



December 16, 2020

Honorable Bill de Blasio  
Mayor  
City Hall  
New York, N.Y. 10007

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Dear Mayor de Blasio:

The Department of Homeless Services (“DHS” or the “Agency”) seeks to register a Contract (“Contract”) with CORE Services Group, Inc. (“CORE” or the “Provider”). DHS awarded the Contract to CORE pursuant to its Open-Ended Request for Proposals for Shelter (“OERFP”). Under the proposed Contract, starting in December 2020, CORE will operate a shelter with 174 units for adult families experiencing homelessness (“Site” or “Facility”) at 118 E. 40<sup>th</sup> Street, Manhattan, New York, 10016 (“Building”). The proposed Site consists of a 16-story, 74,640 square-foot building located on a 5,925 square foot lot in Manhattan Community District 6 (“CD 6”). The Building will have a total of 174 units for adult families. Under the proposed Contract, CORE will provide temporary housing and related social services at the Site to 174 adult families with a focus on providing on-site support services, critical housing and employment resources.

Pursuant to Section 203 of the New York City Charter, DHS submits this Fair Share Analysis (“Analysis”) to the Mayor, with copies to the affected Community Board, Borough President, and Department of City Planning (“DCP”). This Analysis revises the previously issued Fair Share Analysis dated November 23, 2020.<sup>1</sup> This Analysis considers various Fair Share Criteria (“Criteria”) developed by the City Planning Commission and embodied in Title 62 of the Rules of the City of New York. The Criteria included within DHS’s consideration include factors such as service needs (including the City’s legal mandate to shelter all homeless men, women, and children on an immediate basis), the efficient and cost-effective delivery of services, potential effects on neighborhood character, and concentration of similar facilities.

This statement records DHS’s consideration and application of the applicable Criteria for the Location of City Facilities as required by Article 9 of the Criteria.

## **I. PROJECT OVERVIEW**

### **A. About CORE**

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<sup>1</sup> The Fair Share analysis dated November 23, 2020 incorrectly listed the number of DHS facilities within CD 6. The November 23, 2020 analysis listed 7 DHS shelter facilities within CD 6, while there are only 5 DHS shelter facilities within CD 6. The revised Fair Share updates the analysis based on this information.

Founded in 2005, CORE is a minority-governed 501(c)(3) non-profit human services and community development organization, headquartered in Brooklyn,

New York. CORE's mission is to empower individuals, families and communities to access and maintain employment, gain independence, and live satisfying and productive lives in the communities in which they become contributing and productive citizens. CORE achieves its mission by connecting clients to living wage jobs, real world skills training, aftercare treatment services, and safe, affordable housing. CORE implements its mission by providing emergency, transitional and shelter-based housing, case management and supportive services to the most vulnerable and difficult-to-serve homeless populations, including families, adults and runaway youths. CORE's services are grounded in treating clients with dignity and respect to guide them toward independence and self-sufficiency. CORE currently operates transitional, emergency, and homeless shelter facilities in Brooklyn, Bronx, Queens and Upper Manhattan.

## **B. CORE's Operation of the Shelter**

The Facility at 118 E. 40<sup>th</sup> Street will offer 174 adult families experiencing homelessness the opportunity to be sheltered in their home borough, closer to their support networks, including schools, jobs, healthcare, family, social services, and communities they called home. This Facility will prioritize placement of individuals from Manhattan, particularly Community District 6.

Families will be assigned to this shelter from DHS assessment shelters or other DHS facilities and will be accepted into the shelter program on a 24-hour/7 days per week basis. All clients accepted into the shelter will participate in an intake assessment and orientation within 24 hours of arrival during which clients are informed of the shelter's guidelines for admission and termination, informed of the range of services available to shelter clients, and receive an explanation of their Rights & Responsibilities, a copy of the DHS Code of Conduct, and rules and regulations. Once the families have cleared the initial interview and have been oriented to facility policies and procedures, clients will be assigned a bed, provided with a personal hygiene kit, and provided with locked storage space for belongings.

Within 48 hours of admission to the shelter, CORE will check all available data sources on the client including, but not limited to, records from referral sources to identify all providers involved in the client's care, and request consent to communicate with those providers to facilitate care coordination. The Social Worker will complete an assessment of the client and review any prior assessments performed by other shelter providers. CORE will perform any additional assessments deemed necessary to fully engage the clients and will perform any re-assessments (if needed) to support future modifications of the Independent Living Plan (ILP).

The next phase of shelter admission includes case management and implementation, which consists of ongoing services planning such as identifying and setting educational and vocational goals so that shelter clients can develop skills necessary to find and maintain livable wage jobs. This will help to facilitate the transition out of the shelter system to more permanent housing. Case Managers, the Employment Specialist and Housing Specialist will work with clients to overcome barriers to employment, identify housing benefits and/or subsidies to which the clients may be entitled and will assist the clients in locating permanent housing. Activity outcomes at every ILP meeting are recorded, and there will be regular next step conferences, ILP updates, and ongoing planning.

At this Site, CORE will provide an array of on-site services and off-site service linkages, providing these families with the support that will help them stabilize their lives by returning to and maintaining independent living. On-site services at this Facility will include case management, individual and group

counseling, permanency planning and housing placement assistance, referrals to medical and mental health services, support groups, independent living and life skills workshops, and residential services and support in finding and securing employment. In addition to these one-on-one services, CORE will provide group services and programming to help families move out of shelter and achieve long-term stability.

The Contract requires CORE to comply with DHS's policies and procedures and the applicable law. Hence, CORE will be subject to the requirements embodied in state regulations (*see* 18 NYCRR Part 491) and to inspection by the New York State Office of Temporary and Disability Assistance ("OTDA"), a DHS oversight agency.

**C. City and State Oversight**

**1. The Contract**

DHS awarded the Contract to CORE pursuant to its submission of a proposal under the OERFP. Upon the opening date for the Facility, CORE will begin to provide temporary housing and related social services to 174 adult families.

Like all other shelter contracts, the Contract imposes obligations on CORE with respect to, among other things, the provision of social services, facility maintenance, security, and financial documentation and reporting. Additionally, working with each client, CORE must develop an ILP that identifies specific goals toward permanency, establishes a timetable for the achievement of each goal, and states specific concrete tasks that the client will undertake to achieve each goal. The specific goals in the ILP directly address barriers to permanency as identified in the client's assessment, and the overarching goal of the plan is re-housing in the community with the supports necessary to prevent the client from experiencing another episode of homelessness. (See Section I.B. above.)

The Contract also requires CORE to ensure that clients obey all rules, including adherence to a 10:00 p.m. curfew for adult families to ensure safety and order inside the Site. Clients who are employed with late work hours will receive passes to return to the Facility after curfew based on their documented work schedule. (*See* Sections I.C.(3) and II.4.1(b).) In addition, DHS works to respond to and remediate concerns raised by the affected communities and elected officials. Accordingly, as required by all DHS shelter contracts, CORE will form a Community Advisory Board ("CAB") and implement a Good Neighbor Plan ("GNP"). The purpose of the CAB is to solicit and address community issues. The purpose of the GNP is to address how quality of life issues in the immediate area of the Site will be handled.

**2. Physical Inspection and Performance Monitoring**

DHS oversees and monitors the performance of its service providers, including CORE, through comprehensive bi-annual site inspections and performance reviews. The results of these evaluations and inspections are recorded in a report; in response to deficiencies, the provider must submit a Corrective Action Plan. All of DHS's service providers are subject to audit by the City and State Comptrollers and by DHS's internal auditors. In addition, OTDA has the authority to conduct an annual on-site review and inspection, consisting of an evaluation of the provider's performance in rendering services to clients and a physical inspection of the Site. The Site is subject to these inspection and monitoring requirements.

### **3. Client Responsibility**

Through DHS's client responsibility program, clients are held accountable for working diligently with facility staff to follow their ILP in order to transition into permanent housing as quickly as possible. DHS clients must obey all shelter rules, which are designed to ensure safety and order inside the Facility. These rules include a 10:00 p.m. curfew. Clients who are employed with late work hours will receive passes to return to the Facility after curfew based on their documented work schedule. Rules and regulations are reviewed with clients during the intake process and reinforced during regular meetings with case management staff. In addition, an individual's shelter stay may be discontinued if they engage in disruptive or gross misconduct, or dangerous or illegal behavior.

#### **D. The City's Legal Obligation**

The City of New York is mandated by law and court order to provide temporary housing to every eligible homeless individual and family who seeks it. Under State and local law, DHS is required to immediately provide temporary shelter to all eligible homeless men and women who apply for temporary housing assistance. As a practical matter, this means that the Agency must shelter homeless individuals the very same day that they apply to DHS. Accordingly, DHS must, and does, successfully shelter homeless individuals 24 hours a day, 7 days a week, and 365 days a year, in every Borough. In accordance with the legal mandate, and consistent with DHS's mission, DHS partners with hundreds of shelter providers, business and faith-based leaders, and community members to meet the needs of homeless New Yorkers.

#### **1. Unprecedented City Efforts to Prevent and Curb Homelessness**

Over the past nearly seven years, as part of its comprehensive strategy to reduce homelessness, the Administration prioritized the placement of homeless New Yorkers into permanent housing as part of the commitment to combat poverty, prevent and alleviate homelessness, and expand affordable housing. In accordance with these commitments, the City implemented new rental assistance programs and other permanent housing initiatives for homeless adults and children (e.g., CityFHEPS, Living in Community ("LINC"), SEPS and CITYFEPS, TBRA, New York City Public Housing Authority (NYCHA) public housing, NYCHA and HPD Section 8 housing, supportive housing and other public benefits).

