

**BRC Service Center and Proposed Shelter Relocations and Newly Proposed Shelter
at 127 West 25th Street**

Manhattan Community Board 4 Public Forum

June 14, 2010

Questions Raised by the Public to Bowery Residents Committee (BRC)

Siting of Proposed Facility in Community District 4

1) How and when will DHS conduct a “Fair Share” assessment? When will community input be solicited?

As BRC is not responsible for “Fair Share” assessments, we cannot answer the first part of this question.

Independent of any “Fair Share” responsibilities, BRC has sought and continues to seek and receive community input. As with all the places where BRC works, we value and respect the thoughtful input of our neighbors and the communities in which we work, and we invest in these relationships. Indeed, BRC’s Core Values, adopted in 2004, state: “We believe that people succeed when they work together. Our clients succeed when our staff and programs partner together, and BRC succeeds when we work collaboratively with all our peers: other providers, government, the private sector, our community neighbors, and the general public.”

BRC has repeatedly sought community input, including but not limited to the following:

- BRC has met with, sought and received input from Community Board 4, and at their request, attended a community forum on June 14, 2010, at which these questions were collected.
- BRC has sought and received input from the all local elected officials representing the neighborhood.
- BRC met with, sought and received input from the 13th Precinct.
- BRC received and responded to e-mail or telephone inquiries from numerous community members.
- BRC sought and received input from numerous merchants and businesses on 25th Street between 6th and 7th Avenues.
- BRC mailed information about the organization and our plans for 127 West 25th Street, along with a letter seeking input to residents and businesses with a 25th Street address between 6th and 7th Avenues, as well as residents at 101 West 24th Street or 252 7th Avenue.
- BRC has met with or spoken to numerous community organizations and will continue to do so.

BRC will continue to seek community input on an ongoing basis by establishing a Community Advisory Committee for 127 West 25th Street.

2) How and when will findings from a “Fair Share” assessment be made publicly available?

As indicated in response to Question 1, BRC is not responsible for “Fair Share” assessments.

3) What were the addresses of the other properties BRC considered before selecting 127 West 25th Street?

BRC, through its real estate agent, initially considered well over a hundred properties before signing a lease for 127 West 25th Street. That list grew smaller due to a number of factors including but not limited to the following:

- Availability of space at the time BRC needed it
- Suitability of space for BRC's uses
- Contiguity of space
- Whether landlord was willing to have BRC's uses in their building
- Whether landlord would provide BRC with our own entrance
- Landlord's willingness to enter into a long-term lease
- Cost

4) How does the mid-block, side street designation change how this facility will impact the neighborhood compared to BRC's other facilities, which are located on major avenues or streets?

BRC operates over a dozen facilities of various sizes in a diversity of locations throughout New York City: on side streets and on avenues; on busy streets and quiet streets; on commercial, residential, and mixed use streets. At each, BRC has successfully operated in such a way as to be a good neighbor. The unique qualities of each location demand that each adopt strategies most appropriate to their location, and to the individuals being served. In one sense however, the impact of each of these facilities on their neighborhood has been consistent: on every block where BRC has been operating – on the Bowery, the Lower East Side, Harlem, Noho, Bed-Stuy, East New York – since BRC has arrived the neighborhood has improved.

5) Please provide statistical information regarding how the presence of the proposed shelters will impact the economic development of the neighborhood?

We are not aware of any study on how the presence of shelters impacts the economic development of a neighborhood. However, as to specific and significant examples of neighborhood economic development that has occurred in the presence of BRC facilities, we provide the following examples:

