to meet fluctuations in shelter demand — in this case, a 22% increase in the average daily census of single adults in shelter in December 2010 as compared to the average daily census in December 2009, and an unprecedented increase in demand over the spring and summer months of 2010 — coupled with the difficulties of locating shelter space that meets all the various state and local law requirements, the Agency rarely, if ever, has the option of choosing among equally suitable and available shelter sites. Other factors further limit DHS' freedom to consider alternative sites, including fiscal constraints which militate against paying for capacity that in periods of declining demand would go unused. For these and other reasons outlined above, the Building is a suitable site to provide efficient and cost-

effective delivery of short-term emergency housing and other services to homeless men in a safe and secure environment.

4.1(d) Consistency with criteria in Statement of Need or in a submission to the Borough President

The *Citywide Statement of Needs for City Facilities/Fiscal Years 2010-2011* identified the following criteria for the siting of new shelters for homeless adults:

- Appropriate size and configuration for the proposed program
- Access to public transportation

The location of the Facility is consistent with these criteria. In determining the appropriate capacity for the proposed site, BRC considered the number of persons who could be housed in the space available with adequate support services and on-site staff, while maintaining economies of scale. The capacity of 200 beds will enable BRC to operate the Shelter program effectively and efficiently. There is also sufficient space for other residential and non-residential programs, including the Reception Center, to be housed in the Building. As described in Section III-6.1(d) below, the Facility and other programs at the site are served by several Metropolitan Transportation Authority (MTA) bus and subway lines, which will allow clients and staff to travel to and from the site with ease.

4.1(e) Consistency with any plan adopted pursuant to Section 197-a of the Charter

Community Board 4 developed the Chelsea 197-a Plan in consultation with the New York City Department of City Planning, and the City Council approved the Plan, as modified by the New York City Planning Commission, in 1996. The Plan, as supplemented by a rezoning proposal approved by the City Council in 1999, called for zoning changes for a substantial portion of the residential core of the Chelsea neighborhood, as well as several adjacent commercial and manufacturing districts, and creation of a special mixed-use district in West Chelsea. The rezoning was intended to preserve the built character of the Chelsea neighborhood while providing new opportunities for housing development. The location of the proposed Shelter in the existing Building supports the 197-a Plan's goal of preserving the as-built character of Chelsea. The Shelter's co-location with other BRC programs is consistent with the mixed-use nature of the surrounding area, which includes other transient and institutional uses. Accordingly, the proposed Facility is consistent with the Chelsea 197-a Plan.

4.2(a) Consideration of the Mayor's and Borough President's Strategic Policy Statement and Community Board's Statement of District Needs

In the *Manhattan Community Board Four Statement of District Needs FY 2011*, Community Board 4 acknowledges the "City's various efforts over the past few years to address the root causes of homelessness and, especially, the new resources devoted to the production of additional units of critically needed affordable and supportive housing." (p. 118) The Board further states that "street homelessness remains a very visible problem in our district;" "[m]any homeless people need social services, in particular drug treatment and/or mental health services;" and these services are "essential to any effort to address New York's homelessness situation." (*Id.*) The proposed Facility addresses the Community Board's recognition of this crucial services need: the Facility will serve mentally ill homeless adults who will have access to mental health services and drug treatment programs on site. The proposed Reception Center will provide short-term housing

predominately for street homeless clients and provide them with psychiatric and medical stabilization along with the therapeutic and case management services to assist them in accessing appropriate supportive housing. As stated in Section III-4.1(b) above, in addition to BRC's operation of homeless outreach teams in the 25th Street area, in July 2010, BRC expanded its outreach efforts to the area from 23rd to 28th Streets and from 5th to 9th Avenues, including Madison Square Park.

There is no recent Strategic Policy Statement from the Manhattan Borough President; however, in his response to *Citywide Statement of Needs/FY 2010 and 2011*, dated May 29, 2009, Borough President Scott M. Stringer commented that “[a]ll Manhattan neighborhoods must equitably share in the burdens and benefits of necessary public facilities” and that “[w]hen a City agency considers a specific location for a facility, community input should be solicited as soon as possible, and before making a decision.”⁷ As more fully discussed in Section III-4.2(b) below, DHS and BRC notified Community Board 4 and local elected officials, including Borough President Stringer and City Council Speaker Quinn (who represents CD 4), of the proposed Shelter and other programs to be located at the site and engaged in a thorough and ongoing consultative process with Community Board 4 and other members of the community to solicit and address their concerns about the Facility.

4.2(b) Meetings, consultation or communications with the Community Board and/or Borough President

DHS and BRC engaged in a comprehensive notification and consultative process to solicit, consider and respond to questions, comments and concerns about the Facility not only from CB 4 and the Manhattan Borough President, but also from other local elected officials as well as members of the residential and business community in the surrounding area.

Notifications/Meetings

By letter dated January 11, 2010, BRC notified Community Board 4 of its intent to submit a proposal to DHS for the operation of a 200-bed single adult homeless shelter to be located at 127 West 25th Street. By letter dated February 9, 2010, DHS notified Community Board 4, local elected officials in Manhattan as well as Council Speaker Quinn of the Agency's intent to enter into a long-term contract with BRC to operate a 200-bed single adult shelter at this location.

► Meetings Prior to January 2010 Notification

Even before BRC transmitted its January 11, 2010 notification to CB 4 — in November-December 2009 — BRC discussed its plan to submit a proposal to DHS to operate a homeless men's shelter at the site at meetings with staff of the following elected officials: Speaker Quinn, Borough President Stringer, New York State Senators Thomas K. Duane and Liz Krueger, Assembly Member Richard N. Gottfried and U.S. Congressman Jerrold Nadler.

► Community Consultations: March 2010-June 2010

During the period March 2010-June 2010, BRC engaged in further community consultations. This included meeting with Community Board 4's District Manager and Social Services Committee Co-Chairs and

⁷ See *Borough President and Community Board Comments on Citywide Statement of Needs/Fiscal Years 2010-2011*, p. 27. In the Statement, the Borough President urged the City not to close its Men's Intake Center in Manhattan and relocate its services elsewhere until the City had a concrete plan in place for a replacement facility in Manhattan. Since this comment is unrelated to the siting of the Facility at issue here, it is not addressed in this Analysis. (*Id.*, p. 29)

members, meeting a second time with Speaker Quinn's District Office and Community Board 4 together with staff of various local elected officials, engaging in telephone discussions and e-mail exchanges with local residents, meetings with various business merchants on West 25th Street, and meetings with representatives of local block associations and the local police precinct. Discussions concerned not only the proposed Shelter, but also the Reception Center and other programs to be located at the Site.