These initiatives have enabled over 150,000 New Yorkers to move out of or avert entry into City shelters since the summer of 2014. Additionally, the United States Department of Housing and Urban Development certified that the City ended chronic veteran homelessness in 2015. Over the course of three years, the City placed 3,153 homeless veterans into permanent housing, thereby reducing the overall number of homeless veterans by two-thirds. And, regarding permanent housing, since January 2016, when the City launched a task force to create 15,000 units of permanent, affordable supportive housing, the City has already awarded contracts for more than 5,000 units.

In addition to rental subsidies and public housing placements, DHS has also increased prevention and diversion efforts at Intake Facilities as well as in assessment program shelters. The City has increased investment in the Homebase program, a community-based social services program which aims to prevent homelessness. The City has greatly expanded its free tenant legal services program, which has grown from \$6 million in the prior Administration to more than \$135 million, with evictions decreased by 41% between 2013 and

2019 as the City has expanded its legal services program. Finally, staff are now stationed at designated shelters, as well as having a roving team of staff visiting key sites each week, to help troubleshoot and resolve any cash assistance issues impacting eligibility for rental subsidy programs, as well as identifying new opportunities for diversion.

Moreover, in Spring 2016, the City began implementation of HOME-STAT (Homeless Outreach & Mobile Engagement Street Action Teams). Partnering with existing homeless response and prevention programs across multiple city agencies, HOME-STAT is the most comprehensive street homelessness outreach effort ever deployed in a major U.S. city, through which hundreds of outreach workers canvass the five boroughs engaging New Yorkers in need in an effort to help them come off the streets and get back on their feet. HOME-STAT increases the City's ability to identify homeless individuals on the street and deploy outreach resources (social services, medical and benefits assistance) where they are needed most. Already having doubled the number of outreach staff from under 200 to nearly 400, the City has now increased the number of outreach workers to 600. Thanks to these outreach workers' persistence and compassion, since 2016 the HOME-STAT program has helped more than 3,000 individuals experiencing street homelessness come off the streets into transitional programs or permanent housing.

Despite the fact that the City's rental assistance and rehousing initiatives have enabled over 150,000 New Yorkers to move out of or avert entry into City shelters since the summer of 2014, the vacancy rate in the adult families shelter system is still low. A low vacancy rate causes concern, not only because it indicates a shelter system that is nearly outpacing supply, but also because it limits DHS's ability to effectively manage its shelter system in a manner most conducive to the individuals it serves.

The City is still suffering from the impact of the loss of thousands of units of affordable housing over the last decade. These losses are compounded by the fact that incomes have not kept pace with rising rents, so that many New Yorkers pay as much as 50% of their income in rent (an estimated 360,000 New York City households). Furthermore, the City has not recovered from the termination of the Advantage rental assistance program in the 2011 State budget that resulted in a 38% increase in homelessness in just three years, between 2011 and 2014.

## **2. Turning the Tide on Homelessness: The Administration's Homelessness Plan**

On February 28, 2017, the City released "Turning the Tide on Homelessness in New York City," a comprehensive plan to address homelessness and shelter in the City, and to transform the shelter system that has built up haphazardly over nearly four decades (the "City Plan"). The City Plan has four main approaches: doing more to keep people in their homes by making housing more affordable and stopping illegal evictions; redoubling initiatives to bring people in from the streets; rehousing homeless New Yorkers in permanent housing; and reimagining the City's approach to providing shelters. This includes the closure of commercial hotel facilities and cluster site apartments (i.e. units in privately owned buildings used by DHS over the past 19 years to house homeless clients). The City's efforts to reduce reliance on cluster site apartments have already led to the closure of over 2,400 such units, approximately 70 percent of the 20-year-old cluster program.

Concerning shelter, the City Plan's stated goals are to:

1. End the use of cluster apartment units by the end of 2021 and the use of commercial hotel facilities by the end of 2023;
2. Cut the total number of shelter facilities by 45% by vacating 360 locations and replacing them with a smaller number of approximately 90 high quality borough-based shelters; and
3. Keep homeless people as close as possible to their own communities through a borough-based shelter approach that will, over time, enable DHS to offer shelter placements for homeless families and individuals in their home borough.

The City Plan will create a more equitable distribution of homeless services across the city, allowing homeless New Yorkers to remain in their communities and close to their networks of support, such as their schools, work, health care, social networks, and houses of worship. Also, the City Plan will enable the City to better serve its homeless population by phasing out the use of commercial hotel rooms and cluster apartment sites. Through implementation of this comprehensive approach, the City Plan has committed to enhance its community engagement efforts. The Plan provides for a clear shelter opening notification framework of at least 30 days prior to a shelter's intended opening (as was done in this case) and requires each dedicated shelter to have a community advisory board that will take into account reasonable community concerns and input.

#### **E. Meeting Shelter Demand through the Open-Ended RFP Process**

The Agency ensures there is sufficient capacity to meet demand through the OERFP Process maintained by DHS and allowed under the City's Procurement Policy Board ("PPB") Rules. Through this process, non-profit organizations submit proposals in which they offer their services as shelter operators. DHS reviews and rates the proposals to determine whether it will enter into a contract for units and services proposed. After determining that a proposal and its location are suitable for shelter, DHS commences the procurement process, which entails multiple levels of review by various City agencies, such as the Mayor's Office of Contracts, the Office of Management and Budget, the State Financial Control Board, and the Law Department. The process ends with the Comptroller's registration of an executed contract. The procurement process also includes public review of the draft contract, including a public hearing and submission of a Fair Share Analysis. In this instance, DHS awarded the Contract to CORE pursuant to its OERFP for shelters.

## **II. FAIR SHARE ANALYSIS**

The analysis below describes DHS's consideration of the Fair Share Criteria applicable to the use of the Site.

### **Article 4: Criteria for Siting or Expanding Facilities**

#### **4.1(a) Compatibility of the facility with existing facilities and programs in the immediate vicinity of the site.**

The physical environment of the Site is designed to provide a clean and safe environment for adult families to receive temporary housing while they receive social services designed to assist them in obtaining permanent housing. The Site consists of a 16-story, 74,640 square-foot building located on a 5,925 square-foot lot. The Facility is located at 118 East 40<sup>th</sup> Street between Park Avenue and Lexington Avenue in Manhattan. The Facility is located in a C5-3 zoning district.

Within 400 feet of the Facility are mixed residential and commercial buildings, commercial and office buildings, public facilities and institutions, multi-family walk-up buildings, multi-family elevator buildings, and one- and two-family buildings. Specifically, east of the Facility towards 40<sup>th</sup> Street and 41<sup>st</sup> Street there are commercial and office buildings. To the north of the Facility towards 42<sup>nd</sup> Street there are commercial and office buildings. To the south of the Facility near 38<sup>th</sup> Street there are one- and two-family buildings, multi-family elevator buildings, public facilities and institutions, multi-family walk-up buildings, and mixed residential and commercial buildings. To the west of the Facility towards Park Avenue there are commercial and office buildings and multi-family elevator buildings.

According to the New York City Department of City Planning/Community Board 6 Profile, the mix of land uses in the project study area generally reflects the distribution of land uses that occur throughout Community Board 6. The most prominent land uses within Community Board 6 are commercial and office buildings, residential and commercial buildings, facilities and institutions, and multi-family elevator buildings.

Next, the Map and Facilities List, annexed to this Analysis as Exhibits A and B, respectively, illustrate and name City and non-City facilities and residential/ambulatory programs within a 400-foot and half-mile radius of the Site.<sup>2</sup>

- 400-foot radius: 0 DHS shelter facilities
- Half-mile radius: 2 DHS shelter facilities
  - 1 shelter for single adults
  - 1 shelter for adult families
- Community District 6: Including the Site, there will be 5 DHS shelter facilities within CD 6: 3 shelters for single adults; 1 shelter for adult families (the Site); and 1 safe haven for single adults.<sup>3</sup>

As described through the above discussions, the use of the Facility to provide temporary housing for homeless adult families is thus compatible and consistent with the immediate vicinity and surrounding area, which includes multi-family elevator buildings and open space and outdoor recreation.

#### **4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of City and/or non-City facilities.**

Neighborhood character is generally described as the combined impression or effect of land use, physical form, social make-up and level of economic and traffic/pedestrian activity within a definable, cohesive district. The Facility would appear and operate similarly to other transitional residences, which are found throughout the City, and would be compatible with this neighborhood that has a mix of uses, including

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<sup>2</sup> The Fair Share analysis dated November 23, 2020, incorrectly listed the number of DHS facilities within CD 6. The November 23, 2020 analysis listed 7 DHS shelter facilities within CD 6, while there are only 5 DHS shelter facilities within CD 6.

<sup>3</sup> This Community District includes three temporary emergency hotel sites currently being used by DHS to house individuals experiencing homelessness who would otherwise be housed in congregate shelters. To limit the risk of spreading the COVID-19 virus amongst homeless shelter clients who are housed in congregate shelters, staff working in the congregate shelter system, and the broader New York City population, DHS has temporarily moved congregate shelter clients to non-congregate settings, including into emergency spaces at vacant New York City hotels during the COVID-19 pandemic. Given the temporary nature of these relocations, DSS-DHS does not include these types of facilities in the Fair Share analyses for permanent shelters. These temporary locations will close as DHS, in consultation with the appropriate health and oversight authorities, determines it is safe to return individuals to congregate shelters.

multi-family residential buildings. The absence of any significant alterations to the subject building limits the project's potential to impact the neighborhood's physical character.

Moreover, as discussed, the use of the Facility as temporary shelter is compatible with the immediate vicinity and surrounding neighborhood (half-mile radius). And furthermore, the comprehensive social services programming, as well as the safety and security procedures implemented at the Facility, will serve to minimize the potential for other adverse effects on the surrounding neighborhood.

