



The City of New York
Bronx Community Board Three

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311	& Information for NYC

Comm. Bd. Info go to: nyc.gov/bronxcb3

RUBEN DIAZ, JR.
BRONX BOROUGH PRESIDENT

REV. DR. BRUCE C. RIVERA
CHAIR

VACANT
DISTRICT MANAGER

AGENDA
JOINT ECONOMIC DEVELOPMENT/LAND-USE
& HOUSING COMMITTEE MEETING

Date: September 20, 2021
 To: Land-Use Committee Members
 Housing Committee Members
 Economic Development Committee Members
 From: Kolaco Acqui, Chairperson
 Aazam Ortiz, Co-Chair
 Subject: Joint Land-Use/Economic Development & Housing Committee Meeting

There will be a virtual Joint Land-Use/Economic Development and Housing Committee Meeting on Monday, October 18, 2021, at 6:00 p.m., via the Cisco WebEx Teleconference platform. The virtual invitational link is attached.

Agenda

1. **Call to Order**
2. **Correspondence**
3. **Presentation(s)**

Lisa Lombardi, Deputy Executive Director, Urban Pathways
Joelene Johnson, Program Director of Webster Avenue Safe Haven, Urban Pathways
Richard Osborne-Morse, Director of Corporate Facilities, Urban Pathways
Mark Hurwitz, Chief Operating Officer, Urban Pathways
Nicole McVinua, Director of Policy, Urban Pathways

TOPIC: Discuss Urban Pathways Program Services and proposed opening and operation of a New Safe Haven program, to be located at 1734 Webster Avenue, within Community District Three

Luis Laboy, Director of Addiction Services for Emma L. Bowen Community Service Center A.K.A. Upper Manhattan Mental Health Center

Topic: Discuss interest to acquire a vacant single room occupancy property located at 1548 Bryant Avenue, within Community District Three. The proposed "Community Residence" will provide temporary housing to 20 individuals that have completed inpatient treatment services. This "Community Residence" will be regulated by the NYC DOHMH and NYS OASAS.

!! REQUESTING LETTER OF SUPPORT !!

4. **Old Business/New Business**
5. **Adjournment**

EXECUTIVE OFFICERS

Rev. Frederick Crawford 1st Vice-Chairperson	Joetta Brown 2nd Vice-Chairperson	Keziah Sullivan Secretary	Kathy Johnson-Morris Treasurer	Rita Jones Sgt.-at-Arms/Parliamentarian
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HOUSING, LAND-USE & ECONOMIC DEVELOPMENT COMMITTEE MEETING

Hosted by bx03@cb.nyc.gov

<https://nyccb.webex.com/nyccb/j.php?MTID=mf96553e6e2d0772ac89a514ecbb7dd47>

Monday, Oct 18, 2021 6:00 pm | 3 hours | (UTC-04:00) Eastern Time (US & Canada)

Occurs the third Monday of every month effective 9/20/2021 until 6/20/2022 from 6:00 PM to 9:00 PM,
(UTC-04:00) Eastern Time (US & Canada)

Meeting number: 2346 726 1244

Password: YeQfbXUA236

Join by video system

Dial 23467261244@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

For internal <sitename> users, dial <Pilot Number>.

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Access code: 234 672 61244



Description of Services

Urban Pathways Safe Haven: 1734 Webster Avenue, Bronx, NY 10457

Urban Pathways provides a full continuum of care to homeless and at-risk single adults throughout New York City, serving approximately 3,900 people each year. Following the successful operation of 3 Safe Haven programs in Manhattan and Brooklyn, Urban Pathways is developing a Safe Haven in the Bronx that will be located at 1734 Webster Avenue.

A Safe Haven is an alternative model to traditional shelter that is specifically designed to serve chronically street homeless adults. Safe Havens are smaller in size than traditional shelters, offer greater privacy to residents, provide more personalized service plans, and have fewer restrictions that make it easier for individuals to transition into services. Safe Haven programs practice a Housing First approach that provides shelter and services to individuals 24 hours, 7 days per week without contingencies. Clients can come and go from the program as they choose and are not required to abide by a curfew. Once people feel comfortable, they are then able to successfully work towards achieving their goals, whether that's achieving sobriety, addressing their health, or getting a job.