► June 2, 2010 Mailing Providing Information to and Seeking Input from Community Residents and Merchants

BRC mailed information about its organization and its plans for the proposed Shelter, and other programs in the Building, including the Reception Center, along with a June 2, 2010 cover letter seeking community input, to every publicly listed tenant (residential or commercial) of every building on 25th Street between 6th and 7th Avenue, as well as 101 West 24th Street and 252 7th Avenue (these last two addresses because BRC had received e-mails from a number of residents there). The June 2 letter enclosed BRC's 2009 Annual Report and information about BRC's programs at its existing locations and plans for the proposed Facility. BRC's Executive Director also announced that BRC would attend the June 14, 2010 Community Board 4 Public Forum to discuss the project, establish a committee of community advisors with whom BRC would meet regularly to discuss issues related to the site and the neighborhood in general, and invited community residents and businesses to tour BRC's 324 Lafayette St. facility.

► Community Forums/Visit to BRC's 324 Lafayette Facility

On June 14, 2010 and July 15, 2010, DHS' Deputy Commissioner for Adult Services and BRC's Executive Director attended a Public Forum sponsored by CB 4's Health, Housing and Human Services Committee to receive input from, and provide information and answer questions about, the proposed Shelter and other programs to be housed at the Site. Following each of these Public Forums, BRC responded in writing to over 70 separate questions about all aspects of the Shelter and other programs and posted both the questions and answers on its website. DHS provided written responses to questions posed to it as well. Also, on June 21, 2010, BRC took representatives of all the local elected officials — including staff of Borough President Stringer, Speaker Quinn, State Senators Duane and Liz Krueger, Assembly Member Gottfried and Congressman Nadler — on a tour of the Reception Center and the Chemical Dependency Crisis Center (BRC plans to relocate both programs to the Building) as well as the administrative offices located at BRC's 324 Lafayette St. facility.

► Community Advisory Committee Meetings

As noted above, as a further vehicle for communication between BRC and the community about the Facility and other programs to be relocated at the Building, BRC established a Community Advisory Committee which held its first meeting on October 18, 2010. Since then, there have been six Committee meetings, with the next meeting scheduled for April 12, 2011. To date, attendees at these meetings have included BRC and DHS representatives, Community Board 4's District Manager, representatives of the Offices of the Manhattan Borough President, the Council Speaker, State Senator Duane, Assembly Member Gottfried and Congressman Nadler as well as community residents, businesses and non-profit organizations, BRC's security consultant and a representative from the local police precinct, and members of various block associations and other Chelsea community groups. The issues discussed at these meetings run the gamut from Building security to updates on the site renovation to BRC's expanded outreach efforts in the Chelsea area.

► **November 4, 2010 Public Hearing on the Proposed Shelter Contract**

On October 22, 2010, DHS notified the Borough Presidents of all five boroughs, as well as the Speaker of the City Council and the City Comptroller, of DHS' intent to enter into a contract with BRC to operate the Shelter and a November 4, 2010 Public Hearing regarding the proposed contract. A Notice of Public Hearing appeared in the October 22, 2010 edition of the City Record, and described the proposed contract and availability for public inspection of the contract. At the public hearing on November 4, representatives of certain community groups and members of the community testified in opposition to the proposed contract and their testimony is discussed below.

► **Information on BRC's Website**

In the interest of furthering the consultative process, BRC posted extensive information on its website about the proposed Shelter and Reception Center and other BRC programs to be housed at the site. This includes BRC's safety and security plan, responses to questions raised by members of the community at the two public forums sponsored by Community Board 4 and BRC's 2009 Annual Plan.

Community Board and Other Comments and DHS' Response

DHS and BRC received comments in support of and in opposition to the proposed Shelter and they are summarized below. We also detail below the Agency's response to comments from those opposing the Facility in particular and relocation of BRC's programs in general.

► **Community Board 4**

By letter dated July 23, 2010, Community Board 4 stated that the co-location of three residential programs to the Site, totaling 328 beds, was "too large" and the majority of concerns from local residents and businesses of West 25th Street were "the size of the facility and the potential security issues related to concentrating such a large number of hard-to-serve clients in a single location." The Community Board also expressed its view that smaller shelters provide a higher quality of service to residents and fewer negative impacts on the surrounding neighborhood. Based upon these concerns, Community Board 4 approved, with conditions, the siting of a "BRC Service Center" at the site and relocation of the Reception Center (96 beds) and the Chemical Dependency Crisis Center (32 beds) from BRC's 324 Lafayette St. facility to the Building "to create a smaller shelter of 128 Homeless Shelter beds." The Community Board's approval was conditioned upon (1) DHS concluding in its Fair Share Analysis that relocation of these two residential programs to the Building would be consistent with the Fair Share Criteria applicable to the proposed site, (2) establishment of a Community Advisory Committee, (3) development of a final security plan with community review and input, and (4) "clarification by BRC and review and determination by DOB that the proposed uses are zoning compliant." The first and last issues were subsequently raised in litigation, described below.

DHS takes issue with Community Board 4's failure to distinguish among the three residential programs to be housed in the Building. As noted above, reception beds are not shelter but, rather, are short-term housing targeted to street homeless clients. BRC uses these beds for street homeless clients who are served by its and other outreach teams. DHS does not refer clients into the reception bed program from its intake or assessment sites. As for the 32-bed Chemical Dependency Crisis Center, DHS is not funding this program and it is not part of the Agency's proposed Shelter contract with BRC.

Even assuming, for the sake of argument, that all 328 beds are in fact "shelter," locating these three residential programs in the same building will not have a negative impact on the surrounding community. The Community Board's concern in this regard is based primarily on "potential security issues" that may

arise from concentrating this number of “hard-to-serve” clients in a single location. However, as demonstrated above, BRC is implementing a comprehensive and sophisticated security and safety plan at the site and has retained a security consultant to review all safety strategies, provide ongoing assistance and training related to security and interface with the local precinct to enhance BRC’s security measures. BRC not only addressed community concerns about security at the two Public Forums hosted by Community Board 4 and at Community Advisory Committee meetings, but also posted on its website its extensive security and safety plan for the Building as well as written answers to numerous questions from the community about security.