Therefore, the use of the Facility to shelter homeless adult families is not expected to create or contribute to a concentration of like facilities that would adversely affect neighborhood character.

### **City and Non-City Facilities**

As described above, the Site is located in Manhattan CD 6. The most prominent land uses within Community District 6 are commercial and office buildings, residential and commercial buildings, facilities and institutions, and multi-family elevator buildings.

To determine whether the Site would create or contribute to a concentration of facilities, DHS reviewed: the DCP's New York City's Owned and Leased Properties List; the *Citywide Statement of Needs for City Facilities/Fiscal Years 2020-2021 and Comments on Citywide Statement of Needs for City Facilities/Fiscal Year 2020-2021*; DCPs' *City Planning Facilities Database (FacDB)*; and the *Fiscal Year 2021 Statement of Community District Needs and Community Board Budget Requests for Manhattan Community Board 6 ("District Needs Statement")*<sup>4</sup>. The half-mile radius surrounding the Site extends from East 49<sup>th</sup> Street to the north, between the First Avenue Tunnel and the FDR Drive to the east, between East 30<sup>th</sup> Street and East 31<sup>st</sup> Street to the south, and the intersection of West 35<sup>th</sup> Street and 6<sup>th</sup> Avenue to the west.

The Map and Facilities List (Exs. A and B, respectively) illustrate and name City and non-City facilities and residential/ambulatory programs within a half-mile radius of the Site.

The use of the Facility is thus compatible and consistent with the area within the surrounding neighborhood, which includes primarily open space and outdoor recreation, multi-family elevator buildings, multi-family walk-up buildings, and public facilities and institutions. Therefore, the use of the Facility to shelter homeless adult families will not significantly alter the concentration of like facilities in the area or have an adverse effect on the surrounding neighborhood.

### **Program Staffing**

CORE's proposed staffing plan at this Facility will maximize the effectiveness of services provided to the clients and help ensure that the shelter remains a safe and secure facility from which residents can access the

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<sup>4</sup> The Fiscal Year 2021 Statement of Community District Needs and Community Board Budget Requests for Manhattan Community Board 6 ("District Needs Statement") can be found at [https://www1.nyc.gov/assets/planning/download/pdf/community/community-portal/statement\\_needs/mn06\\_statement\\_2021.pdf](https://www1.nyc.gov/assets/planning/download/pdf/community/community-portal/statement_needs/mn06_statement_2021.pdf)



services and information they need to gain greater independence and move to supportive or independent housing, consistent with their needs and abilities.

The Facility's day-to-day operations will be led by a Program Director who will oversee a staff that consists of 1 Director of Social Services, 1 Operations Coordinator, 1 Social Worker, 5 Case Managers, 1 Case Manager Supervisor, 1 Employment Specialist, 3 Housing Placement Assistance Specialists, 5 Shift Supervisors and 15 Residential Aides.

The social services staff (consisting of the Case Management Supervisor, Case Manager, Entitlement Specialists, and Housing Placement Specialists) will report to the Social Worker who, in turn, will report to the Director of Social Services. Residential Aides will be tasked with maintaining the safety and internal security of the shelter program. They will observe all the common areas of the Facility and proactively move individual staff to address and deescalate potentially difficult situations before they escalate into crises.

As described above in Sections I.A. and I.C., and in this Section, the provision of on-site services with adequate and appropriate staff will serve to minimize any impact on the surrounding neighborhood.

### **Safety and Security Plan/Enforcing Site Rules**

A secure and safe environment is critical to the success of any program facility, and DHS is committed to prioritizing the safety of clients, staff, and community members alike. CORE will provide on-site security around-the-clock. A minimum of three security officers will be located at the entrance to control building access and to monitor security cameras, which will be located throughout the building and grounds. There will be a minimum of seven security staff per shift and one supervisor overseeing security staff per shift. As an added measure, a total of 42 security cameras will be installed throughout the building and across the shelter grounds.

CORE will ensure that all clients sign in and out of the building each time. Visitors will also be required to show identification and sign in and out using a visitor log that will be maintained by operations staff. Security staff and Residential Aides will conduct hourly rounds on each floor of the shelter.

Pursuant to contractual obligations, all program staff is responsible for reinforcing all Site rules and DHS procedures, including adherence to an evening curfew (10:00 p.m.), which are designed to ensure safety and order inside the Site. Rules and procedures are discussed with clients upon initial entry to the Site, and adherence to rules and procedures is reinforced in the course of case management discussions. In addition, all residents of the Site are subject to discontinuance of shelter if they engage in illegal, dangerous, or disruptive conduct. In sum, the comprehensive safety and security procedures implemented at the Site serve to minimize potential adverse effects on the surrounding neighborhood. In addition, CORE will provide a 24-hour open line for the community to provide feedback in a timely manner and to immediately address any concerns that may arise.

#### **4.1(c) Suitability of Site to provide efficient and cost-effective delivery of the intended services.**

DHS faces a number of challenges in locating appropriate facilities for use as shelters throughout New York City. One such challenge is ensuring the facility can provide efficient and cost-effective delivery of the

intended services. Whether a facility will meet these criteria involves having sufficient space for residents to achieve economies of scale and a fully-staffed social services and security program.

The total area of the 16-story Facility is approximately 74,640 square feet, which provides sufficient space to shelter up to 174 homeless adult families. The Facility also includes sufficient space for the provision of a variety of on-site services including case management, re-housing assistance, and other support services. Additional services are provided through linkages with other programs and community-based organizations.

The size of the Facility and the availability of on-site social services generate economies of scale in personnel costs for the provision of supportive services and fixed costs related to building maintenance and operation.

Moreover, the contract rate to be paid to CORE is within the range of rates that DHS pays to other social service providers operating similar programs. As further discussed in Sections II.4.1 (d) and II.6.1 (d) below, the Site's proximity to public transportation and major thoroughfares allow its residents and staff to access the Site in a convenient and cost-effective manner.

Finally, this Facility would assist DHS in achieving a key goal of the City Plan, which is to end the use of cluster apartment sites by the end of 2021 and commercial hotel rooms by the end of 2023. The combination of commercial hotel rooms and cluster apartments are significantly costlier to rent than traditional shelter. Moreover, dedicated shelters are better able to provide appropriate social services to homeless New Yorkers than commercial hotel rooms or cluster apartments.

Therefore, the Site is well-suited for providing cost-effective services to homeless adult families.

#### **4.1(d) Consistency with criteria in Statement of Need or in a submission to the Borough President.**

The *Citywide Statement of Needs for City Facilities/Fiscal Years 2020-2021* identified the following criterion for the siting of new and existing Transitional Facilities for Homeless Individuals and Families:

- Transit access.

The location of the Facility is consistent with this criterion. As described in Section II-6.1(d) below, the Site is served by several Metropolitan Transportation Authority ("MTA") bus and subway lines, which allows clients and staff to travel to and from the Site with ease.

#### **4.1(e) Consistency with any plan adopted pursuant to Section 197-a of the Charter.**

Manhattan Community Board 6 started its extensive community outreach to develop a 197-a plan in 2003. The plan's primary goals are to (i) increase the amount of useful open space, (ii) improve access to the waterfront and complete the East River Esplanade, (iii) enhance and reclaim the street network to restore

the street grid and improve transportation systems and access to the waterfront, (iv) implement land use policies consistent with historical trends in the area, and (v) preserve significant residential developments and individual buildings. The 197-a plan addresses ongoing changes in a part of Manhattan that is experiencing substantial transformation and growth. The major changes currently planned for this area include the rebuilding of portions of the FDR Drive, the redevelopment of the Bellevue/NYU medical center campus area, the redevelopment of the Con Edison-Waterside sites south of the United Nations, the

construction of the Second Avenue subway, the rehabilitation of the United Nations campus, the addition of ferry terminals, the construction of the Third Water Tunnel, and new residential development. The substantial redevelopment of this area underscores the importance of planning policies to guide the future in this part of the city.

**4.2(a) Consideration of the Mayor's and Borough President's Strategic Policy Statement and Community Board's Statement of District Needs.**

There is no recent Strategic Policy Statement issued by the Manhattan Borough President.

In Community Board 6's *Fiscal Year 2021 Statement of Community District Needs and Community Board Budget Requests*, the Board states that "Despite major residential development in Manhattan Community District 6 (CD 6), affordable housing in our district is disappearing. The housing crisis is felt most acutely by district residents who require special needs housing (seniors, formerly homeless individuals). We seek to remedy the situation through the creation of additional supportive and senior housing to house the homeless and our growing population of seniors. The creation of more supportive type housing units would counter the recent uptick in homelessness in the city and our area in particular."

CORE's operation of this Facility and the City's multi-faceted plan for homelessness is designed to address the concerns raised by the residents of CD 6 insofar it will operate a well-managed shelter and a pathway to permanent housing for homeless adult families. Under the Contract, CORE will administer a service-rich, housing-focused program that emphasizes placing clients into permanent housing and teaches independent living skills to help clients remain stably housed, and which will provide a safe and suitable setting for homeless adult families.

The City continues to prioritize homelessness prevention, outreach, and the placement of homeless families and individuals into permanent housing through programs as part of its comprehensive strategy to reduce the number of homeless individuals and the need for a number of shelters, including those located in CD 6. And, as stated, the City Plan will reduce the number of shelter facilities in the City by 45% by replacing 360 shelter facilities with a much smaller number of 90 new high-quality borough-based shelters, and by ending the use of cluster buildings by the end of 2021 and commercial hotels by the end of 2023.

