



COMMUNITY BOARD 11
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Borough President Ruben Diaz Jr.
Chairman Albert D'Angelo
District Manager Jeremy H. Warneke

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- Leadership*
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Housing Committee Meeting
January 11, 2021
Office Suite HD Meeting

MINUTES

PRESENT: Hazel Miura, Chair; Janice Walcott, Co-Chair; Patricia Charles; and Joann Terrelonge

STAFF: Jeremy Warneke, District Manager; and Harriet Lasky and Chris Kirka, Community Coordinators

GUESTS: Council Member Mark Gjonaj and Reginald Johnson, Gjonaj's Chief of Staff; Albert "Al" D'Angelo, Yahay Obeid, Veronica Castro, Frano Zagreda, John Johnson and Oral Selkridge, CB11 board members; Jason Christie, Roxanne Delgado, Phyllis Natasio and Robert Press, members of the public; Diane Louard-Michel, Amy Berg and Eleni Sardina, Lantern Community Services; and Molly Park and Nicole Jordan, New York City Department of Social Services (DSS)

The meeting began at 6:30 p.m.

Community Board 11 Chairman, Albert D'Angelo, made a statement as to how everyone should conduct themselves.

1. Committee Chair, Hazel Miura, introduced the Lantern Community Services, the organization which would be operating the proposed shelter.
2. Lantern Group Presentation
Oral Selkridge pointed out that the picture of the site in the presentation was not in fact of the proposed site.
Hazel Miura stated that we all understand the needs of the homeless, but the proposal is not a good fit for the area.
A representative from DSS responded.
Oral brought up the issue about parking, zoning, lot area and actual building location, which Lantern could not accurately answer at the time.
DSS made brief statement.
Ken Gelnick asked about how site came to the attention of the developer, the name of which Lantern would not disclose, even though it became

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apparent that they had previously disclosed the name to members of CB11's Executive Board.

Mark Gjonaj asked about:

- The cost of \$350 per square foot
- The property costing \$4.8 Million
- DHS not coming prepared with the #s and info needed for the meeting
- Who brought the property to DHS's attention?
- Who brought the property to Lantern's attention?
- Did Lantern go through the RFP process?
- Has Lantern received a letter of intent yet?
- Did Lantern figure on the rent being \$3 million a year?
- Would DHS look at an alternative property if the Councilman/CB-11 brought them one?
- How many of the men placed in this shelter, and the one planned for Blondell will be from this community?
- For his other comments, please refer to the recording.

Yahay Obeid

- What other shelters are you considering?
- Reconsider building 2 shelter within proximity to each other

Al D'Angelo brought up the fact that he has visited many Bronx shelters and those sheltered did not come from the Bronx. Every borough should take care of their own.

Jeremy Warneke asked about environmental assessments.

There were many other questions from board members, staff and/or the public. Please consult the recording for details.

3. DHCR and COVID Relief

No one from DHCR could make the meeting, but the Covid Rent Relief Program has been extended and NIDC is assisting with the application process. The moratorium has been extended 60 or 90 days.

4. Increasing Housing Committee Membership

Housing is very important, and we have a lot of issues in CB11. Anyone who would like to join the Committee, please do.

Meeting adjourned at 8:52 p.m.

Minutes by Hazel Miura, edited and formatted by staff.