Community Board 4’s opposition to co-locating all three residential programs in the Building is inconsistent with its approval of a BRC “Service Center” at the proposed Site and runs counter to a multi-service approach, which BRC has successfully implemented at its two existing multi-service locations. Located at both sites are residential and non-residential programs: 324 Lafayette houses the Reception Center, the Chemical Dependency Crisis Center and BRC’s administrative offices while 317 Bowery houses additional reception beds, an employment shelter for employed or employable homeless men and a non-residential employment program. Posted on BRC’s website are letters of support from members of the residential and business community in the vicinity of these two multi-service facilities, attesting to the fact that BRC has always been a good neighbor in the community, its presence has not caused any safety or security concerns, and it is a highly professional and well-run organization.⁸ These views are exemplified in a July 12, 2010 letter from the District Manager of Manhattan Community Board 3 to Speaker Quinn, stating in part:

BRC is an excellent neighbor and a great service provider. They operate numerous residential and non-residential programs throughout the Lower East Side and on the Bowery. ...

Our community has never had any trouble with BRC, their facilities or their clients. They operate quality programs and do an excellent job managing their facilities inside and out. I can share from my actual experience that BRC-managed programs and facilities have not been a source of problems; in fact, they often have been the solution.

...

I can attest to BRC’s responsiveness and commitment to the community. Muzzy Rosenblatt, their Executive Director, is always accessible and responsible, as is true of their staff in general. ...

BRC represents the best in social services and homeless services in our community and in our City.

BRC also has received letters in support of the proposed Shelter and its co-location with other BRC programs at the site from various organizations, which are also posted on the BRC website.⁹ Supporters include:

⁸ See http://www.brc.org/pdf/chelsea_support_letters.pdf.

⁹ *Id.*

- **The Association for a Better New York (ABNY).** ABNY stated that the Building “will...become home to critical services that our city needs, including outpatient counseling services, treatment programs and shelter beds. We believe BRC has a track record for success in New York, and we hope they are able to move forward with this important project.” (July 12, 2010 letter from ABNY’s Executive Director to Speaker Quinn)
- **The Building & Construction Trades Council of Greater New York.** The Council stated that it supports the proposed project because BRC is a “great neighbor” as evidenced by the fact that “neighborhoods such as the East Village have grown and flourished around BRC”; “[a] fully efficient, effective BRC center located next to a transportation network and near the population they serve is a great value to the City of New York”; and “25th Street between 6th and 7th Avenues is desolate and full of vacancies” and in addition to “the spark that we believe [BRC’s] 24-hour presence will create on the block, the project will create quality, union jobs for individuals who want to help those in need and improve society.” (June 30, 2010 letter from the Council’s President to Speaker Quinn)
- **VillageCare** (which provides services to more than 13,000 individuals a year in senior care and HIV programs) stated that “[i]n these extremely difficult economic times, it is more important than ever that we support the work and plans of not-for-profit organizations such as BRC in their efforts to bring services to disadvantaged persons in the most effective way that they can. In that regard, BRC’s relocation and consolidation at the new location is a sensible, responsible plan to offer services to homeless persons.” (July 21, 2010 letter to Speaker Quinn)

(See also footnote 3, above, for a compilation of statements by neighbors of BRC’s two existing multi-service facilities to the effect that these facilities (which include the Reception Center) have always been good neighbors.)

► **July 13, 2010 Letter from the Manhattan Borough President to BRC’s Executive Director**

In a July 13, 2010 letter from Borough President Stringer to BRC’s Executive Director, Muzzy Rosenblatt, the Borough President thanked Mr. Rosenblatt for his “thoughtful and extensive responses to the questions about this facility raised by the neighbors” at the Community Board’s Public Forum on July 14, 2010. The Borough President stated that many of the constituents he had heard from expressed concerns about the size of the facility and their personal safety but noted that “the size of a facility should not be a security issue if it is well run and operated.” Toward that end, he inquired about BRC’s safety and security plan, the training of security staff and related issues, stating that “I am certain that sharing the details of this plan will provide comfort to residents who have not lived in close proximity to a facility of this kind before.” As noted above, BRC addressed community concerns about safety and security by answering numerous questions from the community on this issue and posting its answers to these questions and its safety and security plan on its Website. The Borough President concluded his letter by stating:

Bowery Resident Committee has a sound reputation for providing services to one of the city’s most vulnerable populations. I look forward to working with you to achieve your programmatic goals while also ensuring the needs of neighboring residents are heard, considered and addressed.

► The Pending Litigation

On November 4, 2010, the City held a public hearing on the proposed contract between DHS and BRC to operate the Shelter. Among those testifying at the hearing was counsel for the Chelsea/Flatiron Coalition (“CFC”), an indeterminate number of business and property owners in the Chelsea section of Manhattan. On October 7, 2010, the CFC filed an Article 78 Petition seeking to preliminarily and permanently enjoin BRC from moving to, and performing any additional renovation work, at the Site. (*Chelsea Business and Property Owners’ Assoc. v. The City of New York* (Sup. Ct. N.Y. Co., Index No. 113194/10)) The CFC also named as respondents the NYC Department of Buildings (“DOB”), the NYC Department of Housing Preservation and Development and DHS (collectively, “municipal respondents”). The CFC alleged among other things, that DOB’s issuance of a building renovation permit to BRC violated the NYC Zoning Resolution and the NYC Administrative Code, and that DHS violated the City Charter and state law by failing to conduct “required” reviews under the City’s Uniform Land Use Review (ULURP) procedure, the Fair Share Criteria promulgated pursuant to Sections 203 and 204 of the City Charter, and the State Environmental Quality Review Act and its City counterpart, the City Environmental Quality Review Procedure (SEQRA/CEQR).

On October 8, 2010, CFC appealed the decision of the DOB to the NYC Board of Standards and Appeals (“BSA”), but asked the BSA to stay its administrative appeal pending the Court’s determination of CFC’s Article 78 proceeding. On October 20, 2010, BRC moved for a stay of the Article 78 proceeding pending BSA’s determination of CFC’s appeal on the ground that CFC had failed to exhaust its administrative remedies before seeking judicial relief, as required by law. By Decision and Order dated January 10, 2011, the Court granted BRC’s motion with respect to all of CFC’s claims concerning the DOB permit and stayed those claims pending a final BSA determination as to those permits. However, the Court declined to stay CFC’s other claims and directed the parties to address these issues in connection with CFC’s motion for a preliminary injunction. The Court heard oral argument on that motion on February 7, 2011 and decision on the motion is now pending. By Resolution adopted April 5, 2011, the BSA denied CFC’s appeal and upheld DOB’s issuance of a permit to BRC.

