

Housing & Human Service Committee Minutes
Thursday, March 4, 2021

Committee Members Present: Ariel Miranda, Marielle Ali, Ayisha Ogilvie, Bruce Robertson, Angel Vasquez

Committee Members Absent: Richard Allman and Miriam James

Committee Members Excused: Edda Santiago

Public Members Present: Marshall Vanderpool

Fellow Board Members Present: Glennis Aquino-Gil, Domingo Estevez, Gabriela Estrella, Maria Luna, Isidro Medina, Elizabeth Lorris Ritter, Curtis Young,

Agenda

1. Call to Order
 - a. Meeting was called to order at 7:10pm
2. Introductions
 - a. Chair Ariel Miranda (Chair), Angel Vasquez, Ayisha Ogilvie, Marielle Ali (Assistant Chair), and Bruce Robertson
 - b. Chair Miranda thanks Ana Garcia from NYP for joining us.
 - c. Chair Miranda also notes that we are joined by representatives from the Department of Homeless Services in addition to representative from the Armory Foundation including Alberto Aquino and CB12 board member Glenis Aquino.
 - d. Glenis Aquino establishes that she is at the meeting as a CB12 member, not as a representative of the Armory Foundation.
3. Discussion with New York Presbyterian (NYP) regarding Human Services being offered in relation to the COVID Vaccinations Operations
 - a. Ana Garcia joins us as the Director of Government and Community Affairs at NYP. Acknowledges that many CB12 members have worked with Julio Batista from the Columbia campus. Ana Garcia shares the following:
 - i. NYP, in partnership with the Armory Foundation, to establish a vaccination site that opened on January 14. The vaccination site was first open for people who were older than 65. At that time, they started partnering with the senior centers in the neighborhood to help the elderly bypass the process that entailed having medical record in connect and using the website.
 - ii. Overall, NYP has trained 70 organizations in becoming referral partners. The eligibility has now extended to people older than 18 with an underlying conditions or comorbidities.
 - iii. In the last week, NYP opened a hotline with Northern Manhattan Improvement Corporation opened to people who live in Harlem, Washington Heights, Inwood, and Southern parts of the Bronx. There is a screening process on the hotline.
 - iv. In total, they have vaccinated 50,000 people and the process has been pretty good. NYP has received good feedback on the customer service.
 - v. NYP is now finding ways to overcome the concerns that certain populations have about receiving the vaccine. They know many people have questions about

safety. They are happy to speak with community orgs of any size to help address any concerns.

- b. Angel explains that he would like to go back to January 2021 when problems were raised about suburbanites accessing the vaccine while members of the local community were left out. He is looking for more background information on what happened and how it was eventually resolved. He also shares a follow up question: of the 50,000 that have already been vaccinated, how many of those are local community residents.
 - i. Ana explains that NYP's patient population draws from the entire tri-state area so when we started outreach, we were letting people know from a broad geographic area.
 - ii. Now we're looking to prioritize people from certain zip codes. At least 60% of daily appointment are reserved for people from those certain zip codes. You can find the list of zip codes on our website.
 - iii. Since we've implemented the prioritization we maintain 70% of the daily appointments come from those zip codes.
 - iv. She doesn't know what percentage of the 50,000 that have already been vaccinated are local residents, but explains again that 70% of the daily rate come from those zip codes.
- c. Angel questions whether government intervention led to a change in strategy in terms of who was getting access to the vaccine.
 - i. Ana does not believe there was government intervention.
- d. Angel questions what triggered the change if it wasn't government.
 - i. Ana states that NYP has a longstanding commitment to service local residents. This is what made them put together the referral process for senior centers.
 - ii. They couldn't launch everything all at the same time so it took them some time to establish the referral process for other residents.
- e. Isidro wanted to check on people who are over 18 with underlying conditions and what those underlying conditions may be because that can be a wide range of issues and conditions that they may not be aware of.
 - i. The state established the list of conditions that are allowed. It was not set by NYP.
 - ii. NYP did say it needed to be 18 or above because they are not stacked for people under 18.
 - iii. The list of conditions is very long: immunocompromised, diabetes, neurological conditions. Many people in the priority zone will qualify because many people in the community suffer from these conditions.
- f. Isidro would like to know if NYP has done any outreach?
 - i. Ana says NYP has done 23 talks across the city with community orgs to let them know that the vaccine is safe. It's also an opportunity for people to ask NYP questions.
 - ii. Working with local media to help spread the word.
 - iii. NYP is open to visit any org, church, housing association, etc. to present on the vaccine.
 - iv. NYP also has a hotline now. They're open to doing more talks, interviews, and outreach.
- g. Liz Ritter thanks NYP for their detailed and thorough operation they operate. She appreciates the walk-in scheduling for people having trouble with phone, email, or internet, but there have been some issues with people being turned away so asks for