- 313, 315, 317 Bowery: BRC began operating here in 1992. Since then the immediate two-block radius (which also includes BRC's 324 Lafayette Street location) has seen vacant lots transformed into hundreds of units of Avalon Bay luxury rentals, with retail merchants Whole Foods, Blue and Cream, Bowery Wine Company, DBGB Restaurant, and Chase Bank. The BRC building itself houses a John Varvatos store and an art gallery. An auto repair shop became the Bowery Hotel. Think Coffee and Double Crown Restaurant opened and operate with sidewalk cafes opposite BRC's entrance. NYU built and operates an undergraduate dorm on the same block front, less than 50 yards up from BRC's facility. Bond Street between Bowery and Lafayette was converted from a desolate block of vacant lots and loft buildings into among the most expensive coops and condos in New York City, including Ian Schrager's 40 Bond Street.
- 85 Lexington Avenue, Brooklyn. BRC began operating here in 2004. since BRC's arrival, the block has seen two garages torn down for the development of luxury housing, two loft buildings converted to luxury housing, and two residential buildings emptied and converted to market-rate housing.

6) Does BRC have any plans to open additional facilities in the neighborhood?

BRC has no plans to open additional facilities in the neighborhood.

7) Why is BRC moving from its downtown location?

There are two downtown locations from which BRC is moving: 324 Lafayette Street and 85 Delancey Street. At both locations, BRC's leases are expiring in 2010.

Public Process & Transparency

8) Will BRC make all of its plans public going forward related to 127 West 25th Street Service Center and its proposed shelters?

BRC will continue to share information about its plans for 127 West 25th Street. Some of this information is currently on the BRC web site, www.brc.org, and in BRC's 2009 Annual Report. More detail will continue to be communicated through, among others, the Community Advisory Committee.

Public Funding & Project Costs

9) How much and what types of funding is the City of New York providing to BRC for the *development* of this proposed project? What form (e.g., loan, grant, service contract, etc.)?

The City of New York is not providing funding to BRC for the development of 127 West 25th Street.

10) How much and what types of funding is the City of New York providing to BRC for the *operation* of this project? What form (e.g., loan, grant, service contract, etc.)?

The City of New York is providing and is anticipated to provide operating funding to BRC for the programs it operates at 127 West 25th Street, including the following:

- The Chemically Dependency Crisis Center receives funding through a contract with the New York City Department of Health and Mental Hygiene
- The Reception Center receives funding through a contract with the New York City Department of Homeless Services
- The 200-bed shelter will receive funding through a contract with the New York City Department of Homeless Services
- The outpatient Fred Cooper Substance Abuse Services Center receives funding through a contract with the New York City Department of Health and Mental Hygiene
- The Home Based Case Management program receives funding from the New York City Department of Health and Mental Hygiene, and the New York City Human Resources Administration's Adult Protective Services division.

11) Will DHS execute operating contracts with BRC to operate the proposed shelters? If so, will the contracts be publicly available?

These questions appear to be directed at DHS.

12) What is the cost to BRC to lease 127 West 25th Street on an annual square foot basis?

BRC has signed a confidentiality agreement with the landlord, and agreed not to state publicly the negotiated rate of the lease.

13) What is the total build out cost? How much will the property owner fund in rent concessions? How much will DHS fund? How much will BRC fund from its own resources?

The construction cost to build out the space is estimated at between \$12 million and \$13 million. The property owner is contributing toward the cost. BRC is responsible for raising the rest of the funds.

14) The owner of 127 West 25th Street is in default on his mortgage on this property as well as others in the city. What impact does this have on the prospect of the BRC proposal going forward and the City's possible approval of the BRC proposal?

BRC is not aware that the owner of 127 West 25th Street is in default on his mortgage on this property or any others in the city.

Clients to be Served

15) Who will be served at the BRC Service Center including age, gender, diagnosis profile? What is the expected number of annual visits?

