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BRONX, NY 10462
(718) 892-6262
www.nyc.gov/bxcb11

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March 1, 2021

Administrator Joslyn Carter, LCSW
New York City Department of Social Services
4 World Trade Center
New York, NY 10007

Dear Ms. Carter:

I am in receipt of your letter dated February 23, 2021. Thank you very much for your response.

I am perplexed, however, with the decision made by your agency.

On the subject of timeline, it is impossible for the proposed shelter at 1682 Stillwell Avenue to be completed by the stated goal of December 2021. We have several active developers who are friends of Community Board 11 (CB11), and to our knowledge, only plans have been submitted to the Department of Buildings, which has raised a myriad of objections regarding Stillwell Avenue. These objections range from permitting and zoning to method of application.

As a result, such plans will not be approved until April at best, and anyone in the development and construction field can tell you that a six-story superstructure will not be ready by December.

If it matters, your staff has also previously informed CB11 that shelter projects are never completed by the City's stated goal.

In response to "it is not clear that the owners are actually willing to work with a not-for-profit provider to develop a shelter site, and/or the square footage does not provide sufficient space for programming and bed capacity," please inform me how your agency has come to such a conclusion for both 2443 Poplar Street and 1976 Birchall Avenue, which are each vacant lots with enough square footage (over 30,000 with outdoor recreational space) to be delivered in similar time to Stillwell Avenue.

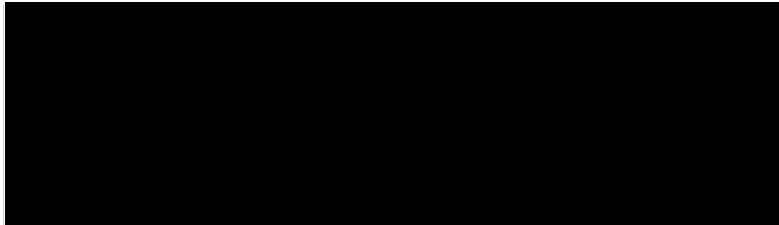
Does the name Daniel Rabinowitz, the developer of 1682 Stillwell Avenue, have something to do with this? For whatever reason, Lantern Community Services was reluctant to state his name at CB11's Housing Committee meeting in January.

As you may recall, Birchall Avenue's owner (who is not Rabinowitz) has provided a Letter of Intent along with base terms that reflect the Stillwell Avenue proposal.

It is also my understanding that the developer who has presented 2443 Poplar Street (also not Rabinowitz) is doing several shelter projects currently for the City.

I cannot stress enough that both 2443 Poplar and 1976 Birchall are more conducive sites for shelter operations, which will replicate what is currently in existence and operation throughout the outer boroughs of New York City for—as mentioned in my last letter—**much less cost**. A six-story superstructure will bear a heavy toll on staff, mobile-impaired individuals, and New York City taxpayers.

I suggest you check with your team on the validity of the statements made in your recent letter.



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