Regarding prevention, the City has increased investment in the Homebase program, a community-based social services program which aims to prevent homelessness, as well as tenant legal assistance. Evictions have decreased by 41% since 2013, as the City has expanded available legal services.

Regarding housing and the siting of homeless facilities, the City's rental assistance and rehousing programs have enabled over 150,000 New Yorkers to move out of or avert entry into City shelters since the summer of 2014. Additionally, in 2015, the United States Department of Housing and Urban Development certified that the City ended chronic veteran homelessness. Over three years, the City placed 3,153 homeless veterans into permanent housing and reduced the overall number of homeless veterans by two-thirds. Moreover, in January 2016, the City launched a task force to create 15,000 units of permanent affordable supportive housing. To date, the City has awarded contracts for more than 5,000 units.

Regarding outreach and social services for vulnerable populations, the City began implementation of HOME-STAT. Partnering with existing homeless response and prevention programs across multiple City agencies, HOME-STAT is the most comprehensive street homelessness outreach effort ever deployed in a

major U.S. city. HOME-STAT increases the City's ability to identify homeless individuals on the street and deploy outreach resources (social services, medical and benefits assistance) where they are needed most. Since the implementation of HOME-STAT in 2016, the City moved more than 3,000 individuals experiencing street homelessness into transitional programs or permanent housing.

While DHS strongly believes these initiatives and programs will ultimately reduce the demand for and reliance on the City's shelter system, DHS must continue to ensure that it has enough capacity to meet its legal obligations on an immediate basis. DHS will continue to respond and remediate the concerns regarding the siting of shelter facilities raised by CD 6. All DHS shelter contracts require shelter providers to regularly convene a CAB (*See* Section I.C.(1) above).

**4.2(b) Meetings, consultation or communications with the Community Board and/or Borough President.**

On or about September 11, 2020, the City notified elected and community representatives of the proposed Facility. In addition, on October 28, 2020, officials from DHS and CORE met with Borough President Gale Brewer, Senator Liz Krueger and Councilman Keith Powers to provide information about the Facility. On November 16, 2020, DHS and CORE provided further information about the Facility to the Community Board 6 Housing Committee. On December 9, 2020, DHS attended an additional Community Board meeting where it provided information about the Facility and answered questions from elected representatives and community members.

A public hearing concerning the Contract was held on November 10, 2020. Advance notice of the hearing's date, time and location was advertised in the City Record. Copies of this revised Fair Share Document will be sent to local elected officials and members of the community board.

**Article 6: Criteria for Siting or Expanding Regional/Citywide Facilities**

**6.1(a) Need for the Facility.**

As discussed in Sections I.D. and I.E., the City of New York is mandated by law and court order to provide temporary housing to every eligible homeless family and individual on an immediate basis. The number of homeless individuals and families applying for shelter has been high in recent years and that trend continues to date.

Moreover, the City Plan will end use of all cluster units by the end of 2021 and all commercial hotel units by the end of 2023. This will result in a Citywide reduction of 45% of the total number of buildings used to

shelter homeless individuals and families by vacating 360 locations and replacing them with a smaller number of approximately 90 high-quality borough-based shelters.

Therefore, the need for additional beds and additional borough-based shelters is critical. This Facility meets that critical need.

**6.1(b) Distribution of similar facilities throughout the City.**

The DHS shelter system is comprised of shelters for homeless families with children, adult families, and single adults. DHS shelters are located in every borough throughout the City and most Community Districts

as follows: 28% of all shelters are in Manhattan, 32% are in the Bronx, 28% are in Brooklyn, 10% are in Queens, and 1% are in Staten Island. With respect to adult family facilities, 31% are in Manhattan, 23% are in the Bronx, 31% are in Brooklyn, and 15% are in Queens.

As stated, there are no DHS shelter facilities within a 400-foot radius of the Site. There are 2 DHS shelter facilities within a half-mile radius of the Site: 1 shelter for single adults and 1 shelter for adult families. Including the Site, there will be 5 DHS shelter facilities within CD 6: 3 shelters for single adults; 1 shelter for adult families (the Site); and 1 safe haven for single adults.

### **6.1(c) Size of the Facility.**

In determining the appropriate capacity for the Site, DHS and CORE considered the number of persons who could appropriately be housed in the space available at the Site with adequate support services and on-site staff, while maintaining economies of scale. DHS and CORE determined that the Site can properly accommodate up to 174 homeless adult families, which with the social services and security program achieve a cost effective and efficient delivery of services.

### **6.1(d) Adequacy of the streets and transit.**

The Site is served by public transportation and is in close proximity to a bus station operated by the MTA. The Site is located 0.2 miles from the “4”, “5”, “6”, “7”, and “S” trains at the Grand Central-42<sup>nd</sup> Street Station. The Site is also located near several major MTA bus lines. The Site is located 312 feet from the “M102” and “M103” bus lines, 0.2 miles from the “M42” bus line, 0.3 miles from the “M1”, “M2”, “M3”, “M4”, “M15”, “M15-SBS”, and “Q32” bus lines, and 0.4 miles from the “M55” and “BM5” bus lines. The Site is also accessible via Metro North at the Grand Central Terminal.

Several major highways are easily accessible from the Site, providing access to the New York Metropolitan area, including airports. Interstate 495E is located 0.5 miles from the Site, FDR Drive is located 1.0 miles from the Site, and Interstate 278E is located 4.1 miles from the Site. Thus, the Site is conveniently located near numerous bus routes and major vehicular thoroughfares, as well as subway lines.

### **6.51 Concentration of facilities providing similar services.**

DHS does not anticipate any significant cumulative negative impact on neighborhood character by use of the Site, nor would such use contribute to a concentration of facilities that provide similar services. As

stated, there are no DHS shelter facilities within a 400-foot radius of the Site. There are 2 DHS shelter facilities within a half-mile radius of the Site: 1 shelter for single adults and 1 shelter for adult families. Including the Site, there will be 5 DHS shelter facilities within CD 6: 3 shelters for single adults; 1 shelter for adult families (the Site); and 1 safe haven for single adults.

As described in Sections I.A.C and II.4.2(b), CORE’s range of on-site social services and security measures serve to minimize any potential impact on neighborhood character. Finally, as discussed in Sections II.4.1(a)-(b), the use of the Facility as housing for homeless adult families fits within the context of the neighborhood.

**6.52 Necessary support services for the Facility and its residents should be available and provided.**

CORE will provide on-site services to adult families at the Facility in accordance with its contractual obligations. As discussed in Section II.4.1(b), the Site is adequately staffed to provide clients with the services they need to exit the shelter and move into permanent housing as expeditiously as possible.

As discussed in Section I.C. above, DHS oversees and monitors CORE's performance through regular communication between DHS and CORE program staff, site inspections, and performance reviews. CORE is also subject to audits by DHS's internal Audit Services and the City and State Comptrollers, and subject to State oversight by OTDA, including annual inspections.

**6.53(a) Whether the Facility in combination with other similar City and non-City facilities within a half-mile radius would have a significant cumulative negative impact on neighborhood character.**

The *2015 List of Selected Facilities and Program Sites in New York City*, issued by DCP, contains ratios of residential facility beds to population in New York City, its boroughs, and Community Districts. Residential facility beds considered in this analysis are those in facilities on the Map and Facilities List. The Map (Ex. A) illustrates all residential and community facilities identified by DCP within a half-mile of the Building, while the Facilities List (Ex. B) lists these facilities and their capacities. Residential facility beds include: Correctional Facilities, Nursing Homes and Residential Health Care Facilities, Small Residential Facilities (under 25 beds), and Large Residential Care Facilities (serving 25 people or more). Manhattan CD 6 ranks 36 out of a total of 59 Community Districts Citywide for the number of beds in all residential facilities. The Citywide average ratio is 18.4 residential care facility beds per 1,000 people – CD 6 has a ratio of 14.3.

There are no DHS shelter facilities within a 400-foot radius of the Site. There are 2 DHS shelter facilities within a half-mile radius of the Site: 1 shelter for single adults and 1 shelter for adult families. Including the Site, there will be 5 DHS shelter facilities within CD 6: 3 shelters for single adults; 1 shelter for adult families (the Site); and 1 safe haven for single adults.

Also, as discussed in Sections I.B., I.D., and II.4.1.(b), CORE will provide a range of social services, including but not limited to housing placement services, vocational training and benefits assistance. This

social services and security program, as well as community interactions via the CAB and GNP, serve to minimize, if not eliminate, the Site's impact on the community.

Moreover, as discussed in Sections II.4.1 (a)-(b) and 6.51, it is not expected that the Site will have any significant cumulative negative impact on neighborhood character. The existence of compatible uses in the immediate vicinity and surrounding area of the Site, such as open space and outdoor recreation, multi-family elevator buildings, multi-family walk-up buildings, and public facilities and institutions serve to minimize the impact, if any, on neighborhood character. The use of the Site as temporary housing for homeless adult families fits within the context of the neighborhood.

Therefore, DHS does not anticipate that its use of the Site will have a significant cumulative negative impact on neighborhood character.

**6.53(b) Whether the Site is well located for efficient service delivery.**

As discussed in Sections II.4.1(c), 6.1(d), and 6.52, the Site is well located for efficient and cost-effective service delivery.

**6.53(c) Whether any alternative sites considered, which are in Community Districts with lower ratios of residential facility beds to population than the Citywide average, would add significantly to the cost of constructing or operating for the facility or would impair service delivery.**

As noted above, DHS's ability to choose among alternative sites is limited, and the process of looking for, and successfully finding, shelter space is complex, driven by factors beyond the City's control such as economic conditions, increases in shelter demand that often cannot be accurately predicted many months in advance, the availability of suitable space at any given point in time, and the City's seven- to nine-month average procurement process. The City's legal mandate to shelter every homeless individual and family on an immediate basis further complicates the weighing of factors in determining sites for shelter use. Moreover, all shelters, among other things, must meet applicable State and local laws and regulations, be of an appropriate size and configuration and accessible to public transportation, and comply with local zoning requirements.

