



**Department of
Homeless Services**

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Honorable Michael R. Bloomberg
Mayor
City Hall
New York, N.Y. 10007

Dear Mayor Bloomberg:

The Department of Homeless Services (“DHS” or “Agency”) is proposing to award a contract for Services to Aguila Inc. (“Aguila” or “Provider”) to operate a shelter (“Shelter” or “Facility”), known as Freedom House, for up to 200 homeless adult families in two adjoining buildings located at 316 West 95th Street (“Freedom East”) and 330 West 95th Street (“Freedom West”) (collectively, the “Buildings” or “Site”) in the Upper West Side of Manhattan Community District No. 7 (“CD 7”). The Facility has been providing shelter and social services to adult families referred by DHS since August 6, 2012, pursuant to an emergency declaration granted by the New York City Comptroller. Currently, Aguila is operating the Shelter under an emergency or short-term contract with DHS, while the Agency procures a contract with the Provider to operate the Facility on a long-term basis.

In selecting this site for the Facility, DHS considered such factors as service need (including the City’s legal mandate to shelter all eligible homeless men, women, and children on an immediate basis), efficient, cost-effective delivery of services, potential effects on neighborhood character, and concentration of similar facilities. This statement records 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 for the proposed Shelter 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) Aguila and its proposed operation of the Facility (Section II.A and B); (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 adult families (Section II.C); and (3) the City's legal obligation to shelter homeless families on an immediate basis and the unprecedented demand for adult family shelter that DHS now faces and must meet (Section II.D and E). 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 for adult families is appropriate and consistent with the Fair Share Criteria applicable to the proposed Site (Section III).

I. EXECUTIVE SUMMARY

The selection of the Site for the establishment of a shelter for homeless adult families is consistent with and reflects a reasonable balance of applicable Fair Share Criteria primarily because:

- **Compatibility with other uses:** The Facility's use as temporary emergency housing for adult families is compatible with the nature of the surrounding area both in the immediate vicinity of the Site and within a half-mile radius, which includes primarily multi-family residential, mixed-use residential and commercial, and community facility and institutional uses. (See Section III-4.1(a)) As noted above, since August 2012, the Site has been used to provide shelter for up to 200 adult families and, pursuant to a short-term registered contract with DHS, Aguila has been providing a full array of services at the Site, including social services designed to assist families in obtaining employment, public benefits and permanent housing. These services will continue upon registration of the proposed long-term contract between DHS and the Provider.
- **Effect on neighborhood character:** Including the Facility, there are a total of seven shelters in CD 7: none of the six other shelters lie within a 400 foot radius of the proposed Site; two shelters (both for families with children) lie within a half-mile radius of the Site while four (three for single adults and one for families with children) are located outside the half-mile radius. The Facility's use as a shelter is compatible with the mixed-use character of the surrounding area, which, as noted above, includes multi-family residential, and mixed-use residential and commercial uses. The absence of any alterations to the bulk of the Building further limits the Facility's potential to impact the neighborhood's physical character. Because of its proximity to public transportation, it is not expected that the proposed Shelter will negatively impact neighborhood traffic. (See Sections III-4.1(a) and (b), 6.1(b), (c) and (d), 6.51 and 6.53(a) and (c))

Quality assurance controls that have been implemented to ensure the Facility functions as a responsible and respectful neighbor in the community include (1) comprehensive 24/7 security; (2) a strict nightly curfew for all clients; (3) a ground floor courtyard where residents are permitted to smoke, which will deter residents from gathering on the sidewalk or the street in front of the Shelter; (4) a full array of on-site social services, which will limit the number of residents receiving services off site; and (5) the Provider's establishment of a community advisory board and implementation of a good neighbor plan to elicit and respond to community concerns and issues about the Facility. (See Sections II.A-C and III-4.1(b)) In addition, DHS' oversight of Aguila's operation of the

Shelter through site inspections, as well as DHS performance evaluations and audits of the Shelter, will ensure that the Provider complies with all contractual and regulatory standards governing operation of adult family shelters.

For these reasons, and because the Facility's use as temporary, emergency housing for adult families without homes of their own is compatible with other residential uses in the community, the siting of the Facility in the Upper West Side of CD 7 will not lead to or exacerbate a concentration of city and non-city facilities that would adversely affect neighborhood character. (See Sections II.A-C, III-4.1(a) and (b), 6.1(b), (c) and (d), 6.51 and 6.53(a) and (c))

- **Suitability of the Site:** Under the proposed long-term contract between DHS and Aguila, the Provider will continue to provide comprehensive services on site and, as noted, access to these services in the Facility will 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 separate family units with congregate bathrooms and laundry services will generate economies of scale in personnel costs for the provision of employment and other services and in fixed costs relating 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:** On July 19, 2012, prior to opening of the Facility (which occurred on August 6), the Provider notified Community Board 7 ("CB 7") in writing of its intent to submit a proposal to DHS for the operation of a family shelter at the Site. On August 3 and 6, 2012, DHS Commissioner Seth Diamond and other DHS staff met with Manhattan Borough President Scott Stringer, Council Member Gail Brewer, NYS Assembly Member Linda Rosenthal and the Chair of Manhattan Community Board 7, Mark Diller and others to discuss community concerns about the proposed Facility. In addition, shortly after opening the Shelter, Aguila created a Community Advisory Board ("CAB"), which held its first meeting on August 20, 2012. In addition, as required by the City's Procurement Policy Board Rules ("PPB Rules"), notice was provided in the City Record of the Comptroller's registration of a short-term emergency contract between DHS and Aguila to operate the Shelter.

By letters dated November 30, 2012, DHS notified the Borough Presidents of all five boroughs, as well as the City Council and the City Comptroller, of the Agency's intent to enter into a long-term contract with Aguila to operate a shelter for adult families at the Site and of a December 13, 2012 public hearing regarding the proposed contract. In addition, prior to the hearing, its date, time and location were advertised in the City Record, and a draft of the proposed contract was available at DHS' offices for public review. (See Sections II.E, III-4.1(d), 4.2(a) and 4.2(b)) No oral or written testimony in opposition to the Shelter was given at the hearing.

Subsequently, on January 30, 2013, DHS Commissioner Seth Diamond and other DHS representatives, as well as representatives of Aguila, attended a more than two-hour town hall meeting convened by Community Board 7, at which Borough President Stringer,

Assembly Member Linda Rosenthal and Council Member Gail Brewer were present and at which DHS and Aguila answered questions and responded to community questions and concerns about the proposed Shelter.

- **Need for the Facility:** The City of New York is mandated by law and/or court order to provide temporary, emergency housing to every eligible homeless individual family on an immediate basis. In today's difficult economy, DHS faces unprecedented shelter demand. In November 2012, the average daily census of adult families in the DHS shelter system was 1,689 — an increase of 21 percent compared to the average daily census in November 2011. Additionally, adult families' length of stay in shelter increased by approximately 14 percent in City Fiscal Year ("CFY") 2012 (i.e., July 1, 2011-June 30, 2012) as compared to CFY 2011. In light of these trends, DHS projects a five percent increase in the adult family shelter census through June 2013. Given the City's legal obligation and faced with unprecedented shelter demand, the need for all immediately available and suitable shelter space for adult families, including the additional space that the proposed Facility currently provides, is acute and ongoing. (See Sections II.D and E, and III-4.1(c) and 6.1(a)).