that to be looked into. She would like for NYP to look into care takers and whether they can walk to the Armory to schedule an appointment for those who are immobile. She also appreciates that they have people in the waiting area to help people schedule their second dose.

- h. Ayisha thanks Ana for participating. Her question is in relation to the partnership the Fort Washington Armory, DHS, and the vaccine program. What is the structure? Is the vaccine program paying rent? And which entity did NYP partner with to establish this program? Is there funding, what is the funding being used for, is there some licensing agreement?
 - i. NYP is renting space from the Armory Foundation, just as they would for a large event. DHS is not involved. The entire partnership is a governmental relationship between NYP and the state with NYP receiving vaccines from the state.
- i. Ayisha would like to know if we can get more information about the agreement between NYP and the Armory Foundation.
 - i. Ana explains that she does know; she specifically doesn't know if these types of agreements are made public.
- j. Ariel shares that he was able to get his father signed up and vaccinated. Wants to know how the website was created and structured?
 - i. The website was developed by the NYP IT department.
- k. Ariel: Did you speak to orgs that you were partnering with before its development?
 - i. We knew there were going to be shortcomings with the site, but we wanted to get it up and running while working with community partners to fill in the gaps.
 - ii. In addition to the website, NYP had several thousand phone calls they were making to the patient base to target people they knew were not going to be able to access the website.
- l. Ariel: In relation to the work they're doing with the local CBOs, what individual activities are taking place?
 - i. NYP has set up training for CBOs to show them a special private website that they can use to refer patients to NYP to receive vaccines. They have trained 70 groups on this, and continue the dialogue on a weekly basis. NYP keeps them informed of changes so they can share that with their clients.
 - ii. They have offered each org the opportunity to receive a vaccine hesitancy training for clients and staff.
 - iii. A sub-set of the CBOs are now directly schedule through a new artificial intelligence module. They've added technology enhancements to the process.
- m. Ariel: Are there any staff members of NYP working with small businesses? Flier distribution?
 - i. Part of the NYP challenge with investing in fliers and card is that the situation continues to evolve on who is eligible.
 - ii. NYP is now hopeful at this point that they can invest in something for print and distribution. They are hoping for this very soon. It's a conversation Ana has been having on a daily basis with her colleagues.
- n. Ariel: Giving out the contact information can be helpful for people who are going these difficult times. From the NYP staff, has there been any form of determination on how many speak Spanish?
 - i. NYP is a hospital that is still trying to take care of patients at the same time while running this vaccination operation.