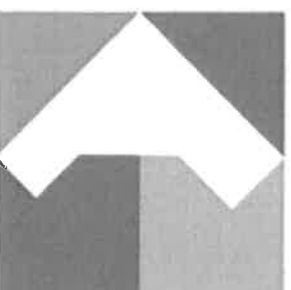
The Safe Haven program at Webster Avenue will have 60 beds available for homeless adults of any gender identity and is funded by the New York City Department of Homeless Services. Referrals will be made through street outreach teams, including BronxWorks, and community members. Those experiencing chronic street homelessness can be placed directly into a bed and are not required to go through the DHS central intake process. The services that will be provided include 3 meals per day, case management, medication management, housing placement assistance, life skills training, and access to Urban Pathways' employment program. Medical and behavioral health assessments will also be provided and referrals for appropriate care will be given. We are partnering with Care For the Homeless for physical and behavioral healthcare. The intended length of stay in the program is 6 – 12 months. However, no one will be forced to leave until they have access to the next level of housing, including supportive housing or permanent, independent housing, which our staff will support them in applying to.

The Webster Avenue Safe Haven will employ 34 staff members, which includes a Program Director, a Director of Social Services, Case Managers, Security, Maintenance, and Cooks.

EMMA L. BOWEN
COMMUNITY SERVICE CENTER

**Presentation to Bronx Community Board 3
Housing, Land Use Committee and Economic
Committee**

Date, 2021 needed



Lifelong Wellness and Behavioral Healthcare

Mission Statement

To enable individuals and families to effectively and productively meet the many challenges within today's scope of "problems of living" by providing comprehensive community services in a caring environment.

- Opened in 1986 as a community-based organization
- A 501(c)(3) nonprofit community-based organization licensed by the NYC Department of Health & Mental Hygiene, NYS Office of Mental Health, NYS Alcoholism & Substance Abuse Services, and NYS Department of Education.
- Serves 30,000 Clients Annually ages 3 through Seniors
- Services include
 - Therapeutic Preschool
 - Programs for adults & seniors with mental health and substance use issues
 - Outpatient mental health services for children and adolescents
 - A food pantry program that serves over 21,000 packages of food annually
 - A residential facility for individuals in remission from substance use issues

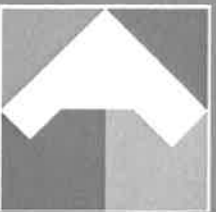
About the Bowen Center



Addicts **B**enefiting from a **L**oving **E**nvironment **H**ouse

- Opened in 1999 on the Upper East Side of Manhattan
- Licensed and funded by the NYS Office of Alcoholism and Substance Abuse Services (OASAS)
- Is a 20-bed residence for (10) men and (10) women, ages 18-65 years of age
- Provides a home-like, drug-and-alcohol-free environment that connects residents with recovery-oriented systems of care
- Residents are referred from rehabilitation and crisis centers and are assessed and evaluated individually to determine their inpatient level of care and need for treatment
- Residents are accepted based on need, not ability to pay
- ABLE House is a Congregate Care facility supplemented by deficit funding, with appropriate sliding scale fee policies and procedures in place.
- OASAS conducts a mandatory audit of ABLE House every three years, and has continually renewed our license following each audit

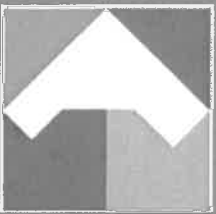
ABLE House



Addicts **B**enefiting from a **L**oving **E**nvironment **H**ouse

- Residents play an active role in developing their own service plans
- Length of stay is dependent on an individual's needs and completion of the goals identified in their service plan; average stay is three to nine months

ABLE House



- **Goals:**
 - Strengthen and sustain an individual's remission from substance use disorder
 - Fortify educational and employment skills necessary for community integration
 - Achieve independence and self-sufficiency
- **Staffing**
 - ABLE House has a diverse staff of clinical professionals, counselors, care managers, food service personnel, cleaning services and security, that is dedicated to the success of all our residents
 - We maintain a direct care staff to resident ration of 1:4
- ABLE House is a good neighbor. Our facility is safe and secure, and we maintain a close relationship with our neighbors, Manhattan CB 11 as well as the 23rd precinct of the NYPD