II. PROJECT OVERVIEW

A. About Aguila

Aguila is a not-for-profit organization established in 2001 that provides social services to over 1,400 homeless families in New York City. The Provider's mission includes the provision of shelter to homeless families while assisting them to obtain permanent housing and exit shelter as quickly as possible. Aguila accomplishes this by tailoring its services to meet each family's unique needs and helping each family to overcome their specific obstacles toward achieving independence. Aguila fosters a culture of client responsibility and accountability in the family shelters that it operates, including at Freedom House, by working with clients to develop and adhere to independent living plans for securing permanent housing, and assisting them to find employment and apply for financial benefits necessary to remain in the community

B. Aguila's Proposed Operation of the Shelter

Under a proposed long-term contract between DHS and the Provider, Aguila will continue to provide social services to Facility clients, including assistance in securing government benefits, job readiness and employment services, vocational counseling and training, educational enhancement, and assistance in looking for and securing permanent housing. Shelter staff works with clients to quickly identify barriers to permanency, establish an independent living plan ("ILP"), ensure compliance with ILP requirements, and facilitate placement back into the community. As explained in greater detail below (see Section III-4.1(b)), these services are provided by the Shelter's senior and program staff, which includes a Director of Program Services, a Program Director, a Director of Social Services, two Case Manager Supervisors, eight Case Managers and four Housing Specialists. As further

explained in Section III-4.1(b), below, 24/7 security services are provided at both Buildings comprising the Site.

B. City and State Oversight

1. The Proposed Contract

DHS' proposed contract with Aguila, like all other provider contracts, imposes obligations on the Provider with respect to, among other things, provision of services, facility maintenance, security, and financial documentation and reporting. As a primary form of social services case work, the Provider must develop an ILP with the participation of each Shelter resident, which will identify specific goals toward permanency, a timetable for the achievement of each goal and a statement of the specific concrete tasks the client will undertake to achieve each goal. The specific goals in the ILP will directly address barriers to permanency, and the overarching goal of the plan will be re-housing in the community with the supports necessary to prevent the client from experiencing another episode of homelessness.

Under the proposed contract, it will also be the Provider's obligation to ensure that Shelter clients obey all shelter rules designed to ensure safety and order inside the Facility, including adherence to a strict evening curfew. The proposed contract contains a standard provision requiring Aguila to form and convene regularly a community advisory board ("CAB"), which will include shelter staff and representatives from the community, and to implement a good neighbor plan. (See Sections III-4.1(b), 4.2(b) and 6.52 below) The purpose of the CAB will be to solicit and respond to community concerns and issues about the Shelter while the purpose of the good neighbor plan will be to address how quality of life issues in the immediate area, such as security, loitering and sanitation, will be handled and how the proposed Facility can be used as a resource for the community. As noted above, Aguila already convened a CAB on August 20, 2012; another CAB meeting was held on December 12, 2012; and on January 30, 2013, Commissioner Diamond and Aguila representatives attended a meeting of Community Board 7 to discuss the community's issues and concerns about the Facility (see Section III-4.2(b), below).

2. Physical Inspection and Performance Monitoring

DHS oversees and monitors the performance of its shelter providers, including Aguila, through comprehensive bi-annual site inspections and annual 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. In addition Agency program staff regularly communicates with providers about individual shelter clients and shelter operations, and provides assistance in resolving any issues that may arise on a shelter-wide or individual client basis. DHS also requires its providers to conduct bi-weekly health and safety inspections of individual client units to ensure that they are safe and clean and any deficiencies in physical conditions are identified and promptly repaired. All of DHS' shelter providers are subject to audit by the City and State Comptroller and by DHS' own staff of internal auditors. The proposed Shelter will be subject to these inspection and monitoring requirements.

D. The City's Legal Obligation

The City of New York is mandated by law and/or court order to provide housing to every eligible homeless family or individual who seeks it. As a practical matter, this means that the Agency must shelter homeless adult families the very same day they apply and successfully does so 24 hours a day, 7 days a week, 365 days a year. State and local law also requires that adult families be placed in shelter that is safe, decent, clean and respectful of family privacy.

E. Meeting Unprecedented Shelter Demand Through the Open-Ended RFP Process

In addition to meeting its legal obligations to provide shelter to all eligible homeless families on an immediate basis, DHS must meet fluctuations in shelter demand caused by economic and other factors outside the Agency's control. In today's difficult economy, DHS faces unprecedented shelter demand. As noted above, in November 2012, the average daily census of adult families in the DHS shelter system was 1,689 — an increase of 21 percent compared to the average daily census in November of the preceding year. Additionally, adult families' length of stay in shelter increased by approximately 14 percent in City Fiscal Year ("CFY") 2012 (i.e., July 1, 2011-June 30, 2012) as compared to CFY 2011. In light of these trends, DHS projects a five percent increase in the adult family shelter census through June 2013.

The Agency ensures there is sufficient capacity to meet demand through an Open-Ended Request for Proposals (RFP) process maintained by DHS and allowed under the PPB Rules. Through this process, nonprofit organizations offer their services as shelter operators. On July 27, 2012, Aguila submitted a proposal under the RFP process to operate the Facility pursuant to a long term contract with DHS. However, in light of the urgent need for additional adult family capacity that arose last summer, on August 8, 2012, pursuant to an emergency declaration approved by the Comptroller, DHS started to refer adult families to the Site pending its procurement of a short-term emergency contract with Aguila to operate the Facility. Currently, the Site is operating under a short-term emergency contract that was procured in accordance with the emergency procurement provisions of the PPB Rules, including its registration by the Comptroller.

Procurement of a long-term contract with the Provider to operate the Shelter entails multiple levels of review by various City agencies, such as the Mayor's Office of Contracts, the Office of Management and Budget, the State Financial Control Board and the Law Department, and ends with the Comptroller's registration of an executed contract between DHS and Aguila. The procurement process also includes a public review of the draft contract, including a public hearing which was held on December 13, 2012 (discussed in Section III-4.2(b), below) as well as analysis under the Fair Share Criteria. Amongst other factors, DHS considers the concentration of similar facilities in a given community district when procuring additional shelter capacity. As explained below (see Sections III-4.1(c), 6.1(b) and 6.53(c)), DHS is limited by what buildings are offered to the Agency 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 Facility will occupy two adjoining seven-story buildings — one 45,150 square-foot and the other 58,000 square-foot — on a combined 17,617 square-foot parcel. The Site is in an R8 zoning district on the south side of West 95th Street between Riverside Drive and West End Avenue. The Shelter is comprised of 200 units, which can accommodate up to 400 adults. There is adequate space in the Buildings for Aguila's offices and provision of social services. The physical environment of the Shelter is designed to provide a clean and safe environment for homeless families to receive shelter and social services to assist them in obtaining permanent housing.

An examination of the *2011 Selected Facilities and Program Sites in New York City*, the *2010 Gazetteer of City-Owned Property*, and a field survey reveal that the area within the immediate vicinity (400-foot radius) of the Site consists primarily of multifamily residential, mixed-use residential and commercial, commercial, and community facility and institutional uses. No industrial/manufacturing uses are found within the study area.

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 Buildings. As noted above, including the Facility, there are a total of seven shelters in CD 7. None of the other six shelters lie within a 400 foot radius of the Facility; two shelters (both for families with children) lie within a half-mile radius of the Site while four shelters (three for single adults and one for families with children) are located outside the half-mile radius.