- ii. NYP has asked its Spanish speaking staff to prioritize this work, but it was not forced of staff.
 - iii. They have language translation available, which isn't as good as in-person, but at least it is a service available.
 - o. Angel: Is there any way the Community Board can partner with NYP so we can receive some form of reporting on who is receiving the vaccine on the zip codes people are coming from and also racial demographics.
 - i. Ana is happy to come back monthly.
 - p. Angel: would like to have access to the data more consistently.
 - i. Ana is happy to come to the committee and report regularly, but cannot commit to data sharing because of privacy.
 - q. Angel: in terms of data sharing the Governor presents this on the screen regularly, we just want to be able to hold the institution accountable at the local level.
 - i. 70% of our daily vaccination are coming from the zip code stated on the website. And 60% of that 70% are from northern Manhattan.
 - r. Angel: we would like to have some thing in writing and on paper.
 - s. Liz: wants to dovetail on Angel's questioning and note that the paperwork she filled out did ask for zip code and for ethnicity and a bunch of options of "prefer not to say." Explains that she understands how data are gathered, and that it is possible and easy for NYP to generate a daily, weekly, or monthly report with a breakout by zip code, gender, and age. She respectful request that NYP aggregate the data and give us a weekly report or monthly report. It can be shared with the Board Chair or the District Manager. Believes the hospital has worked very hard to provide an incredible public service, and instead of grill you it might be easier for you to share the data for transparency.
 - t. Ayisha: agrees on reporting, and need to be careful about purview. We want to address the human services part of the operation that's being run, but when we get into the details of the vaccine and how that's being done because that's bordering the purview of a different community.
 - u. Liz: that is why she mentioned the Chair of the Board and the District Manager, not the chair of the committee to receive the data from NYP.
 - v. Ayisha: wants to know more about the logistics because of the concerns of having people from outside of the community to get vaccinated.
 - w. Angel: what type of vaccine is being delivered?
 - i. NYP has been administering Pfizer and Moderna.
 - ii. They are expecting to receive the Johnson and Johnson, but not administering it currently.
- 4. Discussion with the Department of Homeless Services regarding oversight at the Fort Washington Avenue Armory
 - a. Ariel recognizes that Alberto Aquino is at the meeting to represent the Armory Foundation, and calls on Glennis Aquino who shares that she is present as a CB12 members and has been employed at the foundation for over 10 years. She wants to join the conversation about the programming and oversight at the armory.
 - b. Ariel shares the screen with the committee to note:
 - i. Section 2704 of the city charter to establish duties of agencies that makes clear that they must consult regularly with the borough boards.
 - ii. Section 2707 establishes that city agencies should establish an annual report on its activities in any given community board at the request of the community board.

- iii. It must also regularly consult with and report to the community board.
- c. Ariel shares that everyone is here tonight because people are concerned with community services provided in our neighborhoods. Throughout the past seven years there have been many concerns with the reporting and disclosure of what is in the agreement with the Armory Foundation. Back in 2014, the committee was presented with many articles about there not being space available to them. Some individuals wanted more information on the cost for renting space.
- d. Ariel shares that Leilani is an incredible person, and wants to give her the opportunity to speak to the board about her role.
 - i. In her current capacity at DHS, she is a liaison between community stakeholders, community boards, elected officials, and the agency. She does shelter notifications. She receives and triages issues concerning the agency.
 - ii. DHS sends her out to resolve concerns.
 - iii. Leilani explains that issues surrounding the Armory predates her start time at DHS. At this moment she shares she is present in a listening capacity. She would like to know what questions she would like the agency to answer.
 - iv. Leilani explains that a list of close to 500 questions were submitted to the agency under a different chair.
 - v. Going back to 2018 some community concerns were brought up about utilization and who has access to the armory. Various elected officials were brought into the conversation.
 - vi. DHS operates and utilizes a homeless shelter in the building in partnership with CBO Project Renewal. Both DHS and Project Renewal sit in on the monthly CB12 district service cabinet meetings.
 - vii. The district service cabinet meeting is where they typically receive questions and concerns, and none have been brought up at that level. She is here at a listening capacity and take notes to then circle back with answers.
- e. Ayisha: there seems to be an important vacant position, will someone replace him?
 - i. Leilani has to no details, but an Assistance Commissioner is standing in.
- f. Ayisha: you reference our previous chair presenting 500 questions, but I don't remember the number being that high. Additionally, his questions were specific to homeless services being provided in the neighborhood. I, however, when I was chair presented DHS with 23 specific questions before DHS came to the meeting because the committee had to get the help of the Borough President. She is baffled by the idea that Leilani is here to take notes because many board members and other community members have shared their frustration for years. The resolution was supposed to go to the general meeting, but the moment DHS found out about the resolution it was pulled from the agenda, and now you are here to listen.
 - i. Leilani shares that she is not here to provide answers. She is here to take questions.
 - ii. Leilani shares that she has come to CB12 in the past to discuss this matter with the board.
 - iii. She would like to come back to the board with answers to the questions submitted. If there are specific questions we want the agency to answer, then share them with her.
 - iv. Leilani did not receive any questions prior to her arrival to this meeting.
 - v. Explains that she would like to receive questions in writing so she can be better prepared to answer questions and concerns.