BRC helps adults in need to reclaim lives lost, regardless of age, gender, sexual orientation, race, religion, health or mental health status, or whether or not they can pay. The programs that will operate at 127 West 25th Street have specific objectives and capabilities, including but not limited to the following:

- The 32-bed Chemical Dependency Crisis Center serves men and women of all ages who have a history of addiction and who are seeking to attain or maintain sobriety.
- The 96-bed Reception Center serves homeless men and women of all ages who have a history of mental illness and who are seeking to attain or maintain stability in their mental health.
- The 200-bed shelter will serve homeless men of all ages who have a history of mental illness and who are seeking to attain or maintain stability in their mental health.
- The outpatient Substance Abuse Service Center serves approximately 65 men and women daily, who are sober, have a history of addiction, and who are seeking help to maintain their sobriety.
- The outpatient Continuing Day Treatment program serves approximately 35 men and women daily, who have a history of mental illness and who are seeking to maintain stability in their mental health.

16) Who will be served at the proposed shelters relocated from the Lower East Side? What is their capacity?

See answer to Question 15

17) Who will be served at the proposed new shelter? What is their capacity?

See answer to Question 15

18) What percentage of clients will fall under each category including:

- a) Sex offenders?
- b) Ex-Offenders / parolees?

As already indicated, the programs that will be at 127 West 25th Street are focused on successfully addressing the needs of homeless and non-homeless men and women who are seeking assistance in overcoming and managing the challenges of addiction and/or mental illness. These programs are not re-entry programs for men and women coming out of prison. The categories of individuals identified by this question typically constitute a very low percentage of the population BRC serves.

19) Are there any New York State laws forbidding convicted sex offenders from living in residential neighborhoods or in proximity to schools?

BRC is not in position to provide an interpretation of the laws of New York state.

20) What percentage of BRC clients leave the detox program before they complete treatment and/ or were placed in permanent housing?

The Chemical Dependency Crisis Center does not make permanent housing placements. Of the clients leaving the program, a significantly high percentage completes the program and moves on to further treatment.

21) What percentages of BRC clients and/ or former clients have committed violent crimes after receiving treatment in a BRC program?

We do not collect data related to the criminal justice status of all clients having received treatment at BRC.

Program

22) Will clients be required to live at 127 West 25th Street or is their participation voluntary?

No BRC clients are placed with us involuntarily. Their participation is completely voluntary.

23) What will the average day like for a shelter client living in proposed shelters?

Clients at the shelter wake up, get dressed and go to the dining room for breakfast. During the daytime hours, BRC staff encourages all clients to engage in appropriate day treatment programs, job training, or mental health clubhouse activities. The majority of the shelter clients will be engaged in day treatment programs during the daytime hours at licensed programs like BRC's Continuing Day Treatment or Substance Abuse Services Center on the 10th floor, or they will leave the building to go to similar programs elsewhere in the City (one reason they may not attend the BRC program is that they already were enrolled in another program prior to their arrival at the BRC shelter). For clients not attending day treatment programs, the shelter will provide on site programming during the day that includes mental health and substance abuse groups. Lunch will be served at the facility for all residents there at that time, as well as for all participants in the day treatment programs. BRC's Independent Living Specialists will also use the morning, afternoon, and evening hours to work with residents to secure entitlements, obtain employment, establish and manage savings accounts, prepare clients for housing interviews, assist with medication management, schedule housing appointments, and develop the clients' daily living skills. Clients who have been to day treatment programs, on-site or off-site, will return to the facility in the late

afternoon, and may use the time before dinner to speak with their Independent Living Specialist, or rest quietly before dinner. Dinner will be served to all residents in the facility. All New York City shelters have a curfew that is strictly enforced, and all clients must be at the shelter for the duration of the night before the curfew.

24) What services and/ or programs will BRC provide to keep clients occupied during the day?