A majority of Shelter residents will continue to receive services at the Facility. They also have access to washer/dryers and communal stoves and microwave ovens on site, and each unit is fitted with a mini-refrigerator. For these and other reasons detailed above, the proposed Facility is compatible with the residential nature of the area 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 Manhattan CD 7 in a neighborhood that contains a variety of uses. The most prominent land uses within CD 7 are multifamily residential, followed by open space/recreation, mixed residential and commercial, and community facility and institutional uses.

To determine whether the Facility would create or contribute to a concentration of facilities, DHS reviewed: the *Gazetteer of City Property 2010*; the *Citywide Statement of Needs for 2012-2013*; *Comments on Citywide Statement of Needs for Fiscal Years 2012-2013*; *Community District Needs for Manhattan Fiscal Year 2012*; and the *2011 Selected Facilities and Program Sites in New York City*. DHS also conducted a field survey of the neighborhood. The half-mile radius surrounding the Facility extends north to West 105th Street, east to Central Park West, south to West 85th Street, and west to the Hudson River.

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 proposed Shelter. Included in this geographic parameter are: five playgrounds, two open spaces (“Triangle/Plaza/Mall”), three “greenstreets,”¹ one park, one police station, one fire house, ten public schools and thirteen private schools (twelve of which are co-located² with other facilities), one public library, one health center, five health center or hospital extension clinics (one of which is co-located with another facility), two community residential services facilities for chemical dependency (both of which are co-located with other facilities), four community-based residences for mental health (three of which are co-located with other facilities), four day treatment centers for mental health, two clinical treatment centers for mental health (both of which are co-located with other facilities), one on-site rehabilitation center for mental health (which is co-located with another facility), two psychosocial clubs for mental health (both of which are co-located with other facilities), three community residences for the developmentally disabled, three public day care centers (one of which is co-located with another facility), 18 private day care centers (nine of which are co-located with other facilities), two public head start centers, six City-contracted supportive permanent housing SRO facilities (two of which are co-located with other facilities), two shelters for homeless families with children, one soup kitchen (which is co-located with another facility), and four food pantries.

It is anticipated that the needs of Shelter residents will be met by the services provided on site. As discussed in Sections II.B and C above, upon registration of the proposed long-term contract between DHS and the Provider, Aguila will continue to provide a full complement of services to Shelter residents on site, such as case management, counseling, and assistance in obtaining public assistance and other benefits, employment and permanent housing. For these reasons, and in view of the fact that there are only two other shelters (for families with children) within a half-mile radius of the Facility, the proposed Shelter will not significantly alter the concentration of like facilities in the area or have an adverse effect on the surrounding neighborhood.

¹ Under the City’s “Greenstreets” program, the City’s Parks Department has converted thousands of unused concrete and striped islands formed by the city’s intersecting streets into leafy pint-sized parks. These triangles, medians, and curbside bump-outs beautify the urban landscape, calm busy traffic, increase pedestrian safety, and capture storm water for irrigation.

² “Co-located” means located at the same address as another facility on the Facilities List.

Safety and Security Plan/Enforcing Shelter Rules

Recognizing the vital importance of maintaining shelter security at all times, the Facility's security plan is designed to provide a safe environment for all residents and staff. A contracted security provider provides 24/7 security across three shifts in both Buildings, with eight licensed professional security guards and one supervisor on duty during each shift. All security staff has received training in conflict resolution, fire safety, and evacuation and disaster procedures. In addition, security staff trained in basic first aid and CPR is on site at all times. A designated security staff member makes rounds of the Facility and the Site's perimeter at least once per hour between midnight and 8:00 a.m., and twice per hour between 8:00 am and midnight. Security staff screens all shelter clients and requires them to sign in upon entering the Facility. Moreover, shelter staff at the front desk maintains a daily shelter census, a record of admissions and discharges, and documentation of client emergencies, illnesses, and incidents. Shelter staff also utilizes a closed-circuit security system to continuously monitor the interior and exterior of the Buildings at the entrances and at the back of the Buildings. Each Building has one entrance from the street and one back door leading to the shared courtyard. At night, the back doors are locked for security purposes.

Shelter staff reinforces all Shelter rules — which are designed to ensure safety and order inside the Facility, including adherence to a strict evening curfew — upon clients' initial entry to the Shelter, in the course of case management discussions and through daily interactions. Staff also performs weekly health and safety inspections of clients' units, and all clients are subject to discontinuance of shelter if they engage in illegal, dangerous or disruptive conduct.

Program Staffing

Nineteen (19) program staff operate the Shelter, including the Director of Program Services, the Program Director, and the Director of Social Services — all of whom are on call 24/7 — two Case Manager Supervisors, eight Case Managers and four Housing Specialists.

The Director of Program Services oversees all Shelter operations, ensures compliance with all DHS policies and Provider contractual obligations, attends community board meetings and addresses community concerns. The Program Director, who reports to the Director of Program Services, oversees program services, fiscal operations and budget control, community and government relations, record-keeping, statistical reporting, and billing. The Director of Social Services, who reports to the Program Director, oversees the development, implementation, and monitoring of social services to ensure that they meet clients' needs and DHS expectations.

Case Manager Supervisors ensure that Case Managers deliver services to clients consistent with professional standards for case management. Case Managers meet bi-weekly with Shelter residents to conduct assessments, monitor compliance with ILPs and progress toward achieving self-sufficiency, and coordinate appropriate services with onsite Housing staff as well as with community-based service providers. Finally, Housing Specialists assist families in looking for and obtaining permanent housing.

For the reasons discussed in this Section III-4.1(b) and in Sections III-6.51 and 6.53 below, including the provision of social services and other services on site, 24/7 security coverage in both Buildings, and the fact that the Facility will operate much like other residential buildings

in its immediate vicinity, the continued operation of the Shelter at the Site is not expected to create or contribute to a concentration of facilities that would adversely affect the neighborhood character.

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

The Facility is highly suitable for providing shelter and on-site services to homeless adult families in accordance with all applicable codes and regulations. Its total combined area is approximately 103,150 square feet, which is sufficient space to house up to 200 families or 400 individuals. The Site also includes sufficient space for a variety of on-site services, including case management, referrals for health services, employment and re-housing assistance. Additional services, if necessary will be provided through linkages with other community-based organizations. In addition, there is sufficient space for all daily living activities, including sleeping, bathrooms, and laundry.³

The size of the Facility and the availability of on-site services will generate economies of scale in personnel costs for the provision of supportive services and fixed costs related to building maintenance and operation. The Site is therefore well-suited for providing cost-effective services to adult families. The proposed contract rate to be paid to the Provider is within the range of rates that DHS pays to other social service providers that operate similar programs. As further discussed in Sections III-4.1(d) and 6.1(d) below, the Facility's proximity to public transportation and major thoroughfares will allow its shelter clients and staff to access the Site in a convenient and efficient manner.

As discussed in Sections II.D and E above, DHS maintains an Open-Ended RFP process through which nonprofit organizations offer their services as long-term shelter operators. The RFP, first released in January 2000 and approved by the Mayor's Office of Contracts, solicits proposals for the development and operation of transitional residences for adults or families and drop-in centers for adults. Given the City's legal obligation to meet all homeless individuals' and families' immediate need for shelter, the Agency is continually seeking to expand its capacity to meet the needs of the City's homeless population.

