



**The City of New York**  
**Bronx Community Board Three**

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Comm. Bd. Info go to: [nyc.gov/bronxcb3](http://nyc.gov/bronxcb3)

**RUBEN DIAZ, JR.**  
**BRONX BOROUGH PRESIDENT**

**REV. DR. BRUCE C. RIVERA**  
**CHAIR**

**VACANT**  
**DISTRICT MANAGER**

**HOUSING, LAND-USE & ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

**Date:** 10/18/21  
**Place:** CISCO WebEx Teleconference Platform  
**Time:** 6:00 P.M.

**Members Present**

Kolaco Acqui  
 Dawn Carter  
 Vladimir Cruz  
 Randy Dillard  
 Wanda Ellis  
 Maurice Gray  
 Paul Navarro  
 Gina Newton  
 Lailia Patino  
 Olympia Jay Stripplin  
 Keziah Sullivan  
 Sarah Torres

**Staff Present**

Etta F. Ritter

**Members Excused**

Rev. Dr. Bruce C. Rivera

**Guests Present**

Mark Hurwitz, Urban Pathways  
 Lisa Lombardi, Urban Pathways  
 Luis Laboy, Emma Bowen Comm Svc. Ctr.  
 Julian Johnson, Urban Pathways  
 Nicole McVinua, Urban Pathways  
**All other guests' names on file**

**Call To Order**

Ms. Kolaco Acqui, chairperson of the joint Housing, Land-Use and Economic Development Committee, called the meeting to order at 6:05pm.

**Approval of Minutes**

At this time, Ms. Kolaco did not request that a motion be entertained to approve the minutes of the prior meeting held on Monday, September 20, 2021.

**Presentation(s)**

**Mark Hurwitz, Chief Operating Officer, Urban Pathways**  
**Lisa Lombardi, Deputy Executive Director, Urban Pathways**  
**Julian Johnson, Program Director, Safe Haven, Urban Pathways**  
**Nicole McVinua, Director of Policy, Urban Pathways**

**TOPIC: Urban Pathways Safe Haven Program located at 1734 Webster Avenue, within Community District Three**

**EXECUTIVE OFFICERS**

Rev. Frederick Crawford    Joetta Brown    Keziah Sullivan    Kathy Johnson-Morris    Rita Jones  
 1<sup>st</sup> Vice-Chairperson    2<sup>nd</sup> Vice-Chairperson    Secretary    Treasurer    Sgt.-at-Arms/Parliamentarian

Ms. Kolaco Acqui, chairperson of the Housing, Land-Use & Economic Development Committee, introduced Ms. Lisa Lombardi, Deputy Executive Director at Urban Pathways, to the committee members in attendance. Ms. Lombardi introduced her colleagues as follows: Mr. Mark Hurwitz, Chief Operating Officer, Ms. Nicole McVinua, Director of Policy and Ms. Julian Johnson, Program Director of the Safe Haven program.

At this time, Ms. Lombardi turned the meeting over to Mr. Mark Hurwitz who gave a brief overview of Urban Pathways history working with the homeless population since 1979. Presently, Urban Pathways is opening a Safe Haven program at 1734 Webster Avenue within Community District Three. Mr. Hurwitz and the Urban Pathway Team came before the joint committee to introduce themselves as our new neighbors. Urban Pathways is not requesting a letter of support this property is "as of right", permission for use is not required.

Mr. Hurwitz stated that Safe Havens are less restrictive than traditional shelters. 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 be placed directly into a bed and are not required to go through the DHS central intake process. Safe Havens do not mandate that medications be taken, there are no curfews, and they offer greater privacy and model Harm Reduction programs.

The Safe Haven program to be located at 1734 will house 60 chronically homeless males. Referrals will come directly from the NYC Department of Homeless Services and Bronx Works. Clients will receive 3 meals per day, case management, medication management, housing placement assistance, life skills training, and access to Urban Pathways employment programs. Clients will be housed from 6 months to 1 ½ years. Case managers will assist clients with supportive and permanent housing applications. No drug use or violence is permitted on site. The location will be handicapped accessible and be equipped with an elevator. There will be a total 34 staff members as follows: Program Director, Director of Social Services, 4 Case Managers, Security, Maintenance and Cooks.

At this time, questions, concerns, and comments were entertained. Members in attendance requested that a "Community Advisory Board" be established. (see attachment and full presentation)

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

**TOPIC: Discuss and request a letter of support to lease a vacant single room occupancy (SRO) 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**

Ms. Kolaco Acqui introduced Mr. Luis Laboy, director of Addiction Services for Emma L. Bowen Community Service Center aka Upper Manhattan Health Center, to those in attendance. Mr. Laboy gave a brief overview of the Emma L. Bowen Community Service Center which is a 501© 3 non-profit community-based organization that provides comprehensive community services in a caring environment. The Emma L. Bowen Center was established in 1969 and is licensed by the NYC Department of Health and Mental Hygiene, NYS Office of Mental Health, NYS Department of Education, and the NYS Office of Addiction Services and Supports. Counselors are available to assist individuals and families deal with daily coping skills effectively and productively.

Mr. Luis Laboy came before the joint committee to request a letter of support for the Bowen Center to lease a vacant SRO (Community Residence) property located 1548 Bryant Avenue, within Community District Three. Mr. Laboy stated that the Bowen Center will lease this property for approximately 3 years and relocate ABLE House (Addicts Benefiting from a Loving Environment) from Manhattan. The current lease for ABLE House has expired and Bowen Center is unable to expand at their current location.

ABLE House will temporarily be located at 1548 Bryant Avenue will house a total of 20 individuals, 10 females and 10 males. All clients will have completed an inpatient addiction treatment program prior to their stay at ABLE House. Male and female clients will live on separate floors. The clients stay will be from 3 to 9 months. ABLE House is regulated by NYC DOHMH and OASAS for individuals in Recovery. Mr. Laboy noted that a new state of the art facility is proposed and will be located within Bronx Community District Six

The ABLE House staff will consist of the following:

- 5 – Counselors – Overnight counselor(s)
- 2 - Cooks
- 1 - Program Director
- 1 - House Manager (on-call 24/7 days)
- Security (24/7 days)

ABLE House will be equipped with closed-circuit security cameras and there will be a 5:00pm curfew. Clients must sign in and out and show proof of appointments.

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Secretary

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Treasurer

Rita Jones  
Sgt.-at-Arms/Parliamentarian

At this time questions and concerns were entertained and answered satisfactorily. Concerns were not limited to the following:

- **Community District Three is over saturated with “special need facilities”**
- **There was a consensus to establish a Community Advisory Board**

At this time, a motion was made:

**Motion**

It was motioned by Gina Newton and seconded by Dawn Carter to recommend approval of a letter of support to temporarily relocate ABLE House to 1548 Bryant Avenue a Community Residence which will house 20 individuals who have completed an inpatient treatment program with a condition that a Community Advisory Board be established, at the next regularly scheduled General Board meeting in November.

YES

NO

10

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**Old Business/New Business**

Currently, there was no new business to discuss.

**Adjournment**

The meeting was adjourned at 8:30pm. You can view this meeting in its entirety at: <https://www1.nyc.gov/site/bronxcb3/meetings/housing-land-use-economic-development-virtual-meetings.page>

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