Thus, in order to ensure sufficient shelter to meet demand, and also to implement the goals of the City Plan to end the use of cluster units by the end of 2021 and commercial hotels by the end of 2023, DHS is, at any given time, negotiating with various providers for the provision of services to homeless families and individuals. Since the City released the City Plan on February 28, 2017, the Agency considered a total of 120 proposed sites, of various types, used to shelter homeless adult families throughout the City. Of the 120 sites initially considered: the proposals for 27 sites are currently in the review process or in various stages of the approval process; 10 sites have been opened or notified on; and 83 sites have been removed from consideration.

**Notified Sites**

Of the 120 sites considered, DHS has notified on 10 sites for adult families of which 6 are open (as marked with an asterisk below). The notified sites located throughout the City are as follows: 1 in Brooklyn, 2 in the Bronx, 4 in Manhattan and 3 in Queens:

- **Brooklyn**
  - Third Avenue\* (BK6)
- **Bronx**
  - 134<sup>th</sup> Street\* (BX1)
  - Lanet's Place\* (BX3)

- **Manhattan**
  - William Street (MN1)
  - 31<sup>st</sup> Street\* (MN5)
  - 40<sup>th</sup> Street (MN6)
  - 94<sup>th</sup> Street\* (MN7)
- **Queens**
  - North Star\* (QN2)
  - Douglas Ave (QN12)
  - Brunswick Ave (QN14)

**Sites Removed from Consideration**

Of the 120 sites initially considered, DHS removed from consideration proposals for 83 sites. Of those 83 sites, 42 sites were in a Community District with an above average bed ratio and 41 of them were in Community Districts with below-average bed ratios using DCP’s *2015 List of Selected Facilities and Program Sites in New York City*.

These 83 sites were removed from consideration for various reasons, including: the proposed shelter provider lost site control (e.g., the building owner/landlord decided to lease the building for non-shelter use); operation of the site as a shelter would be too costly (e.g., cost of converting building to suitable shelter space would be prohibitive or an efficient service delivery model achieving an economy of scale could not be realized); the proposed building was not viable for shelter use (e.g., zoning or use restrictions, building conditions, or, safety concerns such as suitable means of egress), proximity to existing sites or lack of

proximity to transportation or community supports, or the time period necessary to ready the site for shelter use was too lengthy (e.g., 12-24 months) to complete. Broadly speaking, the primary reasons for site rejection fall into three main categories: site control, viability, and proximity.

The proposals removed from consideration, and the main reasons for such removal, are as follows:

<b>Community District</b>	<b>2015 Bed Ratio for All Residential Care Facilities</b>	<b>Citywide Ranking</b>	<b>Primary Reason for Proposal Rejection</b>
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- **Brooklyn**

BK1	8.5	49	Site Control
BK1	8.5	49	Viability
BK1	8.5	49	Site Control
BK2	45.7	5	Viability
BK3	23.4	18	Proximity
BK4	14.9	35	Proximity
BK5	18.7	26	Viability
BK5	18.7	26	Viability
BK6	9.6	44	Viability
BK6	9.6	44	Site Control
BK7	22.2	20	Viability
BK7	22.2	20	Viability
BK8	24.5	15	Proximity
BK17	10.5	42	Proximity
BK18	12.4	39	Viability
BK18	12.4	39	Viability

- **Manhattan**

MN2	1.7	59	Viability
MN3	21.1	22	Proximity
MN3	21.1	22	Proximity
MN4	23.5	17	Viability
MN4	23.5	17	Viability
MN4	23.5	17	Proximity
MN4	23.5	17	Viability
MN5	23.9	16	Viability
MN5	23.9	16	Viability
MN5	23.9	16	Site Control
MN5	23.9	16	Viability
MN5	23.9	16	Proximity
MN5	23.9	16	Viability
MN6	14.3	36	Site Control
MN6	14.3	36	Viability
MN6	14.3	36	Viability
MN6	14.3	36	Viability
MN7	19.5	24	Viability
MN7	19.5	24	Viability
MN7	19.5	24	Proximity
MN7	19.5	24	Viability
MN8	14.9	34	Viability
MN11	53.4	2	Site Control
MN11	53.4	2	Proximity

- **Queens**

QN1	62.5	1	Proximity
QN1	62.5	1	Proximity
QN1	62.5	1	Proximity
QN2	12.4	40	Viability
QN2	12.4	40	Site Control
QN3	8.9	45	Viability
QN3	8.9	45	Viability
QN5	5.2	56	Viability
QN5	5.2	56	Viability
QN5	5.2	56	Viability
QN7	12.6	38	Viability
QN7	12.6	38	Viability
QN9	6.2	54	Viability
QN11	8.9	47	Proximity
QN12	18.3	28	Viability
QN12	18.3	28	Viability

QN12	18.3	28	Viability
QN12	18.3	28	Proximity
QN12	18.3	28	Proximity
QN13	18.0	30	Viability
QN13	18.0	30	Site Control
QN13	18.0	30	Viability
QN13	18.0	30	Viability
QN14	50.3	3	Viability
QN14	50.3	3	Viability
QN14	50.3	3	Viability

• **Bronx**

BX1	27.2	14	Proximity
BX2	46.7	4	Viability
BX2	46.7	4	Viability
BX2	46.7	4	Proximity
BX3	38.0	8	Proximity
BX4	27.5	13	Proximity
BX6	38.6	7	Proximity
BX7	17.6	31	Viability
BX7	17.6	31	Viability
BX10	13.2	37	Viability
BX12	18.3	29	Proximity

• **Staten Island**

SI1	16.0	32	Proximity
SI2	20.2	23	Viability
SI2	20.2	23	Proximity
SI2	20.2	23	Viability
SI2	20.2	23	Proximity
SI3	2.9	58	Site Control
SI3	2.9	58	Site Control

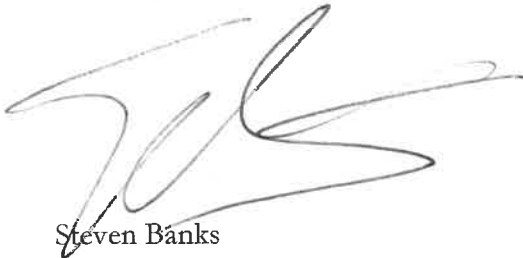
These 83 proposals removed from consideration are located throughout the City as follows: 16 are in Brooklyn, 23 are in Manhattan, 26 are in Queens, 11 are in the Bronx and 7 are in Staten Island.

\* \* \*

### III. SUMMARY STATEMENT

In proposing to shelter homeless adult families at the Site, DHS carefully considered such factors as the community's needs for services, the efficient and cost-effective delivery of services, the concentration of similar facilities in CD 6, and the effects of the Site on neighborhood character. As previously stated, the law requires DHS to shelter all homeless individuals and families on an immediate basis. DHS must meet fluctuations in shelter demand caused by economic and other factors outside its control. DHS must therefore ensure the availability of sufficient temporary, emergency shelter spaces and be able to accurately predict future capacity needs. Given the City's legal obligation, DHS has an immediate need for all immediately available and suitable space for its clients, including the Site. As demonstrated in this revised Fair Share Analysis, DHS has determined that its use of the Site pursuant to the Contract is appropriate and consistent with the Criteria for the Location of City Facilities.

Sincerely,



Steven Banks

Attachments: 2

cc: Corey Johnson, New York City Council Speaker  
Gale A. Brewer, Manhattan Borough President  
Carolyn B. Maloney, U.S. House of Representatives  
Liz Krueger, State Senator  
Dan Quart, State Assembly Member  
Keith Powers, City Council Member  
Kyle Athayde, Chair, Manhattan Community Board 6  
Jesús Pérez, District Manager, Manhattan Community Board 6  
Marisa Lago, Chair, Department of City Planning  
Martha Calhoun, DSS General Counsel  
Joslyn Carter, DHS Administrator  
Molly Park, DHS First Deputy Commissioner  
Iris Rodriguez, DHS Deputy Commissioner, Adult Services  
Matthew Borden, DSS Assistant Commissioner, Government Relations

# **Exhibit A**



# **Exhibit B**

**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
<i>The following entries (key values beginning with "S") are NYC Dept of Homeless Services shelters, based on DHS's CARES database:</i>				
S1	HARMONIA RESIDENCE	12 EAST 31 STREET	Adult Family Tier 2 (Private)	169 Capacity
S2	New Providence	225 EAST 45 STREET	Adult Shelter (NYC Owned)	71 Capacity
<i>The following facilities are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017. If duplicates are listed, look at the map to see if they are in different locations:</i>				
1	Amer Academy Of Dramatic Arts	120 Madison Avenue	2 Year Independent	
2	Wood Tobe-Coburn School	8 East 40 Street	2 Year Proprietary	
3	Berkeley College - Main Campus	3 East 43 Street	4 Year Proprietary	
4	Devry College Of New York	180 Madison Avenue	4 Year Proprietary	
5	Mercy Coll-Manhattan Campus	66 West 35 Street	4-Year Independent	
6	Gymboree Play & Music - Murray Hill	235 East 38 Street	Camp - All Age	50 Seats Based on Sq Ft
7	Montessori Family School Summer Day Camp	323 East 47 Street	Camp - All Age	95 Seats Based on Sq Ft
8	Vanderbilt YMCA	224 East 47 Street	Camp - All Age	100 Seats Based on Sq Ft
9	New Visions Charter HS-Humanities Iv	205 East 42 Street	Charter School	
10	CUNY Stella And Charles Guttman Comm	50 West 40 Street	CUNY - Community College	
11	P.S. 116 Mary Lindley Murray	210 East 33 Street	DOE Universal Pre-K	54 Seats Overseen by DOE
12	Pre - K Center At P.S. 281 The River School	425 East 35 Street	DOE Universal Pre-K	180 Seats Overseen by DOE
13	The River School	425 East 35 Street	DOE Universal Pre-K	36 Seats Overseen by DOE
14	The Children's Aid	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
15	The Children's Aid	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
16	The Children's Aid	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
17	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
18	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	

**Sources:**

DHS shelters (key values beginning with "S") are listed first (from DHS's CARES database).