Upon receiving a proposal under the open-ended RFP, DHS evaluates the viability of both the site and the provider to determine, among other things, if the proposed facility meets budgetary, programmatic and fair share criteria before beginning negotiations with the proposer. Upon the Agency's selection of a viable building and provider from the proposals, DHS commences the contracting process, which ends with the Comptroller's registration of an executed contract between DHS and the provider. The City's procurement process involves multiple levels of review by various City and Mayoral agencies and optimally takes seven to nine months assuming there are no delays beyond DHS' control.

As a component of the fair share analysis, DHS considers the concentration of similar facilities in a given community district when procuring additional shelter capacity. As

³ The Facility has communal cooking facilities (i.e. stoves on a number of floors of Freedom House West and microwave ovens in the lobby of Freedom House East). In addition, each client unit has been furnished with a mini-refrigerator.

explained below (see Sections III.6.1(b) and 6.53(c)), DHS' options for additional shelter capacity are limited by what buildings are offered to it for shelter use at any particular point in time. Indeed, at any given time, DHS is negotiating with various providers for the provision of shelter services to homeless families and individuals. A discussion of other sites under consideration around the time the proposed Shelter was being considered, including a comparative review in terms of efficiency and cost-effectiveness, is set forth in Section III-6.53 below.

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 2012 and 2013* identifies the following criteria for the siting of new Transitional Facilities for Homeless Individuals and Families:

- 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, the Provider 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 units within two adjacent seven-story Buildings will enable Aguila to operate the program effectively and efficiently. The Facility is served by several Metropolitan Transportation Authority (MTA) bus and subway lines, as described in Section III-6.1(d) below, which will allow clients 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

There are no adopted 197-a plans applicable to the area in which this site is located.

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

In Community Board No. 7's *Statement of Community District Needs 2012*, the Board does not address homelessness or the siting of homeless shelters. However, the Board identifies the loss of affordable housing in the community as a great concern, and encourages the implementation of new affordable housing programs and maintenance of quality SRO housing in the community.

As noted in Section II.A above, the Provider tailors its services to meet each family's needs and address each family's obstacles to exiting shelter and obtaining permanent housing. This is consistent with DHS' mission to prevent homelessness wherever possible and to provide short-term emergency shelter and re-housing support whenever needed. In accordance with the Agency's overall mission and the City's legal mandate to provide shelter to all eligible

homeless New Yorkers, the Facility will continue to provide comprehensive services to each client with the goal of rapidly returning the client to housing in the community.

The most recent Strategic Policy Statement from the Manhattan Borough President, issued September 2010, does not address homelessness. As more fully discussed in Section III-4.2(b) below, DHS and Aguila notified CD 7 and the Borough President (among other elected officials) of the proposed Shelter and both the Agency and the Provider engaged in a consultative process with CB 7 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

On July 19, 2012, Aguila notified CB 7 in writing of its intent to submit a proposal to DHS for the operation of a 200-unit shelter for adult families to be located at 316 and 330 West 95th Street. On August 3 and 6, 2012, DHS Commissioner Diamond and other DHS personnel met with Borough President Stringer, City Council Member Brewer, Assembly Member Rosenthal and Community Board Chair Diller and others to discuss the proposed Shelter. The elected officials expressed concerns about security, safety and the Facility's size. Also on August 6, and again on August 12, 2012, members of DHS' External Affairs and Client Advocacy Offices met with tenants residing in the Buildings and a representative from the SRO Law Project to hear their concerns and answered questions about program operations, Facility improvements, and Building maintenance. In addition, on August 15, 2012, the Provider held its first CAB meeting, which was attended by members of the community as well as various elected officials (Borough President Stringer, Council Member Brewer and Assembly Member Rosenthal). Another CAB meeting was held on December 12, 2012. At these meetings, DHS and Aguila representatives responded to questions posed by community members and, in response to the concerns raised at the CAB meetings and the tenant meetings, DHS created a form to be used by tenants to communicate their concerns to the Facility's landlord as well as Shelter management.

By letter dated July 27, 2012, Borough President Stringer, City Council Member Brewer, Assembly Member Rosenthal and Community Board Chair Diller expressed their opposition to the Shelter, including their concern that opening the Site pursuant to a Comptroller-approved emergency declaration would impede a thorough vetting of the proposal to operate the shelter pursuant to a long-term contract or would not allow sufficient dialogue with the community about the proposal. DHS addressed the Community Board's concerns in both of these regards. First, the proposed long-term contract will not be submitted for registration until it has been subject to thorough vetting and multiple oversight review required under the City's standard procurement process. Second, by letters dated November 30, 2012, DHS notified the Borough Presidents of all five boroughs, as well as the City Council and the City Comptroller, of the Agency's intent to enter into a long-term contract with Aguila to operate the Facility and of a December 13, 2012 public hearing regarding the proposed contract. In addition, a Notice of Public Hearing appeared in the November 30, 2012 edition of the City Record and described the proposed contract and its availability for public inspection at DHS headquarters. No one testified or submitted written testimony at the public hearing on December 13.

On September 4, 2012, Community Board 7 passed a resolution opposing the Shelter on the various grounds described above. Contrary to the Community Board's claim in its resolution, DHS did undertake a fair share analysis prior to opening the Shelter pursuant to the Comptroller-approved emergency declaration. Thus, prior to referring families to the Facility, DHS analyzed, among other factors, what adverse impact, if any, the Shelter — either on its own or in combination with other similar city and non-city facilities within a half-mile radius of the Site — would have on neighborhood character, and the compatibility of the Shelter with existing facilities and programs in the immediate vicinity of the Site (see Article III-4.1(a) and (b), above and Article III-6.53, below).

On January 30, 2013, DHS' Commissioner, Seth Diamond, and other Agency representatives as well as representatives of Aguila, attended over a two-hour town hall meeting convened by Community Board 7 to discuss the proposed long-term operation of the Site as a shelter for adult families. Also in attendance were Borough President Stringer, Council Member Brewer and Assembly Member Rosenthal. During the meeting, DHS and the Provider answered questions and addressed community issues and concerns over safety and security, the community's claim of insufficient notice of the public hearing on the proposed long-term contract, and the community's preference for use of the Site for low-income housing. Several Freedom House clients, who were also in attendance, spoke in support of the Shelter.

In further recognition of the concerns of the community, which are similar in nature to those expressed in other communities in which the City proposes to locate a homeless shelter, DHS imposes a contractual obligation on all of its shelter providers, including Aguila, to provide adequate security at the Site, to establish a community advisory board or CAB to solicit and address community issues and concerns, and to implement a good neighbor plan to address how quality of life issues in the immediate area of the Site will be handled. As noted above, the Provider held its first CAB meeting on August 20, 2012 and another one on December 12, 2012. In addition, all of the Facility's senior staff is on call 24/7 to address community concerns and their phone numbers will be made available to CB 7 upon request.