In the event the Court were to decide in favor of the CFC on any of its claims after registration of DHS’ contract with BRC, and DHS were ordered to remove clients from the Shelter, pursuant to the termination provisions in the contract, DHS could terminate the contract in whole or in part without cause upon 10 or 15 days’ notice (depending on the manner in which the notice were transmitted to BRC). These provisions further provide that, in the event of termination, DHS will not pay any further obligation pursuant to the contract after the date of termination. Moreover, DHS is not a party to the lease between BRC and the owner of the Building, and the contract specifically states that in no event shall the contractual requirement to pay obligations incurred by the contractor prior to termination be construed as including any lease or other occupancy agreement between BRC and the landlord. Finally, in the event DHS were ordered to remove clients from the Shelter, DHS would have the capability to transfer them to other shelters within the Agency’s single adult shelter system (or DHS-contracted facilities geared predominately to street homeless clients).

► The November 4, 2010 Public Hearing on the Proposed Contract

At the November 4, 2010 public hearing on the proposed contract between DHS and BRC pursuant to which BRC would operate the proposed Shelter, CFC’s counsel essentially reiterated the arguments in opposition to the Shelter that CFC had asserted in its Article 78 petition and appeal to the BSA.

At the public hearing, a legislative aide to Speaker Quinn read the Speaker's testimony to the effect that while the services provided at the site are "necessary," the number of beds and concentration of services at the Building would "undoubtedly impact" an area of the Speaker's Council District (Public Hearing Transcript ("Tr."), p. 44); in addition, "because of the uncertainty this lawsuit may create," Speaker Quinn stated in her testimony that "we should see the outcome prior to the City entering into any contract with BRC." (*Id.*, p. 45) As noted above, in the event of a decision adverse to the City, the City would not incur any liability for terminating the contract and DHS would be able to transfer clients at the Facility to other shelters or facilities geared to street homeless clients. However, putting on hold the opening of the Facility pending a final decision of the Court or of the BSA, the decisions of which can be appealed, would put at risk DHS' ability to meet the unprecedented increase in demand during the months when the proposed Shelter is set to open. Prior to the public hearing, DHS representatives, including DHS Commissioner Seth Diamond and DHS Deputy Commissioner for Adult Services George Nashak, met with members of Speaker Quinn's staff to discuss the residential programs to be located in the Building, including the Shelter and Reception Center.

Also testifying at the hearing was a representative of the Chelsea West 200 Block Association and Save Chelsea, a neighborhood-based watchdog organization, who stated that her organizations had "reservations over the size" of the facility." (*Id.*, p. 66) Other opponents of the proposed Shelter included a representative of one of the retail stores (located on the same block as the Facility) and a graphic design firm (on 29 West 21st Street) who testified about concerns for their employees' safety. Four other residents of the community and the owner/manager of a residential building in the vicinity of the proposed Shelter opposed it on the grounds that it was too large and posed safety concerns. (*Id.*, pp. 67-74, 80-87)

BRC's Executive Director testified at the hearing that(1) the Shelter was needed to help the City meet the significant increase in shelter demand; (2) BRC was capable of operating the Shelter, Reception Center and other programs in the Facility, as demonstrated by BRC's many years of service in providing shelter and social services to homeless New Yorkers and its success in helping them transition into lives of stability in the community; (3) BRC's other facilities for homeless individuals had proven themselves to be excellent neighbors and community partners; and (4) through participation in numerous meetings with CB 4, local elected officials, and members of the residential and business community, the posting on its website of a significant amount of information about the Facility and its programs to be located there, and arranging for a tour of one of its multi-service centers, BRC educated, solicited input from, and answered questions about its various programs to be located in the Building. (*Id.*, pp. 74-80) Mr. Rosenblatt summed up the need for the Facility when he testified:

Is it popular? Absolutely not. Is it necessary? Is it right? Is it just?
Absolutely, it is.

As demonstrated above in Sections I, II, and III-4.1(a)-(c) and 4.2(a)-(b), DHS and BRC engaged in a thorough and ongoing consultative process with Community Board 4, local elected officials and members of the surrounding residential and business community; moreover, DHS considered all of their concerns in performing this Analysis.

Article 6: Criteria for Siting or Expanding Regional/Citywide Facilities

6.1(a) Need for the Facility

As discussed in Section II.C above, the City of New York is mandated by law and court order to provide shelter to every eligible homeless man and woman on an immediate basis. The number of single adults applying for shelter dramatically increased in FY 09 and FY10 as compared to previous fiscal years and, therefore, the need for additional beds the proposed Shelter will provide is critical. In addition to providing shelter, DHS recognizes that it must also provide services to homeless adults, including those living on the street, who are reluctant to enter the City's shelter system, to assist them in moving into housing in the community as rapidly as possible. As discussed in Sections II.A and II.B and III-4.1(a), (b) and (c) above, BRC will provide a rich array of services to the residents of the Shelter and the Reception Center to assist them in looking for and obtaining suitable housing and remaining stably housed in the community.

6.1(b) Distribution of similar facilities throughout the city

The DHS shelter system for single adults consists of 62 facilities: Thirty-three (33) are located in Manhattan, twenty-one (21) are located in Brooklyn, two (2) are located in Queens, four (4) are located in the Bronx and two (2) are located in Staten Island. One family shelter is within the half-mile radius of the Facility but located in contiguous Community District No. 5. There are three shelters located in Community District No. 4 (two serving families and the third serving young adults), all of which are outside the half-mile radius and outside the Chelsea neighborhood. Given the low concentration of shelters within the surrounding area of the proposed Facility, and the other reasons discussed in Sections III-4.1(a) and 4.1(b) above and 6.53(a) below, neither the proposed Shelter nor other residential programs in the Building will adversely impact the distribution of residential facilities in the City.

6.1(c) Size of the facility

In determining the appropriate capacity for the proposed Facility, DHS and BRC considered the number of persons who could appropriately be housed in the space available at the Facility with adequate support services and on-site staff, while maintaining economies of scale. DHS and BRC determined that floors six through nine of the Building could properly accommodate 200 men and that floors three and four could properly accommodate 96 Reception Center beds.