Every day, in every one of BRC's programs, we focus on engaging and motivating individuals to participate in activities, services, treatment, and training as building blocks to achieving maximum independence in a manner that respects their personal preferences and strengths. BRC offers a wide variety of services to our clients. Below are details regarding the specific services provided at each program that will be located in the building, including but not limited to:

- BRC's Chemical Dependency Crisis Center offers 32 beds of supportive detoxification services for homeless men and women. The program is an inpatient unit where clients remain at all times. Clients follow a highly structured schedule that includes three meals, individual and group motivational counseling, didactic health and substance abuse education, therapeutic activities, and self-help programs. Alcoholics Anonymous and Narcotics Anonymous groups are held daily. Counselors work one-on-one with clients to plan their next phase of treatment.
- The BRC Reception Center is a transitional residence that provides psychiatric and medical stabilization along with therapeutic and case management services with the aim of placing its clients in appropriate, supportive housing. During the day, the majority of clients will be engaged in day treatment programs, on-site or off-site, and are not in the program space. Those clients that remain in the program will be engaged by clinical staff to help them secure entitlements and/or employment, develop daily living skills, prepare for housing interviews, or arrange housing appointments. Numerous workshops are held daily, and include art therapy, budgeting, health and nutrition, men's groups, women's groups, etc.
- BRC's 200-bed shelter will provide housing placement services, case management services, mental health treatment, substance abuse treatment, and vocational services designed to support residents in achieving full recovery and community reintegration goals. Similar to the Reception Center, the majority of clients will be engaged in day treatment programs, on-site or off-site, and are not in the program space. Those clients that remain in the program will be engaged by clinical staff to help them secure entitlements and/or employment, develop daily living skills, prepare for housing interviews, or arrange housing appointments.
- BRC's Continuing Day Treatment outpatient program operates weekdays. It is designed to effectively address the complex needs of people who are mentally ill. Clients are on site in the morning and afternoon, during which time they receive two meals, engage in individual and group counseling, and attend three hour-long therapeutic groups on topics such as medication management, independent living, and health education.
- The Fred Cooper Substance Abuse Service Center (SASC) outpatient program operates weekdays. It serves people looking to maintain their sobriety, having struggled in the past with alcohol and substance abuse problems. SASC provides the setting and support necessary for substance abusers to attain long-term sobriety and stability in their lives. The program is open from morning through evening, during which time clients come on site to receive individual and group counseling and attend substance abuse groups.

25) In a given 24 hour day, how many hours are programmed?

All the BRC programs at 127 West 25th Street are staffed full time, with 24-hour staffing in the three residential programs. Whenever clients are on site, they are under supervision of BRC staff. Most of their waking hours, clients on site are engaged in specific program activities as described in response to Question 24. In addition, meal times, recreation and leisure times are also supervised by BRC staff.

26) Are there services and/ or programs that are required for shelter residents?

As described above, there are a multitude of services that are offered to BRC shelter residents, including but not limited to: housing placement services, case management services, mental health treatment, substance abuse treatment, and vocational services. Shelter residents are required to participate in any program groups, community meetings, individual meetings with their Independent Living Specialist and other BRC staff, and comply with all shelter rules.

27) Specifically for sex offenders, what programs are provided? Required?

BRC endeavors to identify the particular needs of each client and to treat them. BRC staff members meet individually with clients to determine the best course of treatment and services for their specific needs.

28) What is the protocol for releasing clients from detox?

BRC takes great efforts to ensure that planned client discharges are clinically appropriate and safe for both the client and the community. Clients are discharged from the Chemical Dependency Crisis Center when they meet a set of clinical criteria. All clients with a planned discharge are not discharged until placement into further treatment has been arranged.

29) Is there a precedent for co-locating residential / case management and outpatient services? If so, provide data on the efficacy of such an approach.

BRC operates several multi-service sites. 324 Lafayette Street now is occupied by the Chemical Dependency Crisis Center, the Reception Center and BRC's administrative offices. 313-315-317 Bowery is occupied by the Palace Employment Residence, the Safe Haven, the Palace SRO Apartments, and the non-residential Horizons Workforce Development Program which serves residents of the Bowery location as well as residents of BRC's other shelter programs who travel to this site for services. All these programs have high rates of success, and co-location contributes to that. At Lafayette Street, a significant number of clients from the Crisis Center graduate to the Reception Center. At Bowery, the co-location of the employment program with the employment residence contributes to the extraordinary success of both programs.

