



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Delores Rubin
Chair

Jesse Bodine
District Manager

December 27, 2017

Steven Banks
Commissioner of Homeless Services
33 Beaver Street, 17th Floor
New York, NY 10004

**Re: 301 West 48th Street
Urban Pathways Transitional Housing
Safety of Existing Tenants**

Dear Commissioner Banks:

301 West 48th Street was discussed at the November 16, 2017 meeting of Manhattan Community Board 4's (MCB4) Housing, Health and Human Services Committee. By vote of 44 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible to vote, MCB4 voted to seek a meeting with Urban Pathways and the Department of Homeless Services.

301 West 48th Street is single room occupancy (SRO) building with 42 rooms. The individual rooms are over 3 residential stories with shared bathrooms off a corridor. The building has been historically occupied by long term community residents at affordable rents for modest accommodations.

Beginning in 2015, Urban Pathways, a social service organization for the homeless, began to lease rooms for transitional housing for its clients. That effort was funded by the Department of Homeless Services (DHS). Urban Pathways has now leased 10 SRO rooms used to temporarily house homeless individuals who have graduated from their Travelers Safe Haven Program on West 40th Street and 8th Avenue. Urban Pathways goal is to place these individuals in permanent housing. There are currently no on premises social services.

From the beginning of the Urban Pathways lease, long term tenants have experienced a wide range of disturbances, including illicit drug use, prostitution, attempted break-ins, and public masturbation. The long term tenants did not raise complaints to MCB4 and tried to manage the situation by themselves.

On October 28, 2017, an Urban Pathways client was asked by Urban Pathways to leave his room. He refused and began to throw his furniture down the stairwell from the 2nd floor to the 1st

floor, causing a great deal of damage and blocking entry or exit from the building (photos attached).

Then, in response to a threat made against his case worker, NYPD arrived to the building with SWAT team. They entered the building with drawn guns. Beyond the serious hazard and danger to the residents of the building, the episode also caused the temporary closure of West 48th Street and 8th Avenue.

MCB4 is supports the provision of housing and social services for currently and formerly homeless individuals. However, MCB4 cannot support a social service needy population which destabilizes existing affordable housing. MCB4 requests a meeting with Urban Pathways and the Department of Homeless Services to begin to develop a resolution to this matter.

Sincerely,



Delores Rubin
MCB4 Chair

[signed 12/27/17]
Barbara Davis, Co-Chair
Housing, Health &
Human Services Committee

[signed 12/27/17]
Joe Restuccia, Co-Chair
Housing, Health &
Human Services Committee

cc: Urban Pathways
S. Banks, Department of Homeless Services
Hon. Jerry Nadler, U.S. Congress
Hon. Brad Hoylman, New York State Senate
Hon. Linda Rosenthal, New York State Assembly
Hon. Richard Gottfried, New York State Assembly
Hon. Corey Johnson, City Council
Hon. Helen Rosenthal, City Council
Hon. Gale A. Brewer, Manhattan Borough President

