



The City of New York
BRONX COMMUNITY BOARD #1

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Serving and Representing: Port Morris, Mott Haven and Melrose

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BOROUGH PRESIDENT

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DISTRICT MANAGER

CLARISA M. ALAYETO
CHAIRPERSON

Legislation, By-Laws & Policy Committee Minutes

April 23rd, 2024

Dalourny Nemorin, Committee Chairperson

DRAFT

Concentration of homeless shelters in a NYC district.

- Committee Chairperson Dalourny Nemorin discusses concentration of DHS shelters in their district.
- District Manager Anthony Jordan seeks community input on policies and advocacy for high concentration shelters.

Housing support services for vulnerable populations in NYC.

- Member Emmanuel Pardilla emphasizes the importance of supporting vulnerable populations in supportive housing.
- Committee Chairperson Dalourny Nemorin suggests that quality of life issues in a neighborhood may not necessarily be caused by people from shelters, despite a common stereotype.
- Transportation access is a key factor in connecting people to job opportunities and services in the Bronx.

Affordable housing and transportation in the Bronx.

- Member Ramona Ferreyra highlights the need for policy development to ensure transitional housing for inmates released from Rikers Island, as current funding may not be sustainable.
- Committee Chairperson Dalourny Nemorin raises concerns about the lack of public transportation in certain districts, making it difficult for inmates to access transitional housing and reenter society.
- Committee Chairperson Dalourny Nemorin and members discussed CD Levin's lack of shelters and public transportation, and the need for advocacy to address these issues.

Fair share policy for homeless shelters in New York City.

- District Manager Anthony Jordan and Committee Chairperson Dalourny Nemorin discuss the Fair Share policy and its impact on shelter placement in their district.

- They advocate for more shelters in well-off communities to address the issue of homelessness in a more equitable manner.
- The committee discusses the need for fair share policy in addressing homelessness in New York City.
- Members question the lack of teeth in the fair share policy and seeks to understand the steps outlined in the document.

NYC's fair share requirements for homeless shelters.

- Member Ramona Ferreyra: City must publish annual statement of needs but has not done so in recent years.
- City issues statement of needs for fair share, accompanied by map and property list.
- Member Ramona Ferreyra and Committee Chairperson Dalourny Nemorin discuss the need for affordable housing for formerly incarcerated individuals, with a focus on Mott Haven.
- They question the need for 168 beds in a proposed housing project, citing the lack of evidence that there are 168 individuals from Mott Haven in Rikers who would benefit from these beds.
- Members discuss challenges with housing homeless individuals in the wrong district, creating obstacles for their reintegration.

Affordable housing development and community board advocacy.

- Private landlords can develop properties without city approval under "as of right" development.
- Housing crisis: Private companies converting hotels into shelters without permission.
- Committee Chairperson Dalourny Nemorin and District Manager Anthony Jordan discuss the differentials given to certain areas, with Nemorin expressing frustration that their community board is not being heard.
- Member Whitney Williams clarifies that the fair share CB should have different guidelines for shelters, and that the community advisory board should be asked for their input.

Shelter placement in the Bronx, advocacy for fair share policy compliance.

- Committee Chairperson Dalourny Nemorin and District Manager Anthony Jordan discuss the importance of setting standards for community boards and agencies.
- District Manager Anthony Jordan emphasizes the need for basic minimum standards in place for both sides, such as security and curfew.
- Committee Chairperson Dalourny Nemorin expresses skepticism towards shelters in CB1, citing potential for gentrification and displacement.
- Committee Chairperson Dalourny Nemorin believes high-end developments are approved in CB1 despite community concerns, highlighting a power imbalance.
- Member Ramona Ferreyra and Committee Chairperson Dalourny Nemorin discuss the need for a policy to prevent future shelter placement issues.

- They advocate for fair share and compliance with city policy to address disproportionate impact on their district.

Shelter distribution in NYC, with focus on Bronx.

- Member Ramona Ferreyra argues that Bronx has fewer beds than other boroughs, despite having more sites.
- Committee Chairperson Dalourny Nemorin advocates for community boards in the Bronx, despite disparities in bed count and site numbers.
- Committee Chairperson Dalourny Nemorin and members argue that CD 1 is not the most burdened with shelters despite holding almost half the size of what CD 5, 6, and 11 have.

Rikers Island closure and advocacy for fair share.