Addicts **B**enefiting from a **L**oving **E**nvironment **H**ouse

Who is eligible to be a resident

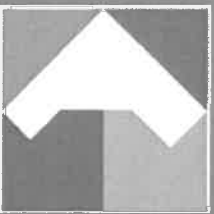
- Individuals who have established stability in their recovery
- Individuals who have demonstrated adequate behaviors in cognitive, emotional regulation and social settings

ABLE House services include

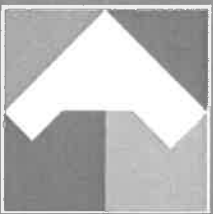
- Access to employment/educational/vocational services
- Housing assistance
- Therapeutic and medical support
- Socialization/parenting/life skills
- Independent Living Skills
- Medication monitoring and symptom management
- HIV education and referral for testing
- HRA/Medicaid assistance
- Access to psychiatric/Medical/dental services
- Strict evening curfew
- Transportation (7-day Metrocard for outpatient and medical appointment)

Staff is on site 24 hours a day, 7 days a week.

ABLE House



Addicts **B**enefiting from a **L**oving **E**nvironment **H**ouse



ABLE House

Reasons for Relocation

- Unable to expand capacity at current location
- Currently renting month to month (our previous lease expired February 2019) until a new location is found
- Teaming with NYS OASAS to find new location; OASAS will purchase property and develop facility; Bowen will be given the deed to facility once development has been completed
- Ownership will offer greater financial sustainability
- Relocation will allow for expansion from 20-beds to 30 beds (15 male | 15 women)
 - The opioid epidemic has seen a rise in the need for services provided by ABLE House
 - However, due to our space limitations, we have had to turn away patients
 - An increase of 10 beds will help to insure that we will not have to turn patient's away in the future

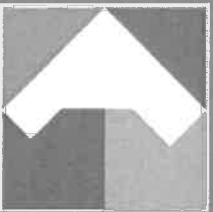
ABLE House



Why The Bronx?

- The Bowen Center has deep roots in The Bronx and many wonderful success stories
- In the past 20 years, 39 of ABLE House residents who have successfully completed the program have come from Bronx Community Board 6
- 94 out of 532 ABLE House residents that have successfully completed the program in the past 10 years, were Bronx residents.
- 20 of those successful individuals come from Bronx Community Board 6
- 10 of our current residents are from The Bronx, and while none of them are directly from this community, we feel a strong bond to this community

ABLE House



Why 1548 Bryant Avenue?

- Transformation of vacant property into a place of healing, integration and community
- Ample modes of nearby public transportation
- A strong neighborhood led by an involved Community Board and other community leaders
- An ideal location to begin a long-term relationship with the community

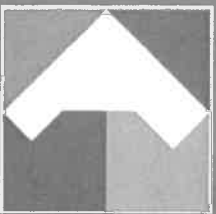
ABLE House



What Will We Bring to the Neighborhood

- A dedicated neighbor that is already involved in the neighborhood
 - Part of the Bronx Opioid Impact Project
 - Mr. Laboy serves as Chair of the Bronx Council on Alcohol and Substance Use Disorders
 - Participate in the Bronx Walk for Raising Awareness for Substance Use
- We are committed to looking within the community first for employment opportunities.
- Bronx residents will have access to all services provided by The Bowen Center.
- The Bowen Center is not looking to simply to bring our many years as a community-based organization to the area and become a part of your community.

ABLE House



ABLE House & Bowen Center Executive Team



Maritza Senecharles, MHS, CASAC
Program Director of ABLE House



Nereida Coronel
Resident Manager of ABLE House



Luis Laboy, MPA, CASAC
Program Director of
Chemical Dependence
Community Service Center



Kristy Rodriguez, LMHC, CASAC
Assistant Director of
Chemical Dependence
Community Service Center



Patricia C. Jordan
Chair, Board of Directors
Emma L. Bowen
Community Service Center



Thomas Haggerty
Executive Director
Emma L. Bowen
Community Service Center



Lawrence Fowler
Deputy Executive Director
Emma L. Bowen
Community Service Center



Jim Little
Director of Operations
Emma L. Bowen
Community Service Center



EMMMA L. BOWEN
COMMUNITY SERVICE CENTER

ABLE House Relocation

Presentation to Bronx Community Board 3
Housing, Land Use and Economic Development
Committee

Date, 2021