As demonstrated in this Section III-4.2(b) and in Sections II.C, and III-4.1(d) and 4.2(a) above, DHS and Aguila engaged in a thorough and ongoing consultative process with CB 7, members of the surrounding community, and elected officials, and DHS carefully 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 Sections II.D and E and III-4.1(c) above, the City of New York is mandated by law and/or court order to provide temporary emergency shelter to every eligible homeless family and individual on an immediate basis. The number of adult families in shelter has dramatically increased in recent years and continues to date; therefore, the need for additional beds the proposed Shelter would provide is critical. As discussed in Sections II.B and C and III-4.1(b) and (c) above, Aguila will provide a range of services to the residents of

the proposed Shelter to assist them in obtaining suitable housing and remaining stably housed in the community.

6.1(b) Distribution of similar facilities throughout the City

The DHS shelter system is comprised of shelters for homeless families with children, adult families and single adults: 29% of all shelters are in Manhattan; 33% are in the Bronx; 29% are in Brooklyn; 7% are in Queens; and 1% is in Staten Island.

Not including the proposed Facility, there are six other facilities for homeless New Yorkers in CD 7 — three shelters for homeless single adults and three shelters for homeless families with children, only two of which (shelters for families with children) are located within the half-mile radius of the proposed Facility. As stated above, there are no shelters within the 400-foot radius of the Site.

As explained in Section II.D and E and Section III-4.1(c) above, DHS faces a number of challenges in locating shelters throughout New York City. This is due to a number of complex factors, one of which is unique to the shelter system; namely, the City is mandated under court order and/or state law to shelter eligible homeless New Yorkers on an immediate basis. The practical effect of this legal mandate is that the City must be ready at all times to add capacity to meet demand. As explained above, this is particularly challenging given that conditions giving rise to increased demand, such as the state of the economy, are beyond the City's control, and the adult families shelter census has been increasing and is projected to further increase in the coming months. For all of these reasons, DHS' ability to choose among alternative sites is limited. In sum, the distribution of shelters among community districts — and in this case, the distribution of such facilities in CD 7 — must be viewed in this particular context. When viewed in this context and in light of the foregoing factors and the reasons discussed in Sections III-4.1(a) and 4.1(b) above and 6.53(a) below, the proposed Shelter will not 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 Aguila considered the number of families who could appropriately be housed in the space available at the Site with adequate support services and on-site staff, while maintaining economies of scale. DHS and Aguila determined that the Facility's two Buildings can properly accommodate up to 200 adult families or 400 individuals.

6.1(d) Adequacy of the streets and transit

The proposed Shelter is adequately served by public transportation networks, and most trips to and from the Facility that are not made entirely by foot may be made via MTA-operated New York City Transit bus or subway. There are several MTA New York City Transit bus lines located in the surrounding area. The M96 and M106 bus lines run along West 96th Street, one block from the Facility and the B15 bus line runs along New Lots Avenue, south of the Facility. The M5 bus line is routed along Riverside Drive and operates daily with service between Washington Heights and the Staten Island Ferry Terminal. Additionally, the

area is serviced by the “1,” “2,” and “3” subway lines located at the West 96th Street subway station, situated one and one-half blocks east of the Facility. The “B” and “C” subway lines are located at West 96th Street and Central Park West, four blocks east of the Facility. The proposed Facility is convenient to major vehicular thoroughfares including the Henry Hudson Parkway, Broadway, West 96th Street, Riverside Drive, and West End Avenue.

6.51 Concentration of facilities providing similar services

DHS does not anticipate any significant cumulative negative impact on neighborhood character to result from the use of the Site as a shelter nor would such use contribute to a concentration of facilities that provide similar services. As discussed above, there are no shelters within the 400-foot radius of the proposed Site and only two shelters for families with children within the Facility’s half-mile radius. Moreover, the range of social services provided on site (including laundry services and congregate space) and the Facility’s 24/7 security services will minimize the impact on neighborhood character. Moreover, as housing for adult families, the Facility fits within the context of the neighborhood which contains residential and other uses and therefore should support the neighborhood’s existing and diverse character.

6.52 Necessary support services for the Facility and its residents should be available and provided

As discussed above, upon registration of the proposed contract between DHS and Aguila, and in accordance with Aguila’s contractual obligations, Aguila will provide comprehensive social services to assist clients in obtaining permanent housing options in the community. (See Sections II.B and C and III-4.1(b) and (c) above) DHS will oversee and monitor Aguila’s performance through regular communication between DHS and Aguila program staff, site inspections and performance reviews. The Provider will also be subject to audit by DHS’ internal Audit Services and the City and State Comptrollers and also to State oversight, including annual inspections. (See Section II.C above)

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 *2011 Selected Facilities and Program Sites in New York City*, 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. The Map (Ex. A) illustrates all residential and community facilities identified by DCP within a half-mile of the proposed Site while the Facilities List (Ex. B) lists these facilities and their capacity. Residential facility beds include: Correctional Facilities, Nursing Homes and Residential Health Care Facilities, Small Residential Facilities (under 25 beds) and Large Residential Care Facilities (serving 25 people or more). A review of residential facilities in CD 7, which serve similar populations to the proposed Shelter, reveals a lower ratio of beds to population than the citywide average. CD 7 ranks 28th out of a total of 59 Community Districts citywide for the number of beds in all residential facilities. (The Citywide average is 18.8 and the ratio for Manhattan CD 7 is 17.9)

As discussed in Sections III-4.1(a) and 4.1(b) above, it is not expected that the Shelter's continued operation will have any significant cumulative negative impact on neighborhood character. The addition of the Facility's 200 units for adult families will not significantly alter the total beds-to-population ratio. Additionally, the Shelter is compatible with other land uses, including residential uses, in the immediate vicinity of the Site. The range of social services, as well as basic services, provided on site, the comprehensive safety and security services at the Shelter, and Aguila's establishment of a Community Advisory Board and implementation of a Good Neighbor plan to address community concerns and issues and engage community members in the activities of the Shelter will all serve to minimize the impact, if any, on neighborhood character.

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

As discussed in Sections 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.

As noted above, DHS' ability to choose among alternative sites is limited. Indeed, at any given time, DHS is reviewing proposed sites for shelter use and negotiating with various providers for the provision of services to homeless families and individuals. Since May 2012, when DHS first considered using the proposed Site as a shelter for single adults on a long-term basis, and continuing through August 2012, the Agency considered a total of 9 other proposed sites for adult family shelters throughout the City, including 5 sites in Manhattan, 3 sites in the Bronx, and 1 site in Queens. Contracts to operate 2 of the 9 sites are either in the procurement process or have been registered with the Comptroller. Both sites are in the Bronx.

DHS determined that the other 7 sites (totaling approximately 475 units) were not viable for various reasons, such as the proposed shelter provider lost site control (*e.g.*, the building owner/landlord decided to lease the building for non-shelter use); operation of the site as a shelter would be too costly (*e.g.*, cost of converting building to suitable shelter space would be prohibitive); or the site was too close to existing shelter facilities. Of the 7 rejected sites, 5 were in Manhattan, 1 was in the Bronx, and 1 was in Queens.

As demonstrated by the fact that the Agency found 2 sites acceptable out of 9 — less than one third of the number of sites that were considered — the process of looking for and successfully finding shelter space is complex, driven by factors beyond the City's control (such as economic conditions), increase in shelter demand that often cannot be predicted with scientific certainty months in advance, the availability of suitable space at any given point in time, the City's 7-9 month procurement process, and the time involved in readying a site for shelter use. The City's legal mandate to shelter every eligible homeless family and individual on an immediate basis further complicates the weighing of factors in determining sites for shelter.

