



COMMUNITY BOARD 11
1741 COLDEN AVENUE
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Chairman Albert D'Angelo
District Manager Jeremy H. Warneke

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Housing Committee
 February 3, 2022
 Webex Meetings
[Facebook Live](#)

MINUTES

PRESENT: Hazel Miura (Chair), Rich Reynoso (Co-chair), Malcom Gray and Juanita Randall

STAFF: Jeremy Warneke (District Manager) and Chris Kirka (Community Coordinator)

GUESTS: Robert Press (Housing Committee Consultant), Christian Amato, Veronica Castro, Council Member Feliz, Bernadette Ferrara, Avril Francis, Yahay Obeid, Eliezer Rodriguez, Oral A. Selkridge and Andrea Siegel (Board Members), Robert Press (), Hon. Nathalia Fernandez and Odys Guerrero (New York State Assembly), Tom Lucania (Bronx Borough President's Office), Atenedoro Gonzalez (Council Member Feliz's Office), Stephenie Rodriguez (Council Member Velazquez's Office), Paula Caquias (Mayor's Office), Francisco A. Ramirez (Senator Rivera's Office), Angela Conley (Senator Biaggi's Office), Erin Drinkwater, Erik Paulino, Yvonne Ballard and Cindy Teta (New York City Department of Social Services/Homeless Services), Jim Coughlin and Valerie C. Smith (Westhab), and Ashley, A. Slader, Abdulla Mohamed, AJ, Alison Hovey, Ardhmir Malziu, Arlene Glottstein, Becky Gorrell, Bob Nolan, Cathy, Danielle Aprea, Dawod Nofal, Debra Nigro, Dee Only, D. Fana, Diana Finch, Ed Murphy, Erica Usurin, Evelinda, Evelyn Hernandez Rosa, Franz Remigio, Grace Lovaglio, Sara Hanade, Ivoire Llyod, J. Taylor, Jacquelyn, Jane, Jaritza Molina, Jason Mendez, Jeannette Wilson, Jennifer Copes, Jamaal G., Joe, John, John Denizard, John Doran, John Zaccaro, Jr., Jordan Saucedo, JP, Kay Cardona, Kevin Tkacz, Kristian McCord, Larry Mauriello, Luis Garcia, Mamoun Nofal, Marion Manfredi, Michael Dyer, Michael Kaess, Monique Bowe, Myra Bellamy, Neteara Frazier, Nicole Bernier, Pamela Hamilton Brown, Patricia Huertas, Reginald March, Remysell Salas, Roxanne Delgado, Sandra Cruz, Sergio Marte, Sharlene Jackson Mendez, Teun Deuling, Tiffany Wright, Will Torr and 25 unidentified others

Meeting was called to order at 6:38 p.m.

To request any special accommodations, please call (718) 892-6262 at least 72 hours prior to any meeting or event.



1. Review of [January 2022 Meeting Minutes](#)
Minutes could not be reviewed because of a technical issue.

2. Proposed Homeless Shelter at 2028 White Plains Road
H. Miura read the CB11 (Community Board 11) Conduct Statement.
E. Drinkwater provided a presentation of the intake process and other relevant information regarding the City's homeless shelter system. She began by stating that there were zero shelter beds available for individuals whose last known address was in CB11 (Community Board 11).
With the de Blasio administration, there were three shelters announced for CB11. Westhab will be the nonprofit that will provide services for 140 single adult homeless men at 2028 White Plains Road.
J. Coughlin provided information regarding Westhab and how the shelter will be run. Westhab currently operates programs in four of the five boroughs. They have six facilities in the Bronx.
V.C. Smith provided further information regarding Westhab.
H. Miura asked where the 140 men are coming from.
E. Drinkwater did not give a direct answer to the question.
H. Miura stated that this is the third proposed men-only shelter for CB11, which comprises of 540 beds in total. She asked if CB11 has 540 men in the shelter system.
E. Drinkwater said the number fluctuates from day to day.
H. Miura asked if fair share determines how many beds there are per community board.
E. Drinkwater said yes.
H. Miura asked if clients in the shelter system are using Jacobi Medical Center or Bronx State as their last known address.
E. Drinkwater said out of the 550 individuals for CB11, those coming from Jacobi are in the single digits.
H. Miura talked about recent displaced CB11 families and the lack of family shelters in CB11.
E. Drinkwater said DHS rates and approves proposals coming from our nonprofit providers. The building and lot can dictate the type of shelter.
M. Gray asked about cluster sites and permanent housing for homeless individuals.
Smith said DHS (Department of Homeless Services) has exited all cluster sites and fair market housing vouchers will be increased.
R. Press made a statement regarding homeless families and family shelters.
J. Randall asked if the proposal was set in stone or open to change.
DHS said they are committed to 2028 White Plains Road.
CM Feliz pointed out that the area DHS wants to put the shelter in is disadvantaged. He wanted to know if the shelter could be moved to an area with more resources.

