

Re: **Borough-Based Jails Neighborhood Advisory Committee
(NAC) Bronx - Third Meeting**

Date: December 18, 2018 6:30 pm

Location: BronxConnect – 432 East 149th Street, Bronx, NY

Prepared by: Rose Florian and Arnold Bloch

Perkins Eastman
Architects DPC

Attendees:

<u>Name</u>	<u>Affiliation</u>
Bianca Almedina	Councilwoman Ayala's Office
Crystal Bisbano	Bronx Defenders
Mili Bonilla	Councilwoman Ayala's Office
Rev. Wendy Calderon-Payne	BronxConnect
Carolyn Chamarro	
Giselle Gavin	Betances Tenant Association
Princella Jamerson	Community Member
John Johnson	Community Board #1
Carmen Pineiro	Bronx Defenders
Diana Rodriguez	Eastside Settlement House
Althea Stevens	East Side Houses
Arnie Bloch	FHI
Joshua Cortes	CAU
Eric Fang	PE
Rose Florian	PE
Chatodd Floyd	MOCJ
Dana Kaplan	MOCJ
Brian Paul	New York City Council Land Use Division
Josh Peacock	CAU
Lacey Tauber	HPD
Joseph Thomas	CAU
Nicole Torres	MOCJ
Ted Weinstein	HPD

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ACTIONS ITEMS:

- Next NAC meeting tentatively scheduled for Tuesday January 8th.
- NAC members requested a walking tour around the proposed Bronx site and nearby neighborhood with PE and the City representatives.
- NAC members requested a list of City-owned land around the proposed site that could potentially be used for parking and other development opportunities.

BRIEF PRESENTATIONS ON BACKGROUND INFORMATION REGARDING KEY AREAS INSIDE AND NEXT TO THE JAIL SITE:

Affordable Housing

- As general background information, HPD presented an overview of the agency's ELLA housing program. HPD also discussed how Annual Median Income ("AMI") is calculated and how the City works closely with communities so that the ELLA program can help meet community needs.

Community Facility Space

- PE briefly discussed how the City's current plan includes 20,000 square feet that would be available in the proposed facility. PE also explained the proposed site in the Bronx includes space on the western portion of the site, which could be used for a potential new housing development opportunity with ground-level retail space.

Service Providers

- MOCJ spoke briefly about the proposed new facilities providing therapeutic programming and connecting people in detention with services and supports.

BRONX NAC BREAKOUT GROUP DISCUSSIONS

NAC members divided into three breakout groups to discuss in more detail the three topics above. At the end of the breakout discussions, the full

group reconvened and highlights of each of the three discussions were presented. See a summary of each breakout group discussion below.

Group 1: Affordable Housing

This group focused on the potential affordable housing development opportunity on the west side of the proposed Bronx site. The group was joined by HPD representatives and was facilitated by PE.

- NAC member advocated for low-rise residential buildings being part of a larger affordable housing plan development for the neighborhood. NAC members cited neighborhood development plans implemented in East Harlem and Brownsville as successful examples of this being done elsewhere in the city.
- NAC members were concerned that a successful housing development program could lead to gentrification. NAC members raised a concern about AMI not reflecting the economic composition of the neighborhood. HPD explained the Request for Proposals (“RFP”) process and how it includes the current needs of the community.
- NAC members expressed wanting to ensure local workforce development is part of any potential housing development process. HPD explained that a percentage of local hiring is included as part of the agency’s procurement process.
- NAC member asked about a percentage of developer fees given back to the community. HPD representative responded that Community Boards can ask developers for contributions.

Group 2: Community Facility Space

This group focused on the 20,000 square feet of community facility space at the base of the proposed jail site and the potential ground-level space that could be available in a potential new housing development adjacent to the proposed jail.

- NAC members discussed the following possible uses of both spaces:

- Community space for meetings,
- Restaurants for visitors and staff,
- Food retail establishments like Dunkin Donuts and sandwich shops,
- Commercial supermarket on base of the potential housing development facing 141st Street,
- Healthy and ethnically diverse food options,
- Large commercial pharmacy and store like CVS, and
- Space for local entrepreneurs and businesses.
- NAC discussed possible retail uses for the base of the potential housing development, including having a pharmacy, hair salon, coffee shop, and bodega.
- NAC members discussed other related community needs, such as:
 - Improvements to subway stations,
 - Security measures for retail space,
 - Lighting and cameras, and
 - Turning Concord Avenue into a two-way street

Group 3: Service Providers

This group focused on the service providers inside the proposed jail facility, which would offer services to both detainees and families.

- The NAC members recommended the proposed facility offer the following services:
 - Childcare services for visitors traveling with children,
 - Support groups for detainee family members, and
 - Expanded support programs for people returning to their communities and their family members, including permanent service providers on site. NAC members recommended that the service providers include:
 - Family counselors,
 - Social workers,
 - Psychologists,
 - Reentry counselors,
 - Affordable housing counselors,

- Work development opportunities and services with a range of diverse career providers,
 - Transfer schools representatives,
 - Public benefits enrollment specialists, and
 - Substance abuse services
- NAC members suggested having a workforce development unit inside the new proposed jail facility.