30) Will clients be able to enter and exit the BRC Service Center and the proposed shelters 24 hours a day, 7 days a week, 365 days a year?

Yes, the residential programs at 127 West 25th Street will operate 24 hours a day, 7 days a week, 365 days a year. All New York City shelters have a curfew that is strictly enforced, and all clients must be at the shelter for the duration of the night. There will never be a line outside of our facility of people waiting for BRC to open. With respect to clients leaving, as previously noted in Question 22, participation in these programs is voluntary. Individuals are able to leave if they so desire, although efforts are made to encourage clients to stay until they have completed the program successfully.

31) How does the size of this facility as proposed compare with other BRC facilities (specify # of beds and outpatient service by location)?

The most similar comparison is the two multi-service facilities BRC operates within a block of each other: 324 Lafayette Street at Bleecker and 313-315-317 Bowery at Bleecker. Combined these programs have a residential capacity of 287 individuals. In addition, clients of BRC's other shelter programs visit the Bowery location for employment services and case management services.

BRC provides social services to – but does not operate or manage – the 300-person Longacre Hotel shelter for homeless adult couples (also know as the Alladin), located at 317 West 45th Street in Community Board 4. While BRC has brought significant improvement to the operation of this facility and improved its relationship with the community, BRC is not on site 24 hours and is not currently responsible for building management and security. BRC is now in negotiations with DHS, with the support of CB4, to take over full 24/7 operations of the facility.

Staffing

32) How many employees will BRC have at this facility?

BRC's current plans provide for 270 staff to be assigned to work at 127 West 25th Street.

33) How many of these employees will be solely dedicated to ensuring safety and security?

While all program staff members play a role in maintaining the safety and security of the site, our residential programs have staff members whose primary duty is to maintain safety and security. BRC's current plans provide for 74 such staff to be assigned to the programs at 127 West 25th Street to provide for their safe and effective operation. The front door of the building will also be staffed 24 hours a day, 7 days a week with BRC personnel who are responsible for safety and security. All BRC program staff is trained in security procedures and methods to identify and defuse potential safety issues if they arise.

34) What percentage of the program budget is dedicated to security?

BRC's budget and that of our programs are not arranged in this manner.

35) What are the staffing patterns for those sites and other comparably-sized sites run by other organizations?

BRC develops its staffing patterns based on its own experiences and approach to operations, and consistent with DHS requirements. This method has enabled BRC to achieve exceptional program outcomes, environments that are safe and secure, and a reputation for being a good neighbor.

36) Why are the BRC executive offices on the 12th floor and not placed on the ground or lower floors.

BRC has made the assignments within the building in a manner that best enables each program to fulfill its mission, and enables BRC to achieve the best possible management of the building.

Safety and Security

37) Will BRC publish a detailed plan of how it will ensure safety and security?

BRC is developing and will implement a detailed safety and security plan in conjunction with DHS. This plan will take into account concerns expressed by the community and its representatives, and should and will continue to be adapted as experience and circumstances dictate.

38) Will BRC run a criminal history check before admitting clients? If not, how does BRC know the criminal history of its clients?

As BRC's mission is to help the neediest of New Yorkers, and not to turn away anyone who is need, BRC does not run a criminal history check *before* admitting clients. DHS conducts a thorough screening on each client it will refer to the shelter, and will provide us with that information. Additionally, at all BRC programs, staff does an extensive intake evaluation, which includes a thorough examination of a client's previous criminal justice history and a comprehensive psycho-social evaluation. A client's criminal history is also determined through contact with the client's parole or probation officer, if applicable.

39) How will BRC staff prevent clients from congregating on the street outside the facility? On the block?