B. Ferrara pointed out that local families displaced from a recent fire in CB11 had been placed outside of the community because there are no family shelters in CB11. She asked that DHS's data be updated and transparent to show how many homeless men originating from CB11 are in need. Why is DHS not opening a family shelter?

J. Wilson stated that she has over 1,200 petition signatures requesting a family shelter for CB11 and she has concerns about the screening and vetting process.

I. Lloyd asked about the programs for the shelter, to which DHS responded.

R. Delgado complained about the location and lack of notice for the shelter.

K. Tkacz asked who owns the property, where they are based, how will the property be modified, what is the occupancy per room, how much Westhab is being paid to operate the facility, and what is the length of the contract with Westhab.

J. Coughlin said Liberty One's the developer and owner of the property and is based in the City. Minor rehab will be done to the property. 8 to 12 individuals per room. Westhab doesn't make money on the contract.

E. Drinkwater said the operating budget and length of contract for Westhab still being negotiated, but they would get back to us.

S. Marte quoted E. Drinkwater from a *Bronx Times* [article](#), basically asking why the City was "shoehorning a program into an existing building" unlike the Riverdale site [see article], raising concerns about surrounding building violations.

E. Drinkwater stated that she would put Mr. Marte in touch with her Housing Preservation and Development counterpart.

S. Marte iterated a question from a previous meeting with E. Drinkwater: how many homeless men are non-custodial parents?

E. Drinkwater said she would get back to him with an answer.

Westhab spoke about the inspections conducted on the shelter sites.

E. Murphy made a statement in opposition to DHS's proposal.

M. Bellamy asked if the proposal was set in stone or could it be made into a family shelter.

E. Drinkwater said a family shelter was not possible. It would require a zoning amendment.

O. Selkridge stated that he was an architect and disagreed with Drinkwater's statement.

E. Drinkwater said she would get back to us on the issue.

J. Mendez expressed support for a family shelter.

E. Usurin asked why CB11 is getting three homeless shelters only for single adult men and posed questions related to public safety and the well-being of the homeless men.

Smith stated that case managers ensure that clients' needs are met and talked about curfew.

E. Drinkwater additionally talked about curfew.

No one from DHS or Westhab addressed the why-men-only-shelters-for-CB11 issue or the vetting process in regard to public safety.

N. Fernandez expressed concern about the lopsidedness of the City and expressed support for a family shelter in lieu of a third single-adult-men-only-shelter for CB11.

E. Drinkwater will bring the comments and concerns back to DHS.

S. Jackson Mendez expressed the need for more information to justify the City's approach.

E. Drinkwater said the City values input and this is not the end of the conversation. The site won't be open for a number of years.

Y. Obeid stated the opposition of local community groups/facilities and expressed need for a family shelter. He asked if there is any other community board in the City that's has only single adult men homeless shelters.

E. Drinkwater said she didn't have that information and will get back to us.

Y. Obeid mentioned Community Board 2 in Staten Island, which has only one homeless shelter for single adult women. He asked if that community board will be getting two more homeless shelters.

E. Drinkwater said she didn't have that information and will get back to us.

D. Finch asked about the contract, if the community advisory board for the shelter can start working now, and if DHS can put us in contact with other advisory boards. She noted that DHS's [website](#) states that our questions/comments will be responded to in writing.

E. Drinkwater said she would look into getting us in contact with other advisory boards. Advisory boards are only for working shelter sites, not proposals.

F. Remigio stated his opposition to the shelter at this site and that local leaders should be advocating for us.

H. Miura asked if DHS was aware of a 3-K school moving in next door to the proposed shelter.

E. Drinkwater said that the School Construction Authority informed DHS at the beginning of the year, and DHS is still proceeding regardless.

N. Bernier asked public safety questions.

E. Drinkwater said they follow all laws regarding sex offenders and the police are apprised of the shelter site.

Westhab talked about social workers on site, patrols for parks and the NYPD is on the advisory committee.

D. Aprea talked about the zoning classification for the site and requested a zoning change for a family shelter.

E. Drinkwater said she would get back to us on this.

S. Cruz, a local business owner, complained about the public who are not customers using her facility for the bathroom.

Westhab said to call them in real-time, if she experiences a problem.

H. Miura thanked everyone for their questions.

N. Bernier asked how the community can come together to stop the shelter. Another member of the public agreed.

G. Lovaglio stated that petitions and proclamations mean nothing without a court injunction or lawsuit.

Meeting adjourned at 8:42 p.m.

Minutes by H. Miura, J. Warneke and Community Coordinator Harriet Lasky.