6.1(d) Adequacy of the streets and transit

The proposed Shelter is well-served by public transportation networks, and most trips to and from the Facility that are not made entirely by foot may easily be made via MTA-operated New York City Transit bus or subway. The MTA New York City Transit has several bus routes serving the area including the M5, M7, M20 and the M23. Subway service is available on Sixth Avenue at the 23rd Street Station of the MTA New York City Transit "F" and "M" subway lines (PATH subway service to New Jersey is also available at this location), and on Seventh Avenue at the 28th Street Station of the "1" subway line. The Facility is convenient to major vehicular thoroughfares including Broadway and Avenue of the Americas.

6.51 Concentration of city and non-city facilities providing similar services or serving a similar population

For the reasons stated in Section III-4.1(b) above and Section III-6.53(a) below, the operation of a single adult shelter, reception center, or other residential and non-residential programs in the Building is not expected to contribute to a concentration of facilities that adversely affect neighborhood character.

6.52 Necessary support services for the facility and its residents

As discussed in Section II.D above, upon registration of the proposed contract between DHS and BRC, BRC will provide services to homeless men at the Shelter in accordance with its contractual obligations. BRC will also be subject to the requirements set forth in state regulations governing the operation of shelters, including state inspection and oversight. The Reception Center will also be subject to significant DHS and state oversight.

As described in Section II.A and II.B above, BRC will offer a multitude of services to Shelter residents, including housing placement services, case management services, mental health treatment, substance abuse treatment, and vocational services. Shelter clients also will have access to other programs located in the Building. BRC is expected to employ approximately 270 employees at the site, approximately 60 of whom will staff the Shelter and 40 will staff the Reception Center. Of the 270 staff total, BRC currently plans to have 109 counseling and clinical staff, 79 staff involved in safety and security operations, 54 administrative staff, 17 food service staff and 11 maintenance staff. As discussed in Section II.D above, DHS will oversee and monitor BRC's performance through regular communication between DHS and BRC program staff, site inspections and performance reviews. BRC also will be subject to audit by DHS' internal Audit Services and the City and State Comptrollers and also to State oversight, including annual inspections.

6.53(a) Whether the facility in combination with other similar city and non-city facilities within a half-mile radius would have a significant cumulative negative impact on neighborhood character

The *Selected Facilities and Program Sites in New York City 2008*, issued by the Department of City Planning ("DCP"), contains ratios of residential facility beds to population in New York City, its boroughs and community districts. Residential facility beds considered in this Analysis are those in facilities listed on the Facilities List (Ex. B). The Map (Ex. A) illustrates all residential and community facilities identified by DCP within a half-mile of the proposed Shelter while the Facilities List lists these facilities and their capacity. A review of *Residential Facility Bed/Population Ratios by Community District, 2008* (Ex. C) reflects a higher ratio of beds to population than the citywide average. CD 4 ranks sixth out of a total of 59 Community Districts citywide for the number of beds in all residential facilities. This high ratio is partially attributable to the large representation of commercial uses in CD 4, which reduces the total number of residents.

Despite the number of residential programs in the neighborhood of the Facility, as discussed in Section III-4.1(a) and 4.1(b) above, it is not expected that the proposed Shelter or other residential programs to be located in the Building will have any significant cumulative negative impact on neighborhood character. The range of social services provided on-site, the comprehensive and sophisticated safety and security plan for the Building, the Shelter and Reception Center, and all other programs co-located at the site, and the existence of a mix of uses in the surrounding area of the Building, will minimize the impact, if any, on neighborhood character.

6.53(b) Whether the site is well located for efficient service delivery

As discussed in Section III-4.1(c), 6.1(d) and 6.52 above, the proposed Shelter is well located for efficient service delivery.

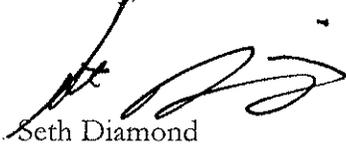
6.53(c) Whether any alternative sites considered, which are in community districts with lower ratios of residential facility beds to population than the citywide average, would add significantly to the cost of constructing or operating for the facility or would impair service delivery

A complete discussion of this criterion is set forth in Section III-4.1(c) above.

Summary Statement

In proposing 127 West 25th Street as a site for temporary, emergency housing and related services for homeless individuals, DHS has carefully considered and balanced such factors as community needs for services, the efficient and cost-effective delivery of the services, the concentration of similar facilities in Community District 4, and the effects of the Facility on neighborhood character. As demonstrated in the above Analysis, DHS has determined that entering into a long-term contract with BRC to operate a transitional residence for homeless men at 127 West 25th Street, as well as permitting the expansion and relocation of a Reception Center for street homeless adults at the same site, are appropriate actions consistent with the Fair Share Criteria.