- vi. Leilani shares that the agency isn't hiding, but would like to have questions to answer.
- g. Ayisha: after I issued the 23 questions I was removed from 3 leadership positions. I also know that 7 hours ago, GDS sent those 23 questions to you.
 - i. Leilani: yes, we received the questions because the 23 questions were also posted on twitter and on our personal accounts. We received those questions, and my understanding is that our legal department have answered those questions.
- h. Ariel: he would like for DHS to answer the 23 questions and share with him and Marielle. He would like the questions answered by 3/11/2021.
- i. Angel: I have a series of questions: do you know when was the last renewal agreement? Do you know what is stipulated as the primary purpose of the Armory Foundation's agreement with DHS?
 - i. Leilani does not have any of that information to share with us tonight. That would be legal, as they have oversight.
- j. Angel: we managed to get a hold of the legal agreement that dates back to 2002 with a process for renewal. Under the stated renewal process, the last one could have happened in 2017. The 2002 agreement it states: licensee enter upon the premise to establish and operate a NYC high school track center on the third floor with adjunct facilities on the second and first floors for use primarily by NYC high schools and other groups solely for the purpose of track and field competition and practice related athletic activities. The reason I read that out loud because it explicitly states that its primary use is for NYC high school students for the purposes of track and field. My living experience is not seeing NYC high schools participating in the armory. When local students do get to participate, it's once a year, and it is when an elected official request to use the space and it is as if it is a charity case, which is not okay. I have sat down with the leadership of Amory Foundation to ask about the existing relationship with the local high school and was informed that the foundation has attempted programming with the local high school students but they don't want to show up. The onus should not be on high school students to show up, the track and field needs to do better.
- k. Glennis: George Washington High School now trains at the facility since the meeting with Angel and the former elected official. There is now a schedule specific for New York City local students.
 - i. Ariel: who is we and our? Who are you speaking for? The board or the armory?
 - ii. Glennis states that she is speaking for both. She has been working at the foundation for 10 years and wants to make sure the board.
- l. Angel: what is the total number of meets that occur at the Armory on a yearly basis.
 - i. Glennis can provide a breakdown of the schools and where the students.
 - ii. Angel: on accountability, we need to know how many DOE schools are being serviced at the armory.
 - iii. Glennis: the data can keep us transparent about the work of what we do. We want a clear picture. We can get the data to you all by the end of the week.
 - iv. Leilani: Angel, send your questions over to me as well.
- m. Gabriela: Acknowledges that the meeting isn't a very well prepared for Leilani to answer questions. When GDS was evicted from the Armory, and as a former elected official, we did outreach and as far as she remembers all elected officials wrote letters in support of keeping GDS in that space. That's not very common because not all elected officials agree. In this particular issue, they agreed. I don't understand what was the issue? What

was the problem? Why a community-based organization was not kept in that space? Back then we didn't have many answers. We tried to have meetings and to call all interested bodies, and DHS and Social Services were not present. I can tell you that orgs like GDS are very needed in our community. It is regardless of personalities. I am not interested in the conflict with the foundation, my concern is about this organization that was removed.