BRC works hard to discourage our clients from congregating in front of our neighbors' homes and businesses and we counsel clients to be good neighbors. During the day, clients at the facility will be engaged in programming that will keep them inside the facility. During leisure time, break times or for those clients who smoke, we will offer a roof garden where they can go instead of congregating outside. BRC will also have dedicated staff who will be present at the entrance to the facility and these BRC employees will work directly with clients to ensure that they do not congregate outside of the facility or in the nearby areas. Similar to our other locations throughout the city, we will be clear in our expectations with clients that they are not to congregate outside the building. If we become aware of clients who are congregating outside the facility, we will make this a service issue with the clients and engage their Independent Living Specialists and counselors to work with them to develop more appropriate behaviors.

40) How will BRC provide additional security for the block and surrounding neighborhood?

In each of BRC's 27 programs, we are dedicated to maintaining the welfare, safety, and security of our clients, staff, and the neighborhood in which our programs are located. BRC also recognizes the importance of maintaining a strong relationship with our community. Our agency began as a community-based group of lodgers from the Bowery's flophouses, and we have not forgotten those roots. As a part of this focus on community relations and safety, we will engage in efforts including but not limited to:

- We will have staff responsible for maintaining safe conditions as people enter and leave the building, and who will monitor activity in the area outside the building.
- We will upgrade lighting on the building's exterior to better illuminate the sidewalk.
- We will install digital security cameras internally and externally.
- We will not permit loitering in front of the building or on the block.
- We will conduct dedicated homeless outreach efforts in the neighborhood in our clearly marked BRC vans, and we will offer to work with the 13th Precinct and MTS Precinct, as we have done with the 9th Precinct, to undertake joint outreach efforts.
- We will do and offer the same dedicated homeless outreach efforts with the security forces of Penn South, FIT, the Flatiron/23rd Street Partnership, and others in the neighborhood.
- We will regularly attend community board meetings and NYPD precinct community council meetings to address issues around any problematic events and client relations.
- We will establish a Community Advisory Committee to insure regular communication on issues and concerns relevant to the building and its programs.
- All BRC Program Directors are available 24 hours a day for crisis intervention services.

41) Will BRC security be in house staff or an outside security firm?

BRC will employ in house staff to maintain safety and security at all times.

42) Will clients be allowed to smoke outside the building?

As previously stated, BRC will not permit loitering in front of the building, for any reason. For clients who wish to be outside, including those who wish to smoke, BRC is providing a roof garden.

43) What is the capacity of the roof open space?

The roof garden will have capacity adequate to meet the needs of the building's occupants.

44) Will rooftop be accessible in winter? If not, what alternative outdoor space will be available to residents?

The roof will be accessible year-round.

45) What will be the hours of the roof open space?

The roof garden will be open from early morning until late evening in order to provide our clients with maximum access to an outside resource in lieu of the sidewalk or street. The space will not be open in the overnight hours.

46) What janitorial services will be provided to maintain sidewalk outside of facility?

BRC will provide janitorial services sufficient to maintain the sidewalk and curb area in front of 127 West 25th Street.

47) How many complaints have been filed at BRC's other shelters locations regarding clients threatening other residents? Neighbors?

We have not heard of any such behavior occurring with our neighbors outside of the facility. Our professional mental health and security staff are all specifically trained in early identification and prevention of these types of situations. As such, we immediately address all such behavior both from a clinical perspective and a security perspective.

Zoning

48) What Zoning designation covers the proposed location?

We understand that the building is zoned M1-6

49) What Zoning Use Group designation is the Service Center? What Zoning Use Group designation are the proposed Shelters?

We understand that the zoning designation for the building is Use Group 5, Transient Accommodations.

50) What special permits or authorizations, if any, are needed for these uses within the Zoning designation?

No special permits or authorizations are needed for these uses under the Zoning Resolution.

51) What applications, if any, are required to be filed with Board of Standards and Appeals before this facility can operate?

No application needs to be made to the BSA for this facility to operate.

52) What applications are required to be filed the Department of Buildings before this facilities can operate?

At the completion of construction, application will be made to DOB for a Temporary Certificate of Occupancy.

Other

53) What is the salary of BRC's Executive Director?