Sincerely,

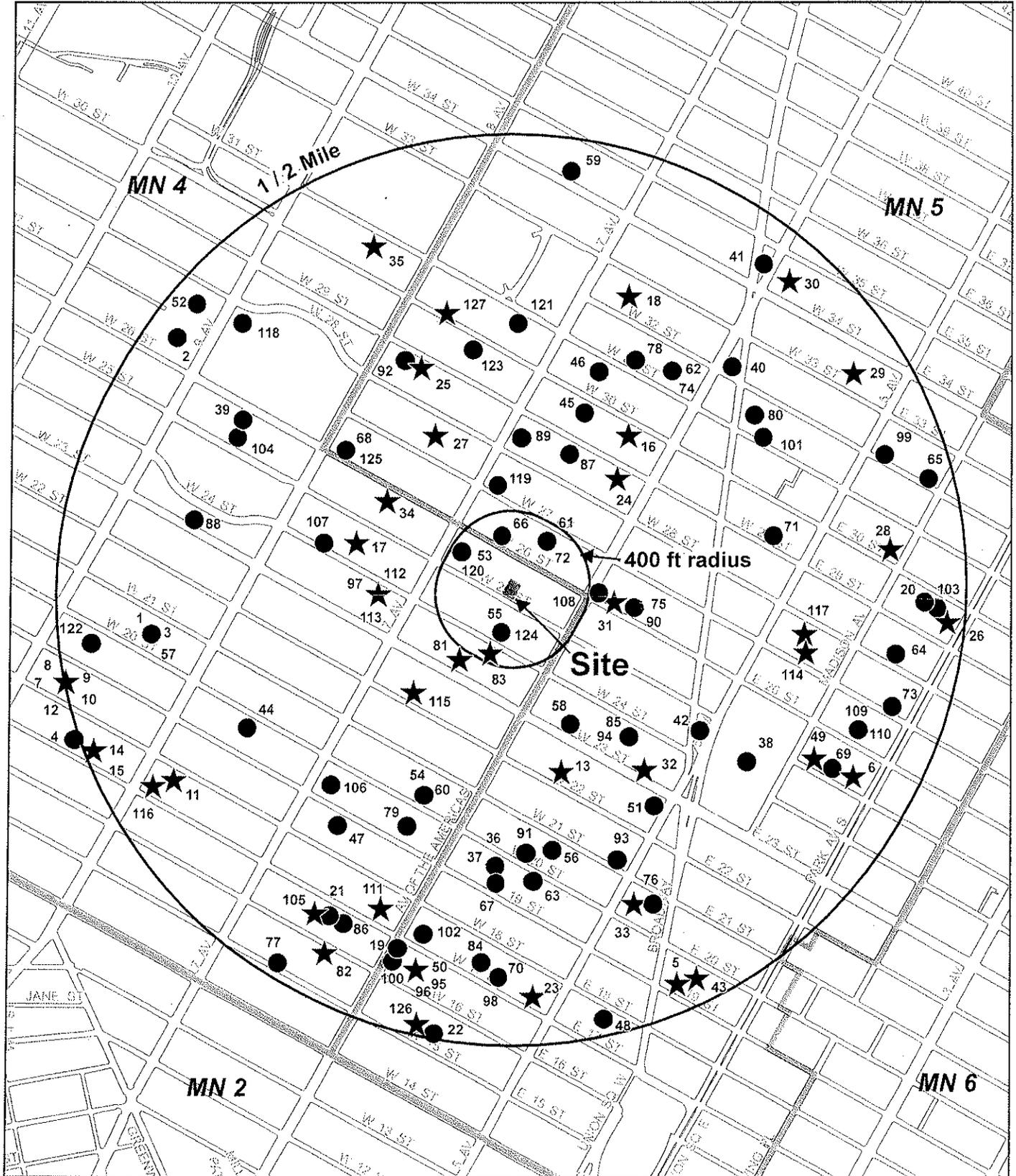


Seth Diamond

Encls.

cc: Deputy Mayor Linda Gibbs
Council Speaker Christine C. Quinn
Borough President Scott M. Stringer
Jerrold Nadler, Member, U.S. House of Representatives
State Senator Liz Krueger
State Assembly Member Richard N. Gottfried
Robert J. Benfatto, Jr., District Manager, Community Board 4
John Weis, Chair, Community Board 4
Amanda Burden, Chair, Department of City Planning
George Nashak, DHS Deputy Commissioner, Adult Services

Facilities within 1/2 Mile of DHS Proposed Site at 127 West 25 St
Manhattan CD 4



Neighborhood Facilities
 Residential or Regional Facilities
 6 Facility Key Number
MN 4 Community District Boundary and Number

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
1	PS 11 WILLIAM T HARRIS	320 W 21 St	Elementary School - Public	571 Enrollment
2	PS 33 CHELSEA PREP	281 9 Ave	Elementary School - Public	355 Enrollment
3	MS 260 CLINTON SCHOOL WRITERS & ARTISTS	320 W 21 St	Intermediate/JHS - Public	269 Enrollment
4	NYC LAB MS FOR COLLABORATIVE STUDIES	333 W 17 St	Intermediate/JHS - Public	562 Enrollment
5	BALLET TECH/NYC PS FOR DANCE	890 Broadway	Junior/Senior High School - Public	144 Enrollment
6	BARUCH COLLEGE CAMPUS HIGH SCHOOL	55 E 25 St	High School - Public	440 Enrollment
7	BAYARD RUSTIN EDUCATIONAL COMPLEX	351 W 18 St	High School - Public	997 Enrollment
8	HUMANITIES PREPARATORY ACADEMY	351 W 18 St	High School - Public	186 Enrollment
9	JAMES BALDWIN SCHOOL	351 W 18 St	High School - Public	248 Enrollment
10	LANDMARK HIGH SCHOOL	351 W 18 St	High School - Public	452 Enrollment
11	LIBERTY HIGH SCHOOL ACADEMY FOR NEWCOMERS	250 W 18 St	High School - Public	420 Enrollment
12	MANHATTAN BUSINESS ACADEMY	351 W 18 St	High School - Public	122 Enrollment
13	MANHATTAN VILLAGE ACADEMY	43 W 22 St	High School - Public	449 Enrollment
14	NYC LAB HIGH SCHOOL FOR COLLABORATIVE STUDIES	333 W 17 St	High School - Public	520 Enrollment
15	NYC MUSEUM SCHOOL	333 W 17 St	High School - Public	467 Enrollment
16	SATELLITE ACADEMY HIGH SCHOOL	120 W 30 St	High School - Public	910 Enrollment
17	THE HIGH SCHOOL OF FASHION INDUSTRIES	225 W 24 St	High School - Public	1674 Enrollment

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
18	HARLEM VILLAGE ACADEMY CHARTER SCHOOL EHVACS	15 Penn Plaza #15	Junior/Senior High School - Public Charter	334 Enrollment
19	JOHN A COLEMAN SCHOOL	590 Ave Of Americas	Elementary School - Private/Parochial	139 Enrollment
20	AARON ACADEMY	40 E 30 St	Middle/JH School - Private/Parochial	23 Enrollment
21	WINSTON PREPARATORY SCHOOL	126 W 17 St	Junior/Senior High School - Private/Parochial	214 Enrollment
22	XAVIER HIGH SCHOOL	30 W 16 St	Senior High School - Private/Parochial	990 Enrollment
23	ASSOCIATION FOR METROAREA AUTISTIC CHILDREN, INC	25 W 17 St	Special/Other School - Private/Parochial	212 Enrollment
24	BIRCH FAMILY SERVICES, INC	104 W 29 St	Special/Other School - Private/Parochial	473 Enrollment
25	LEARNING SPRING SCHOOL	254 W 29 St	Special/Other School - Private/Parochial	66 Enrollment
26	REBECCA SCHOOL	40 E 30 St	Special/Other School - Private/Parochial	107 Enrollment
27	FASHION INSTITUTE OF TECHNOLOGY (SUNY)	227 W 27 St	Public College - SUNY	10413 Enrollment
28	AMERICAN ACADEMY OF DRAMATIC ARTS	120 Madison Ave	Independent - Degree Granting Institution	207 Enrollment
29	KING'S COLLEGE	350 Fifth Ave	Independent - Degree Granting Institution	302 Enrollment
30	MERCY COLLEGE	66 W 35 St	Independent - Degree Granting Institution	NA
31	PHILLIPS BETH ISRAEL SCHOOL OF NURSING	776 6 Ave	Independent - Degree Granting Institution	240 Enrollment
32	TOURO COLLEGE - MAIN CAMPUS	23-27 W 23 St	Independent - Degree Granting Institution	14816 Enrollment
33	PACIFIC COLLEGE OF ORIENTAL MEDICINE	915 Broadway	Proprietary - Degree Granting Institution	484 Enrollment
34	SWEDISH INSTITUTE, INC.	226 W 26 St	Proprietary - Degree Granting Institution	566 Enrollment