Summary Statement

In proposing Freedom House as a site for sheltering homeless adult families, DHS carefully considered and balanced such factors as the City's need for shelter and related services, the efficient and cost-effective delivery of the services, the concentration of similar facilities in the Community District, and the effects of the Facility on neighborhood character. As demonstrated in the above analysis, DHS has determined that entering into a contract with Aguila to operate a transitional residence for adult families at 316 and 330 West 95th Street is appropriate and consistent with the Criteria for the Location of City Facilities.

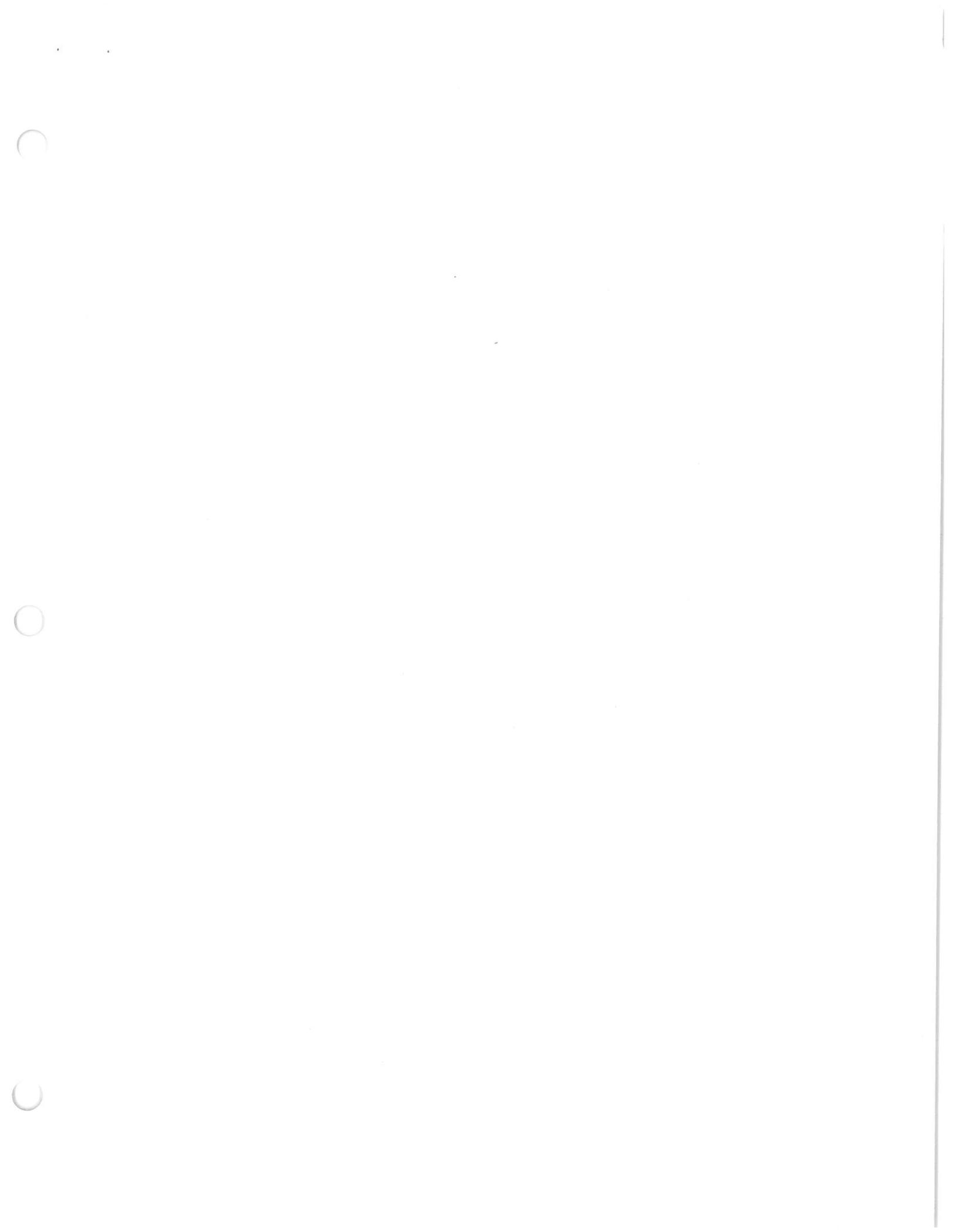
Sincerely,



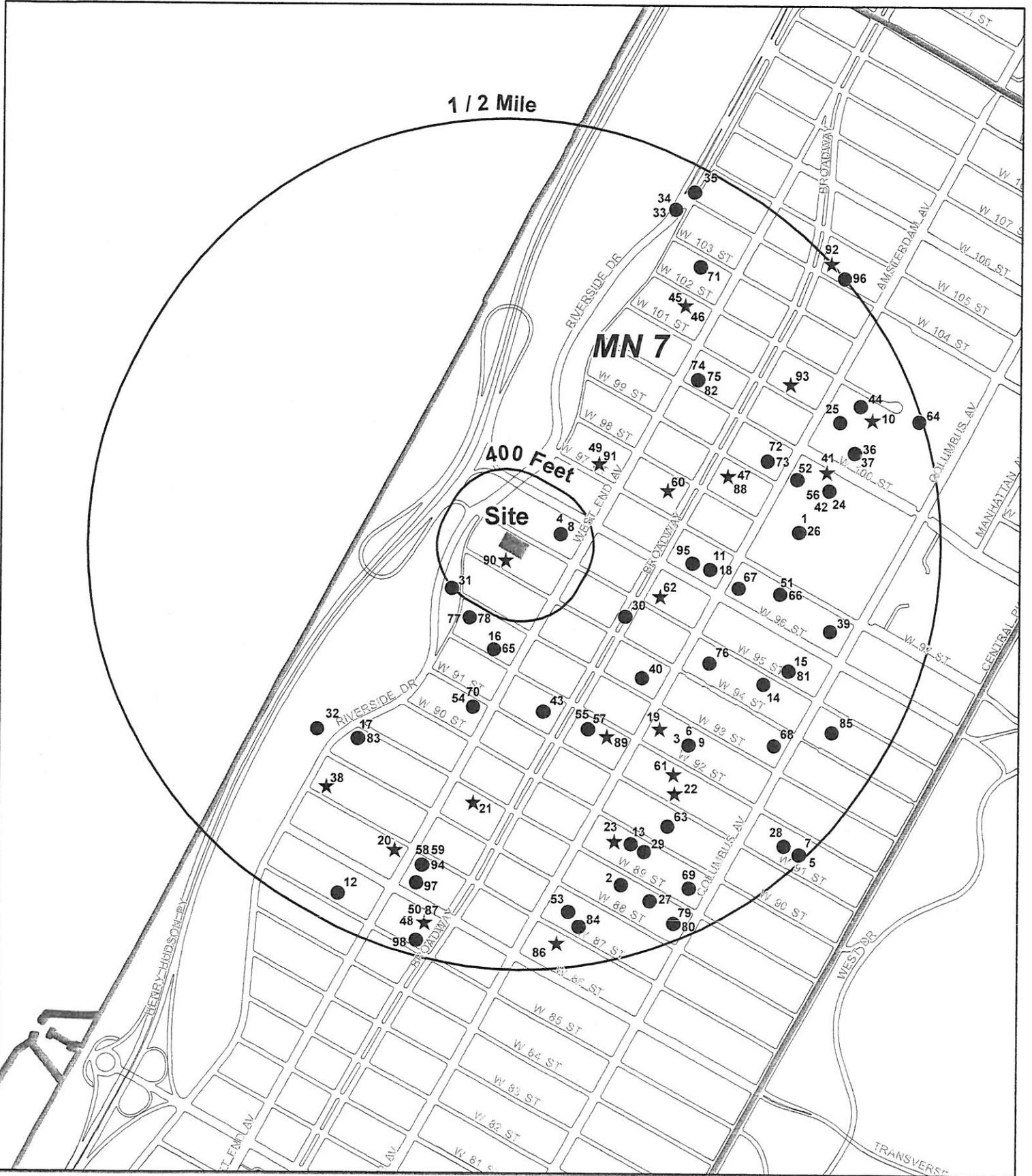
Seth Diamond

Attachs.