This information is publicly available on BRC's annual IRS 990 form, the most recent copy of which is posted on the BRC web site and is also available from the Charities Bureau of the New York State Attorney General's Office.

54) What plans, documents or applications have been submitted to the Department of Buildings (DOB), the Board of Standard and Appeals and/or the City Planning Commission, if any, and what is the status of those submissions?

BRC submitted an Alt-1 application to DOB and is awaiting DOB action.

55) Why did DOB reject the permit applications submitted in March?

BRC's applications followed the normal DOB application process; they were not rejected.

56) Does BRC have plans for other buildings on the block, given there is an empty, larger building right next to 127 West 25th Street.

No.

Supplemental Question received From Community Board 4:

How have property values in the Bowery area increased during the last several years as compared to other areas of Manhattan?

BRC does not have access to such analytical economic data. However, BRC has witnessed continued economic development on the Bowery, with numerous new buildings being constructed and renovated, in the two decades since we have operated a shelter on the street. BRC operates the Lafayette Street multi-service site at 324 Lafayette Street at Bleecker Street and the Palace multi-service center at 315 and 317 Bowery, one block east of Lafayette, also at Bleecker Street. Like 127 West 25th Street, these sites each have residential and non-residential programs co-located in one building, combined serving over three hundred individuals daily. BRC opened on Lafayette Street in 1976 and on Bowery in 1992. Subsequent to BRC's arrival, the immediate area around these buildings (a 2-block radius) has seen an extraordinary increase in luxury housing and high-end boutiques and restaurants, surging property values, successful businesses, and thriving family communities, where vacant lots once were (not unlike the changes that have occurred in Chelsea). Here is just a sampling of where people have chosen to build businesses and raise families within a two-block radius of a major BRC facility. All these developments occurred after the BRC facility opened:

- NYU built an undergraduate dorm on the Bowery, two doors over from BRC
- Avalon Bay built hundreds of units of luxury rentals on the same and adjacent blocks
- Ian Schragger built 40 Bond, around the corner, and successfully sold condos in excess of \$20 million
- Bond Street between Bowery and Lafayette, one block north of BRC's locations at Bleecker Street, became among the most expensive residential blocks in NYC
- John Varvatos boutique opened and continues to operate successfully in the same building BRC occupies on the Bowery
- Morrison Gallery opened and continues to operate successfully in the BRC center's ground floor commercial space
- Daniel Boulod opened DBGB restaurant and continues to operate successfully down the block on Bowery
- Whole Foods Bowery opened and continues to operate successfully a block away at Bowery and Houston
- Think Coffee opened and continues to operate successfully across the street on Bowery and Bleecker
- Café Angélique opened and continues to operate successfully on Bleecker Street, around the corner from our Lafayette Street site
- Le Pain Quotidien has just signed a lease to operate on Bleecker Street, around the corner from our Lafayette Street site
- Sharing our Lafayette Street building, where two of the programs moving to 127 West 25th Street are now located, is Atmananda Yoga studios, where mommies, daddies, and nannies come with their kids and their strollers for yoga classes
- Sharing our Lafayette Street building is Fresco Decorative Painting, a highly successful interior design business, and Roman and Williams, a highly successful architectural firm.

Questions Raised by the Public That Should be Directed to the Department of Homeless Services

- 57) What percent of social services are located in Community Board 4 compared to other Boards in Manhattan?
- 58) How does proposed project fit within the City Planning Commission's plans for the neighborhood?
- 59) Where in the DHS review and approval process is the BRC shelter relocation and new shelter plan proposal?
- 60) How will the New York City Police Department respond to this facility? Will additional patrols be made?
- 61) What COMPSTAT data is available that compares criminal activity in areas in close proximity to a shelter compared to areas without shelters?

Questions Raised by the Public That Should be Directed to Elected Officials

- 62) How will elected officials ensure timely, complete answers are given to these questions?
- 63) What is the official position of local elected officials concerning BRC's proposed new shelter relocations from the Lower East Side and the proposed new shelter?