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
35	TECHNICAL CAREERS INSTITUTE	320 W 31 St	Proprietary - Degree Granting Institution	4360 Enrollment
36	MUHLENBERG LIBRARY	40 W 20 St	Public Library - Branch	171303 Annual Circ.
37	ANDREW HEISKELL LIBRARY FOR THE BLIND	40 W 20 St	Public Library - Central	331727 Annual Circ.
38	MADISON SQUARE PARK	Broadway To Madison Ave, E 23 To E 26 Sts	Park/Playground - NYC	6.234 Acres
39	PENN STATION SOUTH HSES PLGD	W 26, 8 To 9 Aves	Park/Playground - NYC	0.6 Acres
40	GREELEY SQUARE	Broadway, Ave Of Americas, bet W 32 & W 33 Sts	Triangle, Strip, Plaza, or Sitting Area - NYC	0.144 Acres
41	HERALD SQUARE	Broadway, Ave Of Americas, bet W 34 & W 36 Sts	Triangle, Strip, Plaza, or Sitting Area - NYC	0.042 Acres
42	WORTH SQUARE	Broadway, 5 Ave, W 24 To W 25 Sts	Triangle, Strip, Plaza, or Sitting Area - NYC	0.076 Acres
43	THEODORE ROOSEVELT BIRTHPLACE NATIONAL HISTOR	28 E 20 St	National Park	0.11 Acres
44	10TH PRECINCT	230 W 20 St	NYC Police Station	NA
45	MANHATTAN TRAFFIC CONTROL DIV/HIGH WAY UNIT 4	138 W 30 St	Other NYPD Facility	NA
46	ENGINE 1 LADDER 24 D.O. 3	142 W 31 St	NYC Fire House	NA
47	ENGINE 3 LADDER 12 HI-RISE APP BATTALION 7	146 W 19 St	NYC Fire House	NA
48	ENGINE 14	14 E 18 St	NYC Fire House	NA
49	NYS SUPREME COURT - APPELLATE DIV.	27 Madison Ave	State/City Court	NA
50	ELIZABETH SETON PEDIATRIC CENTER	590 Ave Of The Americas	Residential Health Care Facility	136 Beds
51	COMMUNITY HEALTHCARE NETWORK	184 Fifth Ave	Health Center	NA

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
52	NYC HEALTH DEPT@LOWER MANHATTAN HEALTH DISTRICT	303 9 Ave	Health Center	NA
53	UNION HEALTH CENTER- ILGWU	275 Seventh Ave	Health Center	NA
54	VILLAGE CARE HEALTH CLINIC	121 W 20 St	Health Center	NA
55	NEW YORK/PH@CHELSEA CTR FOR SPECIAL STUDIES	119 W 24 St	Hospital Affiliated Health Center	NA
56	NEW YORK/PH@NY CORNELL SPORTS MEDICINE CTR	22 W 21 St	Hospital Affiliated Health Center	NA
57	WM F RYAN COMMUNITY CTR@PS 11 WT HARRIS/THE CLINTON SCHOOL	320 W 21 St	School Health Center	NA
58	MID MANHATTAN SURGI- CENTER	61 W 23 St	Surgical Center	NA
59	NYHOTEL TRADES COUNCIL&HOTEL ASSOC OF NYC HC@14 PENN DENTAL	225 W 34 St	Dental Center	NA
60	VILLAGE CENTER FOR CARE@VILLAGE CTR FOR CARE ADHCP	121 W 20 St	Adult Day Health Care Center	NA
61	GREENWICH HOUSE, INC.	122 W 27 St	Outp Med Supervised Rehab Svc - Chem Depndncy	3792 Clients/Year
62	WOMEN IN NEED, INC.	115 W 31 St	Outp Med Supervised Rehab Svc - Chem Depndncy	NA
63	GREENWICH HOUSE MMTP	24 W 20 St	Outp Methadone Treatment - Chem Depndncy	NA
64	SINGLE PARENT RESOURCE CENTER, INC.	31 E 28 St	Outp Education/Intervention Svc - Chem Depndncy	1285 Clients/Year
65	BLISS-POSTON/SECOND WIND INC. - CD OP	152 Madison Ave	Outpatient Clinic - Chem Depndncy	NA
66	EXPONENTS, INC. - CD OP	151 W 26 St	Outpatient Clinic - Chem Depndncy	NA
67	FORTUNE SOCIETY, INC. OUTPATIENT	39 W 19 St	Outpatient Clinic - Chem Depndncy	254 Cert. Capacity
68	HAZELDEN/NEW YORK - OUTPATIENT	322 8 Ave	Outpatient Clinic - Chem Depndncy	125 Cert. Capacity

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
69	INTER-CARE LTD. - CD OP	51 E 25 St	Outpatient Clinic - Chem Depndncy	NA
70	THE CHILDREN'S HOUSE	25 W 17 St	Day Treatment - Mental Health	21 Cert. Capacity
71	BLANTON-PEALE INSTITUTE	3 W 29 St	Clinic Treatment - Mental Health	NA
72	GREENWICH HOUSE AIDS MENTAL HEALTH PROJECT	122 W 27 St	Clinic Treatment - Mental Health	NA
73	JBFCFS-YCL MENTAL HEALTH CLINIC	386 Park Ave South	Clinic Treatment - Mental Health	NA
74	MCMURRAY CLINIC	115 W 31 St	Clinic Treatment - Mental Health	NA
75	NAC MENTAL HEALTH PROGRAM	37 W 26 St	Clinic Treatment - Mental Health	NA
76	NYANA - FIFTH AVENUE CENTER FOR COUNSELING	10 E 21 St	Clinic Treatment - Mental Health	NA
77	PUERTO RICAN FAMILY INSTITUTE - MANHATTAN CLINIC	145 W 15 St	Clinic Treatment - Mental Health	NA
78	ST. FRANCIS FRIENDS OF THE POOR, INC.	135 W 31 St	On-Site Rehabilitation - Mental Health	NA
79	FEDCAP REHABILITATION SERVICES, INC.	119 W 19 St	Psychosocial Club - Mental Health	1341 Clients/Year
80	VISITING NURSE SERVICE OF NEW YORK	1250 Broadway	Assertive Community Treatment - Mental Health	77 Clients/Year
81	CATHOLIC GUARDIAN SOCIETY OF NEW YORK	135 W 23 St	Intermediate Care Facility - Resid Developmental Disability	7 Beds
82	YOUNG ADULT INSTITUTE	120 1/2 W 16 St	Intermediate Care Facility - Resid Developmental Disability	25 Beds
83	METRO NEW YORK DDSO	120 W 24 St	Community Residence - Developmental Disability	12 Beds
84	ASSOCIATION FOR METROAREA AUTISTIC CHILDREN, INC.	25 W 17 St	Day Training - Developmental Disability	270 Clients/Year
85	LIFESPIRE, INC	27 W 23 St	Day Habilitation - Developmental Disability	119 Cert. Capacity