cc: Deputy Mayor Linda Gibbs
City Council Speaker Christine Quinn
Borough President Scott Stringer
Jerrold Nadler, Member, U.S. House of Representative
State Senator Adriano Espallait
State Assembly Member Linda Rosenthal
State Assembly Member Daniel O'Donnell
Council Member Gale Brewer
Mark Diller, Chair, Community Board 7 ✓
Penny Ryan, District Manager, Community Board 7
Amanda Burden, Chair, Department of City Planning
Douglas C. James, DHS Deputy Commissioner, Adult Services



Facilities within 1/2 Mile of 316 and 330 West 95th Street, Manhattan Manhattan CD 7



- Neighborhood Facilities
 - ★ Residential or Regional Facilities
 - 6 Facility Key Number
- MN 7** Community District Boundary and Number

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
1	PS 163 ALFRED E SMITH	163 W 97 St	Elementary School - Public	626 Enrollment
2	PS 166 THE RICHARD ROGERS SCHOOL OF THE ARTS & SCIENCE	132 W 89 St	Elementary School - Public	610 Enrollment
3	PS 333 MANHATTAN SCHOOL FOR CHILDREN	154 W 93 St	Elementary School - Public	705 Enrollment
4	PS 75 EMILY DICKINSON	735 West End Ave	Elementary School - Public	687 Enrollment
5	PS 84 LILIAN WEBER	32 W 92 St	Elementary School - Public	518 Enrollment
6	COMMUNITY ACTION SCHOOL MS 258	154 W 93 St	Intermediate/JHS - Public	253 Enrollment
7	MS 247 DUAL LANGUAGE MIDDLE SCHOOL	32 W 92 St	Intermediate/JHS - Public	199 Enrollment
8	MS 250 WEST SIDE COLLABORATIVE MIDDLE SCHOOL	735 West End Ave	Intermediate/JHS - Public	187 Enrollment
9	MS 256 ACADEMIC AND ATHLETIC EXCELLENCE	154 W 93 St	Intermediate/JHS - Public	175 Enrollment
10	EDWARD A REYNOLDS WEST SIDE HIGH SCHOOL	140 W 102 St	High School - Public	563 Enrollment
11	HOLY NAME OF JESUS SCHOOL	202 W 97 St	Elementary School - Private/Parochial	325 Enrollment
12	METROPOLITAN MONTESSORI SCHOOL	325 W 85 St	Elementary School - Private/Parochial	206 Enrollment
13	SAINT GREGORY THE GREAT SCHOOL	138 W 90 St	Elementary School - Private/Parochial	200 Enrollment

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
14	THE MANDELL SCHOOL INC	128 W 95 St	Elementary School - Private/Parochial	177 Enrollment
15	THE STUDIO SCHOOL	117 W 95 St	Elementary School - Private/Parochial	96 Enrollment
16	WEST SIDE MONTESSORI SCHOOL	309 W 92 St	Elementary School - Private/Parochial	209 Enrollment
17	YESHIVA KETANA OF MANHATTAN	346 W 89 St	Elementary School - Private/Parochial	142 Enrollment
18	DE LA SALLE ACADEMY	202 W 97 St	Middle/JH School - Private/Parochial	149 Enrollment
19	SCHOOL FOR YOUNG PERFORMERS	175 W 92 St	Junior/Senior High School - Private/Parochial	9 Enrollment
20	SAINT AGNES BOYS HIGH SCHOOL	555 West End Ave	Senior High School - Private/Parochial	274 Enrollment
21	ABRAHAM JOSHUA HESCHEL SCHOOL	270 W 89 St	K-12 School - Private/Parochial	798 Enrollment
22	TRINITY SCHOOL	139 W 91 St	K-12 School - Private/Parochial	992 Enrollment
23	STEPHEN GAYNOR SCHOOL	148 W 90 St	Special/Other School - Private/Parochial	198 Enrollment
24	BLOOMINGDALE REGIONAL LIBRARY	150 W 100 St	Public Library - Branch	400661 Annual Circ.
25	FREDERICK DOUGLASS PLAYGROUND	Amsterdam Ave bet W 100 St and W 102 St	Park/Playground - NYC	1.945 Acres
26	HAPPY WARRIOR PLAYGROUND	W 97 St and Amsterdam Ave	Park/Playground - NYC	1.7 Acres

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
27	PLAYGROUND EIGHTY NINE LXXXIX	W 89 St, Amsterdam Ave and Columbus Ave	Park/Playground - NYC	0.402 Acres
28	SOL BLOOM PLAYGROUND	Columbus Ave, W 91 St to W 92 St, Central Park W	Park/Playground - NYC	0.837 Acres
29	ST. GREGORY'S PLAYGROUND	W 90 St bet Broadway and Amsterdam Ave	Park/Playground - NYC	0.231 Acres
30	BROADWAY MALLS	Broadway, Columbus Circle to W 110 St	Triangle, Plaza, Mall, Other - NYC	5.605 Acres
31	JOAN OF ARC PARK	Riverside Dr, W 91 St to W 95 St	Triangle, Plaza, Mall, Other - NYC	1.578 Acres
32	RIVERSIDE PARK	Riverside Dr to Hudson River, W 72 St to St Clair Pl	Beach, Garden, Natural Area, Other - NYC	222.415 Acres
33	GREENSTREET	Riverside Drive bet W 103 St and W 104 St	Joint NYCDOT/DPR Landscaped Area	0.009 Acres
34	GREENSTREET	Riverside Dr & W 104 St S side	Joint NYCDOT/DPR Landscaped Area	0.03 Acres
35	GREENSTREET	Riverside Dr & W 104 St N median	Joint NYCDOT/DPR Landscaped Area	0.023 Acres
36	24 PRECINCT/PBMN/FD	151 W 100 St	NYC Police Station	NA
37	ENG 76, LAD 22, BN 11	145-51 W 100 St	NYC Fire House	NA
38	KATERI RESIDENCE	150 Riverside Dr	Residential Health Care Facility	520 Beds
39	WILLIAM F RYAN COMMUNITY HEALTH CENTER INC	110 W 97 St	Health Center	NA