SAT. 10/28/17

301, W 48th ST

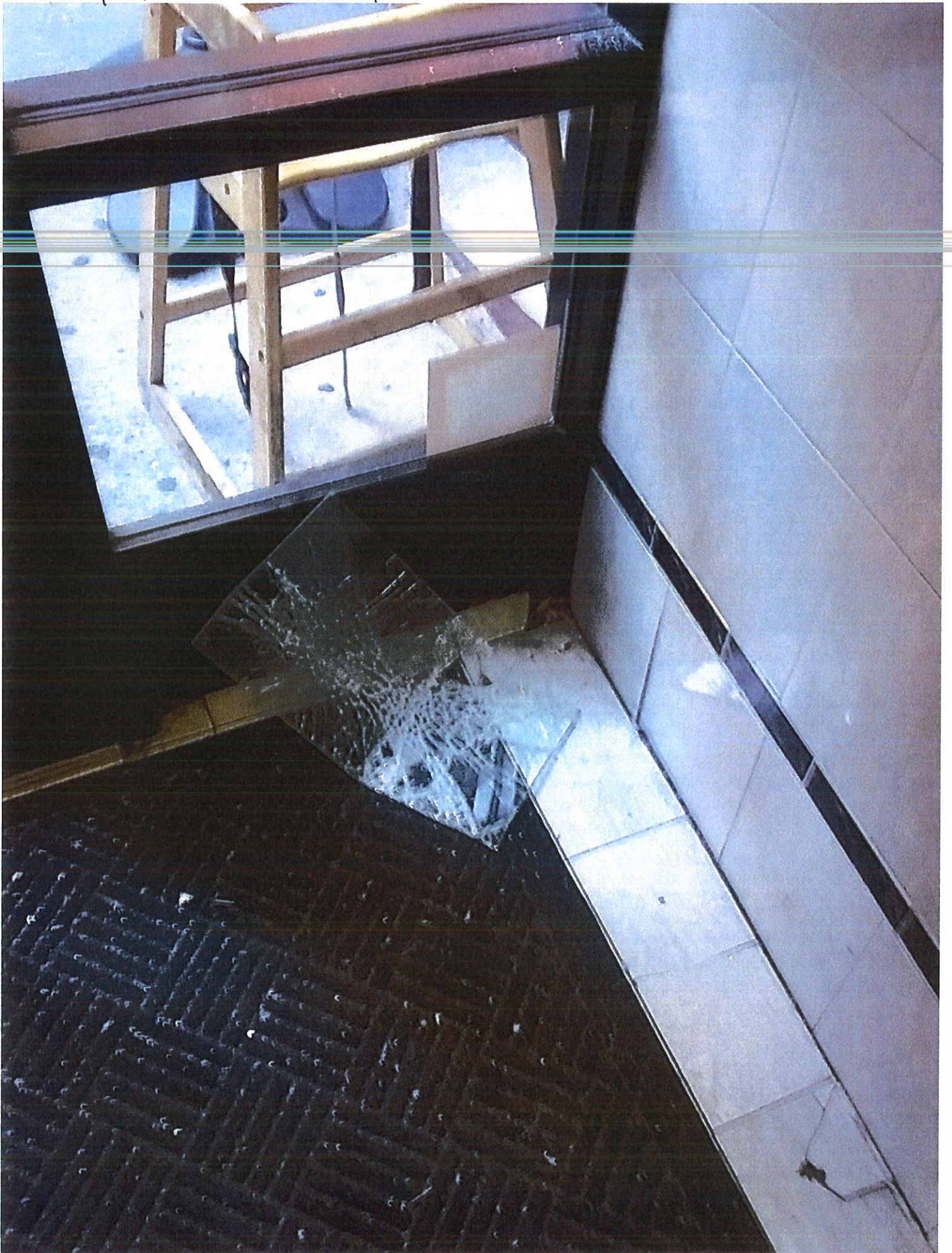
ENTRANCE
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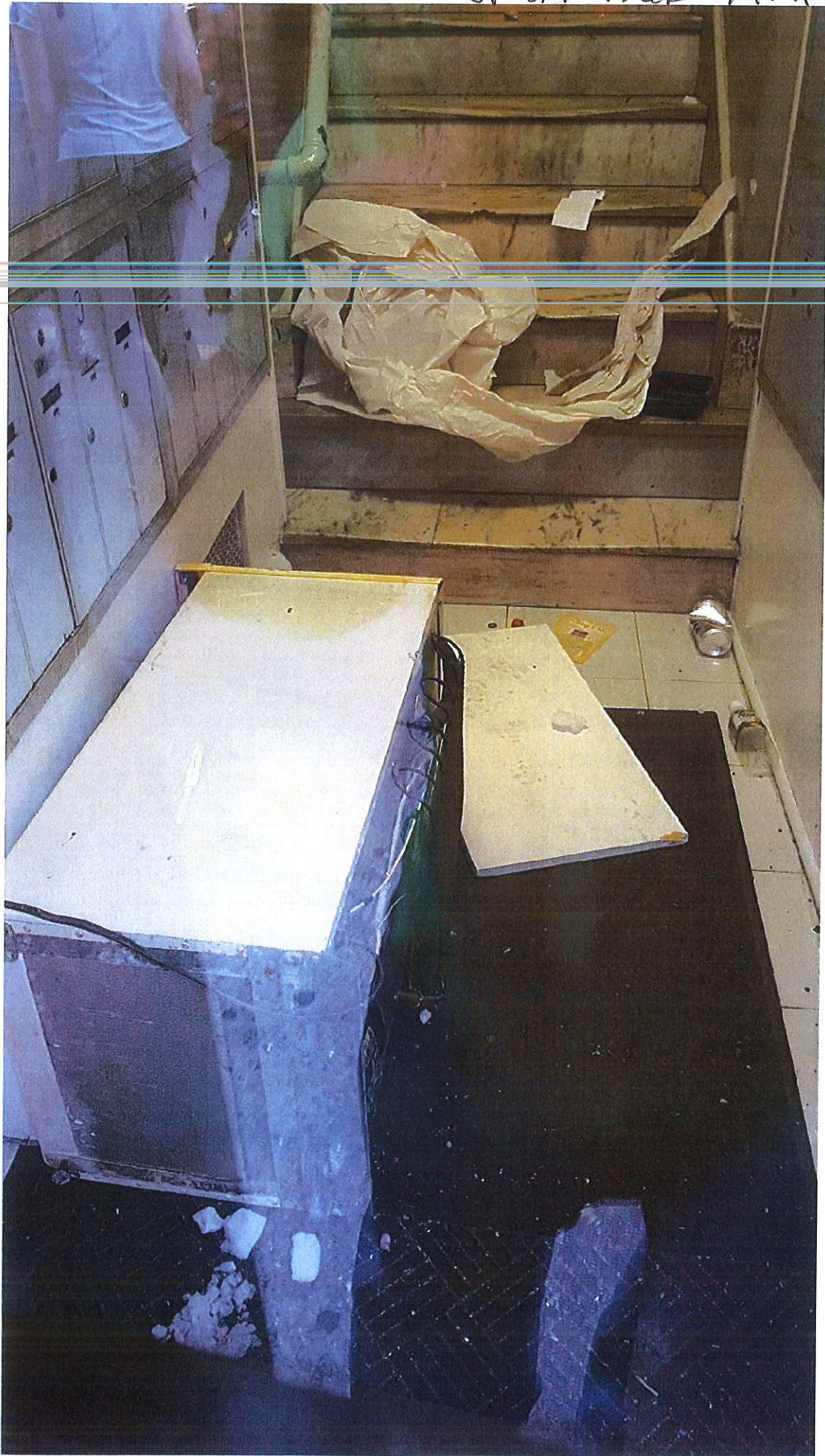
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301 W48th St.

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SAT. 10/28/17 301 W 48th St GROUND FLOOR ENTRANCE



SAT. 10/28/17

301 W 48th ST.

T-Mobile LTE

5:37 PM

100%

6



BROKEN.
← MIRROR

MID
LANDING



SAT. 10/28/17

301 W 48th St

T-Mobile LTE

5:36 PM

100% 

9



INCIDENT

ROOM 1



STAIRCASE
LANDING
2ND FLOOR



SAT. 10/28/17

301 W 48th ST.

T-Mobile LTE 5:36 PM 100%



STAIRCASE
LEAD TO MI:
LANDING AND
ENTRANCE

2ND FLR.
LANDING
BLOOD

Blood
←