- n. Alberto: States that he has been working at the Armory for five years. He is currently running five youth programs in the building. He was previously going to CB meetings monthly to get the information out to the public. He has an incredible amount of support from the schools and the superintendent to get local students into the track. He shares the various programs that are running in the building for local students. Explains that the foundation wants the local kids in the building as well. He is here to also take in the questions.
- o. Ayisha: wants to double back on some points brought up because of her history with the issue. Shares that she worked Ms. Biel from the Mayor's office explained to her that she had conducted her own review of the building and could not get any answers and could not even get access to the agreement between the foundation and DHS. She could not get a sense of the governance. I want to be clear, that this not asking for the Armory Foundation to put on a PR presentation of what it is that they're doing, this is specifically about the overall building and how it breaks down to best serve our community. The license delineates how the building should be use, and Glennis is correct in saying that improvements have been made in the last 4 years because I have been a part of those conversations. Two years ago, Rita came to this Board and said she doesn't know what to do because they can't get our students in the building. I agree with Angel that out of town students are bussed into this neighborhood to make use of the building. The foundation is supposed to be managing a very specific type of program as shared by Angel. We had a catering company with the Armory Foundation attempt to request a full liquor license to able to serve liquor at the Armory. How? According to that same contractor, we were told that the Armory Foundation forced the contractor to request a liquor license in a building meant to serve children. We've also had issues with an adult living in a make-shift apartment in the building. The revenues that are coming in, in my opinion, this building is being used as a corporate AirBnB. Where is the revenue the foundation is reaping going? It's listed as the Armory on Washington in Crain's for corporate rentals.
- p. Isidro: agrees with what Ayisha brought to the table. On clarity, we need to know what are the specific programs the Armory should be running and the areas the foundation should be occupying. We were caught off guard when the foundation's contractor came to the licensing committee to request the liquor license. There have been many questions as to how the foundation has been running. He will be in support of whatever resolution the committee would like to support.
- q. Domingo Estevez: thanks, Glennis for the achievements. His concern is with the Armory Foundation hiding behind its representatives and now the students of color they say they serve. It is disrespectful. The Armory Foundation should own what they have and continue to do. We need the racial breakdown of everyone who is using the Armory. Not just the information on the 1-2 days the students of color get to use the space. This is public land, we need to know how the public is making use of the building.
- r. Glennis: to address some of the things that have been said, a lot of the information is outdated. I think we need to look at the past, evaluate it, and then move forward in a

clear and intentional way. She states that Maria Luna is on the call and she is also a board member of the foundation. Clarifies that it should not be insinuated that Alberto and her are there to put up a front. Glennis shared with the committee a letter from 2019 from DHS that states that the Armory Foundation is in full compliance with its commitment. No one has come to meet with us, no one has asked for a tour. We're more than happy to give more information and open up our doors.

- s. Domingo: can Maria Luna please speak to what the agenda is for the board?
- t. Alberto: wants to reiterate that he has been coming to CB meetings frequently to share their direction and their commitment to the community. They're working on having essential workers' students use the Armory space. We have heard of misinformation about who is being served. The website has been updated, but I am also open to giving tours of the building.
- u. Maria Luna: she has seen the Armory grow and the benefits of it in our community. It is very unfair to have every time the Armory comes to the board threats of resolutions. We don't displace anyone; the city has used their authority to remove a tenant. As a board member, I urge everyone to visit the armory. We don't judge Coca-Cola and to Citibank, so not sure of why there are judgements against us. Our model is beautiful. Today 5,000 people came to the Armory to get vaccinated. She serves as the person to allow both sides to air their frustrations, but if we take a look at what's happened in the last few years, we should be proud of the changes.
- v. Ariel: in relation to the license, does DHS know the language last signed with the foundation? Have the current actions and the past actions been in line with the text of the license agreement? Have any of the corporate or social events that have taken place been in line with the license? Can the armory foundation charge for the use of space outside of the purview that's mentioned in the text of the license? Does DHS do their own finance and auditing for the Armory Foundation, or does the foundation do? Does DHS conduct investigations of the foundation's books to know how the money is being utilized? Has DHS submitted those reports to us?
 - i. Leilani: I participate in the district service meeting every month, or are you looking for a representative from the foundation? I sit every month at the meeting, but I don't report out on activities occurring in the Armory. I do know that the foundation has sat in on the meetings in the past. I would have to get back to you.
 - ii. Leilani: if there are any questions or burning issues with the agency, that's when they get answered, but this issue with the Armory hasn't been brought forward at the district service cabinet meetings.
- w. Ariel: with regards to the rental contracts, do those get reviewed by DHS? What about grants, do they get reviewed by DHS?
 - i. Leilani: I will have to circle back. These are all legal, and they will have responses.
- x. Ayisha: the comptroller has an audit responsibility as well, and we have one document showing it this. There is a lawsuit related to tax payments the foundation has or has not made in relation to the rental contracts. The Comptroller hasn't been able to comment because they cannot until there is an active lawsuit in place.
- y. Domingo: is it possible to get an impact report to see the breakdown about the programming in its entirety? Breaking down the composition to be able to get information about space usage.