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
40	AMSTERDAM CENTER	690 Amsterdam Ave	Health Center Extension Clinic	NA
41	RIVERSIDE HEALTH CENTER	160 W 100 St	Health Center Extension Clinic	NA
42	WILLIAM F RYAN COMMUNITY HEALTH CENTER INC	160 W 100 St	Health Center Extension Clinic	NA
43	UPPER MANHATTAN DIALYSIS CENTER BIMC	2465-67 Broadway	Hospital Extension Clinic	NA
44	WEST SIDE HIGH SCHOOL	140 W 102 St	School Based Health Center Extension Clinic	NA
45	ST. LUKE'S-ROOSEVELT HOSP - CD CRS	306 W 102 St	Community Residential Svc - Chem Depndncy	24 Beds
46	ST. LUKE'S-ROOSEVELT HOSPITAL CENTER	306 W 102 St	Community Residential Svc - Chem Depndncy	277 Clients/Year
47	COMMUNITY LANTERN GROUP (HUNTERSMOON)	2612 Broadway	Community-Based Residence - Mental Health	60 Beds
48	DOHMH ONE TWENTIES CLUSTER	2345 Broadway	Community-Based Residence - Mental Health	8 Beds
49	VOA NYC DMH NY/NY I - WEST 97TH STREET SRO	305 W 97 St	Community-Based Residence - Mental Health	35 Beds
50	WSFSH NYC DMH NY/NY I - THE EUCLID SRO	2345 Broadway	Community-Based Residence - Mental Health	80 Beds
51	POSTGRADUATE CHILD ADOLESCENT & FAMILY CLINIC	130 W 97 St	Day Treatment - Mental Health	NA
52	RYAN CENTER ANNEX	801 Amsterdam Ave	Day Treatment - Mental Health	NA

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
53	SPOP CONTINUING DAY TREATMENT PROGRAM	188 W 88 St	Day Treatment - Mental Health	32 Cert. Capacity
54	SPOP MENTAL HEALTH CLINIC	302 W 91 St	Day Treatment - Mental Health	NA
55	THE SENATE - ON SITE REHABILITATION	206 W 92 St	Clinic Treatment - Mental Health	NA
56	WILLIAM F. RYAN COMMUNITY HEALTH CENTER	160 W 100 St	Clinic Treatment - Mental Health	2858 Clients/Year
57	GODDARD-RIVERSIDE COMMUNITY CENTER	206 W 92 St	On-Site Rehabilitation - Mental Health	605 Clients/Year
58	GODDARD-RIVERSIDE COMMUNITY CENTER	264 W 87 St	Psychosocial Club - Mental Health	530 Clients/Year
59	PSYCHOSOCIAL CLUB/THE OTHER PLACE	264 W 87 St	Psychosocial Club - Mental Health	NA
60	0265 - METRO NEW YORK	240 W 98 St	Community Residence - Dev Disability	4 Beds
61	0265 - METRO NEW YORK	146 W 92 St	Community Residence - Dev Disability	12 Beds
62	ASSN F/HELP OF RETARDED CHILD.	215 W 95 St	Community Residence - Dev Disability	7 Beds
63	GODDARD RIVERSIDE COMMUNITY CENTER	114 W 91 St	Group Day Care - Public	75 Children
64	OPEN DOOR ASSOCIATES	820 Columbus Ave	Group Day Care - Public	85 Children
65	WEST SIDE MONTESSORI SCHOOL	309 W 92 St	Group Day Care - Public	180 Children

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
66	CHABAD LUBAVITCH OF THE WEST SIDE.INC.	166 W 97 St	Group Day Care - Private	170 Children
67	CLAREMONT CHILDREN'S SCHOOL LLC	747 Amsterdam Ave	Group Day Care - Private	172 Children
68	COLUMBUS PARK WEST PLAYGROUP, INC.	100 W 94 St	Group Day Care - Private	29 Children
69	COLUMBUS TOWNHOUSE NURSERY, INC.	606 Columbus Ave	Group Day Care - Private	80 Children
70	LA ESCUELITA INC.	302 W 91 St	Group Day Care - Private	52 Children
71	LEAK AND WATTS SERVICES, INC.	310 W 103 St	Group Day Care - Private	45 Children
72	MILLER DAY CARE CENTER, INC.	225 W 99 St	Group Day Care - Private	20 Children
73	MILLER DAY CARE CENTER,INC.	225 W 99 St	Group Day Care - Private	18 Children
74	MORNINGSIDE MONTESSORI SCHOOL	251 W 100 St	Group Day Care - Private	59 Children
75	PURPLE CIRCLE DAY CARE CENTER INC.	251 W 100 St	Group Day Care - Private	60 Children
76	RIVER PARK NURSERY SCHOOL AND KINDERGARTEN	711 Amsterdam Ave	Group Day Care - Private	28 Children
77	RIVERSIDE MONTESSORI SCHOOL	202 Riverside Dr	Group Day Care - Private	28 Children
78	RIVERSIDE MONTESSORI SCHOOL	202 Riverside Dr	Group Day Care - Private	126 Children

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
79	SMARTER TODDLER NURSERY AND PRESCHOOL	100a W 89 St	Group Day Care - Private	29 Children
80	SMARTER TODDLER PRESCHOOL & NURSERY, LLC	100a W 89 St	Group Day Care - Private	24 Children
81	THE STUDIO SCHOOL	117 W 95 St	Group Day Care - Private	51 Children
82	YALDAYNU PRESCHOOL	251 W 100 St	Group Day Care - Private	45 Children
83	YESHIVA KETANA OF MANHATTAN	346 W 89 St	Group Day Care - Private	46 Children
84	GODDARD RIVERSIDE COMMUNITY CENTER	169 W 87 St	Head Start Center - Public	50 Children
85	GODDARD RIVERSIDE COMMUNITY CENTER	70 W 95 St	Head Start Center - Public	38 Children
86	CAPITOL HALL	166 W 87 St	State/City-Contracted Permanent Supportive SRO	201 Singles Units
87	EUCLID	2345 Bway	State/City-Contracted Permanent Supportive SRO	273 Singles Units
88	HUNTERSMOON HALL	2612 Broadway	State/City-Contracted Permanent Supportive SRO	136 Singles Units
89	SENATE	206 W 92 St	State/City-Contracted Permanent Supportive SRO	136 Singles Units
90	ST. LOUIS HALL	319 W 94 St	State/City-Contracted Permanent Supportive SRO	140 Singles Units
91	W.97TH ST./ROSE HOUSE	305 W 97 St	State/City-Contracted Permanent Supportive SRO	97 Singles Units

Facilities within 1/2 Mile of Proposed Site at 316 and 330 West 95th Street, Manhattan CD 7

Sources: Selected Facilities and Program Sites in New York City, Release 2011.2

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
92	REGENT FAMILY RESID	2720 Broadway	Family Homeless Facility	140 Family Units
93	FRANT HOTEL	211 W 101 St	Family Homeless Facility	93 Family Units
94	GODDARD RIVERSIDE COMMUNITY CTR: THE OTHER PLACE	264 W 87 St	Soup Kitchen	NA
95	FRANCISCAN COMMUNITY CTR/HOLY NAME FOOD PANTRY	207 W 96 St	Food Pantry	NA
96	VOLUNTEERS OF AMERICA- REGENT FAMILY RESIDENCE	2720 Broadway	Food Pantry	NA
97	WEST SIDE CAMPAIGN AGAINST HUNGER	263 W 86 St	Food Pantry	NA
98	WESTSIDE FEDERATION FOR SENIORS AND SUPPORTIVE HOU	2345 Broadway	Food Pantry	NA