Other facilities (listed after the "S" entries) are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017.



## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
19	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
20	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
21	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
22	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
23	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
24	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
25	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
26	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
27	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
28	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
29	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
30	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
31	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
32	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
33	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
34	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
35	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
36	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
37	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
38	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	

**Sources:**

DHS shelters (key values beginning with "S") are listed first (from DHS's CARES database).

Other facilities (listed after the "S" entries) are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017.

## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
39	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
40	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
41	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
42	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
43	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
44	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
45	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
46	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
47	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
48	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
49	The Children's Aid Society	711 3 Avenue	Early Learn NYC: New York City's Early Care and Education Services	
50	Harlem Success Academy Charter School - M	111 East 33 Street	Elementary and Middle School - Charter	587 Seats
51	Aaron School (K-7)	309 East 45 Street	Elementary School - Non-public	102 Seats
52	Family School (The)	323 East 47 Street	Elementary School - Non-public	159 Seats
53	Lyceum Kennedy	225 East 43 Street	Elementary School - Non-public	234 Seats
54	Rebecca School	40 East 30 Street	Elementary School - Non-public	125 Seats
55	P.S. 116 - M	210 East 33 Street	Elementary School - Public	648 Seats
56	PS 281 - The River School	425 East 35 Street	Elementary School - Public	326 Seats
57	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
58	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
59	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
60	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
61	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
62	The Children's Aid Society	150 East 45 Street	Family Assessment Program	
63	Bellevue Boys	Apt F-G-485 1st Ave	Feeding Site	

**Sources:**

DHS shelters (key values beginning with "S") are listed first (from DHS's CARES database).

Other facilities (listed after the "S" entries) are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017.

**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
64	Bellevue Girls	Apt J-330 E 26th St	Feeding Site	
65	Pre K Center At 425 East 35 Street	425 East 35 Street	Feeding Site	
66	Success Academy Charter High School	111 East 33 Street	Feeding Site	
67	Bright Horizons Children's Centers LLC	235 East 42 Street	Group Day Care - Infants/Toddlers	12 Seats (different agency definitions)
68	Kindercare Education At Work, LLC.	90 Park Avenue	Group Day Care - Infants/Toddlers	31 Seats (different agency definitions)
69	Montessori Family School Of Manhattan	323 East 47 Street	Group Day Care - Infants/Toddlers	20 Seats Based on Sq Ft
70	Preschool Of America (Usa) Inc.	25 Tudor City Place	Group Day Care - Infants/Toddlers	61 Seats (different agency definitions)
71	Bright Horizons Children's Centers LLC	200 Park Avenue	Group Day Care - Preschool	20 Seats (different agency definitions)
72	Bright Horizons Children's Center	18 East 48 Street	Group Day Care - Preschool	24 Seats (different agency definitions)
73	Bright Horizons Children's Center, Inc.	2 United Nations Plaza	Group Day Care - Preschool	41 Seats (different agency definitions)
74	Chelsea Day School	319 5 Avenue	Group Day Care - Preschool	120 Seats Based on Sq Ft
75	G S U C Child Development And Learning Center, Inc.	365 5 Avenue	Group Day Care - Preschool	27 Seats Based on Sq Ft
76	International Preschools	330 East 45 Street	Group Day Care - Preschool	96 Seats (different agency definitions)
77	Maryel International, Inc.	28 East 35 Street	Group Day Care - Preschool	52 Seats Based on Sq Ft
78	Tutor Time Childcare Learning Center	225 East 38 Street	Group Day Care - Preschool	60 Seats (different agency definitions)
79	Wee Ones Club	128 East 36 Street	Group Day Care - Preschool	30 Seats Based on Sq Ft
80	Young Men's Christian Association Of Greater New York 'Ms. Kuo 404-272-4560,Cell	232 East 47 Street	Group Day Care - Preschool	15 Seats (different agency definitions)
81	Young Men's Christian Association Of Greater New York'Ms. Kuo, Ed Dir 404-272-4560	224 East 47 Street	Group Day Care - Preschool	29 Seats Based on Sq Ft
82	Manhattan Academy Of Arts And Language - M	111 East 33 Street	High School - Public	451 Seats
83	Murray Hill Academy HS - M	111 East 33 Street	High School - Public	537 Seats
84	Unity HS - M	111 East 33 Street	High School - Public	493 Seats
85	The Children's Aid Society	150 East 45 Street	Intensive Family Preventive Services	
86	Advanced Career Trng	8 West 40 Street	Licensed Private Schools	

**Sources:**

DHS shelters (key values beginning with "S") are listed first (from DHS's CARES database).

Other facilities (listed after the "S" entries) are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017.

## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
87	Amity Language Institute	350 Lexington Avenue	Licensed Private Schools	
88	Betty Owen Sec Sys (5001)	630 Third Ave 7th Fl	Licensed Private Schools	
89	Christine Valmy Intntl School	437 5 Avenue	Licensed Private Schools	
90	Control Data Institute	11 West 42 Street	Licensed Private Schools	
91	Decoded	10 East 34 Street	Licensed Private Schools	
92	Dennelisse Lhcsa (The)	16 East 40 Street	Licensed Private Schools	
93	Electrical Training Course	32 East 31 Street	Licensed Private Schools	
94	Empire Beauty School	22 West 34 Street	Licensed Private Schools	
95	Empire Technical School (5001)	350 5 Avenue	Licensed Private Schools	
96	Gemological Inst Of America	270 Madison Avenue	Licensed Private Schools	
97	Hair Academy, Inc.	48 West 39 Street	Licensed Private Schools	
98	Medical Aid Trng School 654	369 Lexington Avenue	Licensed Private Schools	
99	Mountbatten Institute	315 Madison Avenue	Licensed Private Schools	
100	New York Bartending School, Inc.	68 W 39th St 5th Fl	Licensed Private Schools	
101	New York General Consulting, Inc.	350 Fifth Ave	Licensed Private Schools	
102	New York Institute Of Art And Design	211 East 43 Street	Licensed Private Schools	
103	New York Institute Of Career Develop	211 East 43 Street	Licensed Private Schools	
104	New York Institute Of Photography	211 East 43 Street	Licensed Private Schools	
105	New York School Of Design	45 West 34 Street	Licensed Private Schools	
106	New York School Of Design	1032 Avenue Of The Americas	Licensed Private Schools	
107	Rennert New York Tesol Center	211 East 43 Street	Licensed Private Schools	
108	Sheffield School Of Interior Design	211 East 43 Street	Licensed Private Schools	
109	Shillington School Of Graphic Design	315 Madison Avenue	Licensed Private Schools	
110	St. Giles International NYC	330 5 Avenue	Licensed Private Schools	
111	Studio Jewelers Ltd	32 E 31st St 3rd Fl	Licensed Private Schools	
112	Ultissima Beauty Inst-NY 724	22 West 34 Street	Licensed Private Schools	
113	United Career Centers	22 West 34 Street	Licensed Private Schools	

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**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
114	Lac	445 5 Avenue	Literacy Program	
115	Literacy Assistance Center	445 5 Avenue	Literacy Program	
116	Manhattan	19 West 34 Street	Mental Health Evaluation Services	
117	Aaron School (8-12)	42 East 30 Street	Middle School - Non-public	50 Seats
118	Fusion Academy Manhattan	450 Park Ave South-9th Fl	Middle School - Non-public	58 Seats
119	I.S. 51 - K	350 5 Avenue	Middle School - Public	955 Seats
120	Functional Life Achievement, Inc	161 Madison Avenue	Pre-School For Students With Disabilities	
121	Functional Mds, Pllc	161 Madison Avenue	Pre-School For Students With Disabilities	
122	Retberg Child Ctr Inc	317 Madison Avenue	Pre-School For Students With Disabilities	
123	American Hi-Tech Institute	401 5 Avenue	Registered Business Schools	
124	Betty Owen Secretarial Systems	401 5 Avenue	Registered Business Schools	
125	Betty Owen Secretarial Systems	630 3 Avenue	Registered Business Schools	
126	Career Blazers Learning Center	290 Madison Avenue	Registered Business Schools	
127	Career Center (The)	185 Madison Avenue	Registered Business Schools	
128	Career Resource Center	230 Park Avenue	Registered Business Schools	
129	Cdi Career Development Inst	19 West 44 Street	Registered Business Schools	
130	Empire Technical Sch Of Bus (5002)	10 East 38 Street	Registered Business Schools	
131	Empire Technology Center Of New York	211 East 43 Street	Registered Business Schools	
132	Gt Solutions Inc	124 East 40 Street	Registered Business Schools	
133	Herard Center Of Technology, Inc	475 Park Avenue South	Registered Business Schools	
134	National Institute Of Realtime Repor	420 5 Avenue	Registered Business Schools	
135	Netcom Information Technology, Inc.	350 5 Avenue	Registered Business Schools	
136	New Horizons Clc Of Metropolitan NY	43 West 42 Street	Registered Business Schools	
137	New Horizons Computer Learning Cente	43 West 42 Street	Registered Business Schools	
138	New York General Consulting, Inc.	338 5 Avenue	Registered Business Schools	
139	Pc Tech Usa & You-Ri, Inc.	317 Madison Avenue	Registered Business Schools	
140	Robert Fiance Business Inst 628	401 5 Avenue	Registered Business Schools	