- z. Ayisha: if we all agree that before the last four years what was happening was not okay, what has changed from the city agency to prevent what was happening to happen again? The Armory Foundation is renting the building as we speak. NYP is paying rent to the foundation to serve as a vaccination site.
- aa. Domingo: I am interested in the usage of space. Since we have a foundation board member here who can take this feedback back to the organization, I just want more information on usage of space.
- bb. Ariel: Two years ago, we asked for this data, and nothing has come about. If DHS has information on who is utilizing the space, it would be great to have that data.
 - i. Leilani: The Armory presented a lot of this information once before. There were elected officials involved in those conversations. I want to be helpful.
 - ii. Ayisha: we had two other meetings that DHS did not show up.
 - iii. Leilani: there were many reasons why we could not show up to that meeting. I want to work with this committee and this board. The district manager and Ariel know me very well. This is an opportunity to hear everyone out and help this committee get their questions answered.
- cc. Glennis: The Armory is open to disclosing information. Ariel should share those questions. The foundation hasn't heard anything from the committee is January 2019. It would have been best to hear from the committee before the resolution was drafted. The door is open, my phone number, and email is available.
- dd. Comments from the Public:
 - i. Phil Z: question is for Ms. Irving. Part a) why was GDS evicted? b) what is the former GDS space being used for now? C) is DHS looking to reinstate GDS?
 - ii. Dr. Gary A: Met with Leilani on March 7, 2019 shared video of importance of mental health services for students, and shared information about a tenant sleeping in the foundation. GDS built out space in the Armory before being evicted. Every space in that building is for public use and to service the community.
 - iii. Leilani: I did not come prepared to talk about the issues with GDS.
 - iv. Nathan D. W: Member of the community and a volunteer for social justice for GDS. Why is it students seeking educational services need to participate in track?
- ee. Glennis: We accept anyone from the neighborhood who wants to come and join the programming. You do not have to be on a track team or track athlete to receive the additional wrap around services.
- ff. Marielle: Can you clarify as to who you're speaking for when you say we?
 - i. Glennis: The Armory Foundation.
- gg. Alberto: We don't just provide services for track students. We provide all kinds of services and do not turn students away.
- hh. Ayisha: We participated in a tour, but we did not see the entire building. We only saw parts of the building. We walked into a theater where I noticed that the group of students there ranged several ages even though we were told it was a program for middle schoolers. I walked over to the PAL program and asked the director if her students were sent upstairs to the theater, and she was told that the kids were borrowed. There have been changes, and the changes are welcomed, but what we really need is a change in the overarching governance.
 - i. Alberto: we collaborate with other programs in the building and outside of the building. We work with schools and Children's Aid Society. I am always willing to

answer questions about the program and the quality. It is a meaningful experience to the students.

- ii. Ayisha: in most other communities, the way this building is being managed, is not right. We need to change the way this building is governed and managed.
 - jj. Isidro: can you share some information on how a contractor was allowed by the foundation to apply for a liquor license?
 - i. Glennis: the foundation did not authorize the caterer. They are no longer the caterer at the Armory.
5. Old Business
 6. New Business
 7. Call to end meeting
 - a. Ariel motioned to adjourn the meeting
 - b. Isidro seconded the motion