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
86	SHIELD INSTITUTE, INC.	114 W 17 St	Day Habilitation - Developmental Disability	25 Cert. Capacity
87	SINERGIA	134 W 29 St	Day Habilitation - Developmental Disability	37 Cert. Capacity
88	UCP OF NEW YORK CITY, INC.	309 W 23 St	Day Habilitation - Developmental Disability	56 Cert. Capacity
89	CENTER FOR FAMILY SUPPORT, INC. (THE)	333 Seventh Ave	Counseling and Crisis Intervention - Developmental Disability	NA
90	NEW ALTERNATIVES FOR CHILDREN	37 W 26 St	Counseling and Crisis Intervention - Developmental Disability	NA
91	WILDWOOD PROGRAMS, INC	27 W 20 St	Counseling and Crisis Intervention - Developmental Disability	NA
92	ASSN F/HELP OF RETARDED CHILD.	252-254 W 29 St	Supported Work/Employment Training - Developmental	NA
93	LIFESPIRE, INC	162 Fifth Ave	Supported Work/Employment Training - Developmental	NA
94	LIFESPIRE, INC	27 W 23 St	Supported Work/Employment Training - Developmental	40 Cert. Capacity
95	NEW YORK FOUNDLING HOSPITAL	590 Ave Of The Americas	Foster Institution for Children	28 Beds
96	NEW YORK FOUNDLING HOSPITAL	590 Ave Of The Americas	Group Foster Residence for Children	8 Beds
97	GOOD SHEPHERD SERVICES	212 W 24 St	Supervised Independent Living Pgm for Children	8 Beds
98	AMAC CHILDREN'S CENTER	25 W 17 St	Group Day Care - Private	90 Children
99	CHELSEA DAY SCHOOL	319 Fifth Ave	Group Day Care - Private	110 Children
100	JOHN A. COLEMAN SCHOOL	590 Ave Of The Americas	Group Day Care - Private	94 Children
101	MANHATTAN NURSERY SCHOOL	38 W 32 St	Group Day Care - Private	93 Children
102	PRESCHOOL OF AMERICA	600 6 Ave	Group Day Care - Private	98 Children

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
103	REBECCA SCHOOL	40 E 30 St	Group Day Care - Private	39 Children
104	ST. COLUMBIA SCHOOL	331 W 25 St	Group Day Care - Private	20 Children
105	ST. FRANCIS XAVIER SCHOOL	126 W 17 St	Group Day Care - Private	43 Children
106	SUPER TOTS/PRE-SCHOOL OF THE ARTS	199 W 19 St	Group Day Care - Private	39 Children
107	THE KIDS KORNER PRE-SCHOOL	247 W 24 St	Group Day Care - Private	37 Children
108	TUTOR TIME ON 6 AVENUE	776 6 Ave	Group Day Care - Private	225 Children
109	THE PATRICIA CARBINE CHILDREN'S CENTER(INFANT)	51 Madison Ave	Group Day Care - Corporate	16 Children
110	THE PATRICIA CARBINE CHILDREN'S CENTER(PRESCHOOL)	51 Madison Ave	Group Day Care - Corporate	15 Children
111	CHELSEA COURT	105 W 17 St	DHS-Contracted Supportive SRO Housing	18 Singles Units
112	CHRISTOPHER RESIDENCE	202-212 W 24 St	DHS-Contracted Supportive SRO Housing	166 Singles Units
113	FOYER YOUTH PROGRAM	202-212 W 24 St	DHS-Contracted Supportive SRO Housing	40 Singles Units
114	PRINCE GEORGE SRO	14 E 28 St	DHS-Contracted Supportive SRO Housing	346 Singles Units
115	ST. FRANCIS FRIENDS OF THE POOR SITE II	155 W 22 St	DHS-Contracted Supportive SRO Housing	90 Singles Units
116	ST. FRANCIS FRIENDS OF THE POOR SITE III	148 8 Ave	DHS-Contracted Supportive SRO Housing	80 Singles Units
117	ICAHN HOUSE EAST	4 E 28 St	Family Homeless Facility - DHS Contracted	92 Family Units
118	HOLY APOSTLES SOUP KITCHEN	296 9 Ave	Soup Kitchen	NA
119	PARTNERSHIP FOR THE HOMELESS	305 7 Ave	Soup Kitchen	NA

Facilities within 1/2 Mile of Proposed DHS Site at 127 W 25 St, Manhattan CD 4

Sources: Selected Facilities and Program Sites in New York City, Release 2008.1

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
120	BAILEY HOUSE INC., ADULT & FAMILY	275 Seventh Ave	Food Pantry	NA
121	ST. JOHN'S BREAD OF LIFE	210 W 31 St	Food Pantry	NA
122	ST. PETER'S EPISCOPAL CHURCH	346 W 20 St	Food Pantry	NA
123	FROST'D OUTREACH	224 W 30 St	Joint Soup Kitchen and Food Pantry	NA
124	GAY MEN'S HEALTH CRISIS	119 W 24 St	Joint Soup Kitchen and Food Pantry	NA
125	MOMENTUM@ST CECELIA'S CHURCH	322 8 Ave	Joint Soup Kitchen and Food Pantry	NA
126	ST. FRANCIS XAVIER	55 W 15 St	Joint Soup Kitchen and Food Pantry	NA
127	OLIVIERI CENTER DROP-IN	257 W 30 St	Drop-In Center (Homeless)	90 Av. Visits/Day