



**Community Board 12 - Manhattan
Washington Heights & Inwood**

530 West 166th St. 6th Floor, New York, NY 10032
Phone: (212) 568-8500, Fax: (212) 740-8197
Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Shola Olatoye
Chair & Chief Executive Officer
NYC Housing Authority (NYCHA)
250 Broadway
New York, NY 10007

Mr. Victor Bach
Senior Housing Policy Analyst
Community Service Society
105 East 22nd Street
New York, NY 10010

Dear Chief Executive Olatoye & Mr. Bach:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (38)In favor, (0)Opposed, (0)Abstain, recommending that on consensus issues that it retains the right to express both agreement and difference as per the board's bylaws, resolutions passed, and policies.

WHEREAS, the Housing and Human Services Committee heard expert testimony from the Community Service Society and the NYC Housing Authority (NYCHA) on several key issues related to public housing in New York City; and

WHEREAS, Information was also presented on the NYC Alliance to Preserve Public Housing, a collaboration of resident leaders/organizations, housing advocates, and concerned elected officials to press for policies to strengthen our public housing communities and extend housing opportunities; and

WHEREAS, the NYC Alliance to Preserve Public Housing seeks stronger resident and community voice in government decisions that affect NYCHA communities as well as greater openness and accountability when Alliance members critically review and are allowed to respond to NYCHA's Draft Fiscal Year Plans; and

WHEREAS, the Alliance produces an annual position paper that describes key issues identified in that fiscal year plan and puts forward joint recommendations and concerns from the views of its members on matters such as NYCHA's need to retain all its operating revenues, a halt to the current "Infill Land Lease Plan", making progress with a variety of binding agreements on a "Moving-to-Work (MTW)" program, addressing Section 8 Housing Choice Voucher cuts, keeping NYCHA Centers open, and retaining NYCHA Jobs; and

WHEREAS, the interests of Community District 12 residents who lived in NYCHA properties need to be protected and a voice on these matters presented and heard; now therefore be it

RESOLVED, Community Board 12, Manhattan recommends that it seek membership in the NYC Alliance to Preserve Public Housing whose members already include the Manhattan Borough President and several City Council members, and be it further RESOLVED, Community Board 12, Manhattan recommends that on consensus issues that it retains the right to express both agreement and difference as per the board's bylaws, resolutions passed, and policies.

Sincerely,



George Fernandez Jr.

Chair

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Leitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member



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March 27, 2014

Dr. Emma Jordan-Simpson
Interim Executive Director
Edwin Gould Services for Children
& Families, Inc.
151 Lawrence Street
New York, NY 11201

Hon. Laurie A. Kelley, Acting Commissioner
NYS Office for People with Developmental Disabilities(OPWDD)
44 Holland Avenue
Albany, NY 12229

Dear Dr. Jordan-Simpson & Acting Commissioner Kelley:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (37)In favor, (1)Opposed, (0)Abstain, offering no objection to Edwin Gould's proposed plan to place up to five(5) persons with developmental disabilities at Apt #1C, 255 Cabrini Blvd and requesting that Edwin Gould commit to a good faith effort to meet regularly with community residents and the building Board.

Whereas: Edwin Gould Services for Children and Families ("Edwin Gould") in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan on March 3, 2014 of its intent to establish and place five clients in a community residence in a condominium located in Apt. 1C at 255 Cabrini Boulevard, New York, NY 10033; and

Whereas: CB12M's Housing and Human Services Committee held a public hearing on March 20 Edwin Gould presented their plans and answered questions of the Board and the public regarding the proposed facility; and

Whereas: Edwin Gould is in search of a new home for its developmentally disabled clients, who wish to reside in the community for the rest of their lives, accessible to normal life-enriching experiences close to their families and friends, and each person living in this purposed community residence will attend a day habilitation program or work each weekday; and

Whereas: Edwin Gould has deemed the site suitable for use as a community residence and has entered into a contract to purchase the apartment, a condominium unit, from the owner, and has committed funds to renovate the apartment to make it ADA-compliant generally and bring it into compliance for this type of facility; and

Whereas: Clients will be supervised by residential OPWDD certified staff 24 hours a day (a seven-person shift) at the residence, who will prepare daily meals, consult with senior managerial staff and nursing services to ensure that residents take care of themselves, and provide recreational activities in the evenings and on weekends; and

Whereas: Edwin Gould will establish be an advisory committee to facilitate meaningful liaison with the community and building residents; and

Whereas: There is not currently an oversaturation of this type of facility within CD12; and

Whereas: The HHS Committee Chair conducted a physical tour of the property to confirm that it is an adequate and habitable space as claimed, and search the property's available public records to find at least 41 code violations, including three (3) "C" Class Violations related to the elevator, but no violations of record for the subject unit, located on the ground floor; and

Whereas, Edwin Gould will be installing a state-of-art fire alarm system with onsite communication, and most of the windows are large enough to serve as secondary egress in the case of a fire rescue; and

Whereas: A number of the building's current resident-owners testified with regard to their concern about the building's maintenance and problematic repair history; structural integrity, governance and fiscal management; and the lobby entrance's non-compliance with ADA, many of which could result in expensive lawsuits, the cost of which would be born equally by the resident-owners, not just by the management or Board members; and

Whereas: CB12 M expresses its concern with the building's governance and maintenance issues, both of which are outside of the scope of this hearing and the purview of this Board; now therefore be it

Resolved: CB12M offers no objection to Edwin Gould's proposed plan to place up to five persons with developmental disabilities in a community residential facility to be located in Apt. #1C at 255 Cabrini Boulevard, New York, NY 10033; and be it further

Resolved: That CB12M requests that Edwin Gould commit to a good-faith effort to meet regularly with community residents as well as the building's condominium Board and building residents regarding the building's governance and maintenance matters, in an effort to maintain good neighborly relations.

Sincerely,



George Fernandez Jr.
Chair

cc: Hon. Bill de Blasio, Mayor

Hon. Gale Brewer, Manhattan Borough President

Hon. Leitia James, Public Advocate

Hon. Scott Stringer, Comptroller

Hon. Adriano Espaillat, State Senator

Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Gabriela Rosa, Assembly Member

Hon. Ydanis Rodriguez, Council Member

Hon. Mark Levine, Council Member