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
141	Tekne Interaction Systems, Inc.	245 Park Avenue	Registered Business Schools	
142	Timathios Inst	350 5 Avenue	Registered Business Schools	
143	United Career Centers	22 West 34 Street	Registered Business Schools	
144	Empire State Language Ctr (The)	350 5th Ave Empire State Bldg	Registered ESL Schools	
145	Geos Lang Inst	350 5 Avenue	Registered ESL Schools	
146	Japan Lang Forum Ltd	342 Madison Avenue	Registered ESL Schools	
147	Open Hearts Language Academy NY Inc.	180 Madison Avenue	Registered ESL Schools	
148	Rennert Bilingual	216 E 45th St 17th Fl	Registered ESL Schools	
149	St. Giles International NYC	330 5 Avenue	Registered ESL Schools	
150	Zoni Language Center Inc	22 W 34th St 3rd Fl	Registered ESL Schools	
151	Maryel School Of New York	28 East 35 Street	School - Non-public	
152	Bellevue Hospital - M	111 East 33 Street	School - Unspecified	
153	District 2 Pre-K Center	425 East 35 Street	School - Unspecified	
154	L.I. College Health Ctr - K	350 5 Avenue	School - Unspecified	
155	Educational Records Bureau	470 Park Avenue South	School Based Child Care - Preschool	
156	Lyceum Kennedy	225 East 43 Street	School Based Child Care - Preschool	96 Seats Based on Sq Ft
157	Rebecca Preschool	40 East 30 Street	School Based Child Care - Preschool	
158	The Family School Preschool	323 East 47 Street	School Based Child Care - Preschool	59 Seats Based on Sq Ft
159	M094 SPED - M	425 East 35 Street	Special Ed School - Public	77 Seats
160	Boys Town New York Admin Office	451 Park Avenue South	Specialized Teen Preventive Services	
161	The Children's Aid Society	150 East 45 Street	Specialized Teen Preventive Services	
162	NYC Parks-Gen Douglas Macarthur Park	East 49th St & East River Dr	Summer Only Feeding Site	
163	Vanderbilt YMCA Summer Camp	224 East 47 Street	Summer Only Feeding Site	
164	SUNY College Of Optometry	33 West 42 Street	SUNY - Specialized Colleges	
165	USDA Ceo P094m Atthe River School	425 East 35 Street	USDA Community Eligibility Option	
166	USDA-CEO P369k At IS 265k	101 Park Avenue	USDA Community Eligibility Option	

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**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
167	Kips Bay Neighborhood Alliance	245 East 35 Street	Youth Program	
168	Literacy Assistance Center	445 5 Avenue	Youth Program	
169	Making Books Sing	340 East 46 Street	Youth Program	
170	Ramapo For Children	49 West 38 Street	Youth Program	
171	The Greater New York Councils, Boy Scouts Of America	350 5 Avenue	Youth Program	
172	Vanderbilt YMCA Of Greater New York	224 East 47 Street	Youth Program	
173	William Alexander Middle School	350 5 Avenue	Youth Program	
174	Premier Home Health Care Services, Inc.	5 Bryant Park	Certified Home Health Agency	
175	Parallax Center, Inc. MSW-OP	145 East 32 Street	Crisis Chemical Dependency	
176	Lower Manhattan Dialysis Center Inc	323 East 34 Street	Diagnostic and Treatment Center	
177	Manhattan Endoscopy Center, LLC	535 5 Avenue	Diagnostic and Treatment Center	
178	Midtown Surgery Center	3 Dag Hammar skjold Plaza	Diagnostic and Treatment Center	
179	Parkmed NYC, LLC	800 2 Avenue	Diagnostic and Treatment Center	
180	SurgiCare of Manhattan, LLC	800 2 Avenue	Diagnostic and Treatment Center	
181	University Eye Center	33 West 42 Street	Diagnostic and Treatment Center	
182	Gouverneur D&TC Mobile Medical Van	227 Madison Avenue	Diagnostic and Treatment Center Extension Clinic	
183	Project Renewal Health 45th Street Clinic	225 East 45 Street	Diagnostic and Treatment Center Extension Clinic	
184	Children's Aid Society	711 3 Avenue	Every Child Has an Opportunity to Excel and Succeed	
185	Children's Aid Society	711 3 Avenue	Every Child Has an Opportunity to Excel and Succeed	
186	Children's Aid Society	711 3 Avenue	Every Child Has an Opportunity to Excel and Succeed	
187	Ambulatory Surgery Center	339 East 38 Street	Hospital Extension Clinic	
188	Arthro Fitness Sports Rehab of NY	614 2 Avenue	Hospital Extension Clinic	
189	Hassenfeld Childrens Center	160 East 32 Street	Hospital Extension Clinic	
190	NYU Hospitals Center - Ambulatory Care Center	240 East 38 Street	Hospital Extension Clinic	
191	NYU Hosps Center Adult Infusion Center	317 East 34 Street	Hospital Extension Clinic	
192	NYU Langone Medical Center Center for Musculoskeletal Care	333 East 38 Street	Hospital Extension Clinic	
193	NYUHC Oncology Ext Clinic	160 East 34 Street	Hospital Extension Clinic	

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**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
194	Joan And Sanford Weill Med Clge OP	56 West 45 Street	Outpatient Chemical Dependency	
195	Midtown Ctr for Trtment & Research OP	56 West 45 Street	Outpatient Chemical Dependency	
196	Parallax Center, Inc. OP	145 East 32 Street	Outpatient Chemical Dependency	
197	Renfrew Center Partial Hospitalization Program	38 East 32 Street	Outpatient Mental Health	
198	The Renfrew Center of New York Clinic Treatment Program	38 East 32 Street	Outpatient Mental Health	
199	Preschool Of America Tudor City	25 Tudor City Place	Prekindergarten	
200	Community Options New York Inc.	350 5 Avenue	Programs for People with Disabilities	
201	Job Path Inc.	22 West 38 Street	Programs for People with Disabilities	
202	M S 51- Alexander	350 5 Avenue	School Based Hospital Extension Clinic	
203	Norman Thomas High School	111 East 33 Street	School Based Hospital Extension Clinic	
204	Community Based Organization - K	350 5 Avenue	School-Based Community Based Organization	
205	Community Based Organization - M	210 East 33 Street	School-Based Community Based Organization	
206	Grand Central Neighborhood Social Service Corp.	120 East 32 Street	Soup Kitchen	
207	Grand Central Neighborhood Multiservice Center	120 East 32 Street	Support Mental Health	
208	Postgraduate Center for Mental Health - HH CM	158 East 35 Street	Support Mental Health	
209	Postgraduate Center for Mental Health - HH Non - Medicaid CM	158 East 35 Street	Support Mental Health	
210	RTF - Non Medicaid CC	330 5 Avenue	Support Mental Health	
211	School Based Mental Health - The Promise Zone Initiative	25 West 45 Street	Support Mental Health	
212	NY Public Library Research Libraries	Fifth Ave And 42nd St	Academic Libraries	
213	Center for the Study of Classical Architecture	20 West 44 Street	Architecture/Design	
214	Publicolor, Inc.	149 Madison Avenue	Architecture/Design	
215	Balinese American Dance Theatre	23 West 35 Street	Dance	
216	KDNY Incorporated	132 East 43 Street	Dance	
217	Spanish Dance Arts Company, Inc.	4 West 43 Street	Dance	
218	Tamarind Art Council	142 East 39 Street	Dance	
219	Youth America Grand Prix	417 5 Avenue	Dance	

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**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
220	American Turkish Society, Inc.	3 Dag Hammarskjold Plaza	Film/Video/Audio	
221	International Film Seminars, Inc.	6 East 39 Street	Film/Video/Audio	
222	New American Cinema Group, Inc.	475 Park Avenue South	Film/Video/Audio	
223	New York Women in Film & Television, Inc.	6 East 39 Street	Film/Video/Audio	
224	Earth Day New York	201 East 42 Street	Historical Societies	
225	Greater New York Coalition for Soviet Jewry, Inc.	25 West 45 Street	Humanities	
226	Cultural Center for Soviet Refugees, Inc.	139 East 33 Street	Literature	
227	Feminist Press, Inc.	365 5 Avenue	Literature	
228	Mercantile Library Association of the City of New York	17 East 47 Street	Literature	
229	Asian Cultural Council, Inc.	6 West 48 Street	Multi-Discipl, Perf & Non-Perf	
230	Chashama, Inc.	201 East 42 Street	Multi-Discipl, Perf & Non-Perf	
231	Diocese of the Armenian Church of America (Eastern)	630 2 Avenue	Multi-Discipl, Perf & Non-Perf	
232	English-Speaking Union of the U.S.	144 East 39 Street	Multi-Discipl, Perf & Non-Perf	
233	National Council of Jewish Women New York Section	820 2 Avenue	Multi-Discipl, Perf & Non-Perf	
234	Russian-American Foundation, Inc.	70 West 36 Street	Multi-Discipl, Perf & Non-Perf	
235	Young Audiences, Inc.	171 Madison Avenue	Multi-Discipl, Perf & Non-Perf	
236	General Society of Mechanics and Tradesmen of the City	20 West 44 Street	Multi-Discipline, Non-Perform	
237	Temple of Understanding	211 East 43 Street	Multi-Discipline, Non-Perform	
238	Women's Expressive Theater, Inc.	441 Lexington Avenue	Multi-Discipline, Non-Perform	
239	Exploring the Metropolis, Inc.	205 Lexington Avenue	Multi-Discipline, Performing	
240	Works and Process, Inc.	708 3 Avenue	Multi-Discipline, Performing	
241	International Center of Photography	1114 Avenue Of The Americas	Museum	
242	Pierpont Morgan Library	225 Madison Avenue	Museum	
243	Chamber Music America, Inc.	12 West 32 Street	Music	
244	Education Through Music, Inc.	122 East 42 Street	Music	
245	Either/Or, Inc.	321 East 43 Street	Music	
246	Ethel's Foundation for the Arts	132 East 43 Street	Music	