- Committee Chairperson Dalourny Nemorin emphasizes the importance of fair share in a larger advocacy push to address inequities within the district.
- Member Whitney Williams suggests writing an advocacy letter to the city, asking them to consider their share more moving forward.
- Committee Chairperson Dalourny Nemorin and Member Whitney Williams discuss 311 complaints and recommendations for job requirements for service providers in the Close Rikers plan.
- They mention Fortune Society and Osbourne as third-party entities that own shelters and manage facilities, and discuss the ideal proportion of staff to clients in these facilities.
- Member Ramona Ferreyra: Judges are releasing people without housing, leading to recidivism.
- Committee Chairperson Dalourny Nemorin: Client never had a client not be able to be released due to lack of housing.

Affordable housing for formerly incarcerated individuals.

- District Manager Anthony Jordan discussed the reasons why a shelter was needed in the community, including concerns about quality of life issues and the lack of standards in service provision.
- Committee Chairperson Dalourny Nemorin inquired about the Jericho project, a church-based initiative that provides supportive housing for individuals with mental health issues.
- Residents may receive funding for alternatives to incarceration, including supervised release and reentry services.

Housing and support services for single adults.

- Committee Chairperson Dalourny Nemorin asks about shelters for single adults in upstate New York, and District Manager Anthony Jordan provides information on the types of shelters and programming available.
- Committee Chairperson Dalourny Nemorin expresses concerns about drug usage around a park in the area and the need for shelters with programming to help individuals reenter society.

- Committee Chairperson Dalourny Nemorin discusses the classification of housing programs, including temporary and supportive housing.
- District Manager Anthony Jordan highlights the issue of quality of life complaints in areas near shelters, including vandalism and property theft.

Rent stabilization for commercial spaces and tenant opportunity to purchase act.

- Member Ramona Ferreyra mentions a building permit filed in 2016 for a supportive housing project at 536 Wells Avenue, with 61 units and 2300 square feet of retail.
- Members discuss the approval process for the project, with questions about who approved the building application and whether the project meets zoning requirements.
- District Manager Anthony Jordan: Council member Diana Ayala asked to table rent stabilization bill due to legal issues.
- Committee Chairperson Dalourny Nemorin: Group wants to support TOPA, a tenant opportunity to purchase act, despite legal concerns.

Tenant ownership and repairs in affordable housing.

- Member Ramona Ferreyra mentions a building in the Bronx where tenants are protesting their landlord and the building could become public housing.
- Committee Chairperson Dalourny Nemorin discusses federal law (Fair Housing Act) that sets a limit on the number of public housing units that can be built or acquired by a housing authority.
- Member Emmanuel Pardilla questions how tenants can afford repairs on inherited properties.
- Committee Chairperson Dalourny Nemorin suggests state and city help with repairs to level the playing field.

Supporting tenants, emergency repairs, and advocacy for policy changes.

- Landlords may face fines or incarceration for violations, with city doing emergency repairs and selling to tenants.
- Committee Chairperson Dalourny Nemorin outlines tasks for committee: write letter of support for Toba, draft advocacy letter, and develop policy criteria for shelters.
- Committee discusses prioritizing tasks, potential for future policy changes, and need for Board approval.

Supportive housing and sanitation in the community.

- District Manager Anthony Jordan mentions a meeting on Monday with the committee on supportive housing, where they will discuss models of supportive housing and set standards for the future.
- Committee Chairperson Dalourny Nemorin asks if there are any special items on the agenda for Thursday's meeting, and Anthony Jordan replies that there are no voting items, but the Department of Sanitation chief will give a two-part presentation on cleanliness in the district.

- Members discuss research on supportive housing, with a focus on gathering information for guidelines.

Action Items

Draft a letter of support for the Tenant Opportunity to Purchase Act (TOPA) bill. The letter should be ready for consideration and a vote at the full board meeting in June.

Draft a general advocacy letter about the city's failure to comply with the fair share policy for shelter placements. The letter should highlight inequities between community boards.

Develop a set of policy recommendations or guidelines for shelters and supportive housing facilities seeking to site in their district, including separate sections for as-of-right developments vs discretionary approvals.

Research 311 complaint data from other districts to understand quality of life impacts from different types of homeless facilities.

Schedule a meeting with DHS representatives to better understand the shelter placement process and their role in fair share.

Attend the May 2nd meeting with Corporation for Supportive Housing to learn about different housing models.

Continue editing the committee's bylaws document with the district manager and Whitney Williams.