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
247	Festival of North American Orchestras, Inc.	470 Park Avenue South	Music	
248	Horizon Concerts, Inc.	420 Lexington Avenue	Music	
249	New York Youth Symphony, Inc.	110 West 40 Street	Music	
250	Centers For Reading And Writing	455 5 Avenue	Public Libraries	
251	Grand Central	135 East 46 Street	Public Libraries	
252	Kips Bay	446 3 Avenue	Public Libraries	
253	Mid Manhattan	455 5 Avenue	Public Libraries	
254	Science Industry And Business	188 Madison Avenue	Public Libraries	
255	Stephen A. Schwarzman Building	476 5 Avenue	Public Libraries	
256	Holland Society Library	20 West 44 Street	Special Libraries	
257	The General Society Library	20 West 44 Street	Special Libraries	
258	The Morgan Library & Museum	225 Madison Avenue	Special Libraries	
259	American Academy of Dramatic Arts	120 Madison Avenue	Theater	
260	Creative Ammo, Inc.	18 East 41 Street	Theater	
261	Horizon Theatre Rep	117 East 37 Street	Theater	
262	Making Books Sing, Inc.	340 East 46 Street	Theater	
263	New York Theatre Experience, Inc.	155 East 31 Street	Theater	
264	Red Fern Theatre Company, Inc.	160 East 38 Street	Theater	
265	Shotgun Productions, Inc.	165 East 35 Street	Theater	
266	Theater for Personal Growth	38 West 38 Street	Theater	
267	Court of Appeals - Chambers	230 Park Avenue	Courthouse	
268	Court of Appeals - Chambers	420 Lexington Avenue	Courthouse	
269	Court of Appeals - Chambers	122 East 42 Street	Courthouse	
270	Court of Appeals - Chambers	780 3 Avenue	Courthouse	
271	Eng 21	238 East 40 Street	Firehouse	
272	Eng 65	33 West 43 Street	Firehouse	
273	Park Avenue Malls		Mall	0.621 Acres
274	Bryant Park	476 5 Avenue	Neighborhood Park	9.618 Acres

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
275	St. Vartan Park	613 1 Avenue	Neighborhood Park	2.774 Acres
276	Bryant Park	5 Avenue	Park	
277	Hammar skjold Plaza Park	833 1 Avenue	Park	
278	Mary O'Connor Playground	327 East 42 Street	Park	
279	Ralph J. Bunche Park	741 1 Avenue	Park	
280	Robert Moses Playground	724 1 Avenue	Park	
281	Tudor Grove Playground	328 East 42 Street	Park	
282	Tygre Lie Plaza Sitting Area	725 1 Avenue	Park	
283	Pershing Square Plaza	Park Avenue (west)	Pedestrian Plaza	
284	Vanderbilt Plaza	Vanderbilt Ave	Pedestrian Plaza	
285	Mary O'Connor Playground	327 East 42 Street	Playground	0.247 Acres
286	Robert Moses Playground	1 Avenue	Playground	1.093 Acres
287	Tudor Grove Playground	328 East 42 Street	Playground	0.195 Acres
288	146 East 38th Street, House at	146 East 38 Street	State Historic Place	
289	33rd Street Subway Station (IRT)		State Historic Place	
290	American Radiator Building	50 West 40 Street	State Historic Place	
291	Association of the Bar of the City of New York	40 West 44 Street	State Historic Place	
292	Century Association Building	5 West 43 Street	State Historic Place	
293	Chanin Building	374 Lexington Avenue	State Historic Place	
294	Chrysler Building	395 Lexington Avenue	State Historic Place	
295	Church of the Incarnation and Parish House	207 Madison Avenue	State Historic Place	
296	Civic Club	243 East 34 Street	State Historic Place	
297	Colony Arcade	63 West 38 Street	State Historic Place	
298	Daily News Building	220 East 42 Street	State Historic Place	
299	DeLamar Mansion	233 Madison Avenue	State Historic Place	
300	Douglas, Adelaide L. T., House	57 Park Avenue	State Historic Place	
301	Empire State Building	338 5 Avenue	State Historic Place	
302	Engineering Societies' Building and Engineers' Club	25 West 39 Street	State Historic Place	
303	Fred F. French Building	547 5 Avenue	State Historic Place	

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
304	Grand Central Terminal	East 45 Street	State Historic Place	
305	Grand Central Terminal (Boundary Increase: Park Avenue Viaduct)		State Historic Place	
306	Harvard Club of New York City	27 West 44 Street	State Historic Place	
307	Knox Building	452 5 Avenue	State Historic Place	
308	Lanier, James F.D., Residence	123 East 35 Street	State Historic Place	
309	Lescaze House	211 East 48 Street	State Historic Place	
310	Morgan, Pierpont, Library	219 Madison Avenue	State Historic Place	
311	New York Bible Society	5 East 48 Street	State Historic Place	
312	New York Public Library	476 5 Avenue	State Historic Place	
313	New York Public Library and Bryant Park	1060 Avenue Of The Amer	State Historic Place	
314	New York School of Applied Design	160 Lexington Avenue	State Historic Place	
315	New York Yacht Club	39 West 44 Street	State Historic Place	
316	Old Colony Club	120 Madison Avenue	State Historic Place	
317	Old Grolier Club	29 East 32 Street	State Historic Place	
318	Sidewalk Clock at 519 3rd Avenue, Manhattan		State Historic Place	
319	Sidewalk Clock at 522 5th Avenue, Manhattan		State Historic Place	
320	Tiffany and Company Building	397 5 Avenue	State Historic Place	
321	Webster Hotel	38 West 45 Street	State Historic Place	
322	Ralph Bunche Park	741 1 Avenue	Triangle/Plaza	0.423 Acres
323	Trygve Lie Plaza	725 1 Avenue	Triangle/Plaza	0.097 Acres
324	First Avenue Tunnel		Bridge House	
325	Park Avenue Tunnel		Bridge House	
326	1010 6th Ave. Garage Corp.	1010 Avenue Of The Americas	Commercial Garage	86 Parking Spaces
327	1114 Sixth Parking LLC	1114 Avenue Of The Americas	Commercial Garage	188 Parking Spaces
328	205 East 38th Street Parking LLC	205 East 38 Street	Commercial Garage	125 Parking Spaces
329	245 East 40th St. Parking LLC	747 2 Avenue	Commercial Garage	130 Parking Spaces
330	310 East 48th Street Garage LLC	308 East 48 Street	Commercial Garage	300 Parking Spaces

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**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
331	310 Lex Parking Mgmt LLC	310 Lexington Avenue	Commercial Garage	26 Parking Spaces
332	325 Fifth Car Park, LLC	325 5 Avenue	Commercial Garage	174 Parking Spaces
333	33 St Operating LLC	35 West 33 Street	Commercial Garage	34 Parking Spaces
334	333 East 46th St. Parking Corp.	333 East 46 Street	Commercial Garage	34 Parking Spaces
335	340 E. 34 Garage Corp.	340 East 34 Street	Commercial Garage	41 Parking Spaces
336	38th & Third Parking LLC	205 East 38 Street	Commercial Garage	125 Parking Spaces
337	45th Street Parking Corp	825 2 Avenue	Commercial Garage	126 Parking Spaces
338	475 Parking LLC	475 Park Avenue South	Commercial Garage	150 Parking Spaces
339	9-11 LLC	9 Park Avenue	Commercial Garage	150 Parking Spaces
340	99 Park Avenue Corp.	99 Park Avenue	Commercial Garage	75 Parking Spaces
341	Abm Parking Services, Inc	475 Park Avenue South	Commercial Garage	150 Parking Spaces
342	Affiliated Parking LLC	247 Madison Avenue	Commercial Garage	80 Parking Spaces
343	Alliance Dag Parking LLC	240 East 47 Street	Commercial Garage	37 Parking Spaces
344	Az Parking Corp	35 West 33 Street	Commercial Garage	34 Parking Spaces
345	Basic Parking Corp.	225 East 46 Street	Commercial Garage	26 Parking Spaces
346	Carole Storage Corporation	777 3 Avenue	Commercial Garage	92 Parking Spaces
347	Central Parking System Of New York, Inc.	135 East 31 Street	Commercial Garage	141 Parking Spaces
348	Central Parking System Of New York, Inc.	240 East 47 Street	Commercial Garage	37 Parking Spaces
349	Central Parking System Of New York, Inc.	10 West 48 Street	Commercial Garage	200 Parking Spaces
350	Champion Parking 33 LLC	4 Park Avenue	Commercial Garage	150 Parking Spaces
351	Champion Parking 36 LLC	30 Park Avenue	Commercial Garage	142 Parking Spaces
352	Champion Parking 39 LLC	102 West 39 Street	Commercial Garage	75 Parking Spaces
353	Champion Parking Midtown LLC	224 East 39 Street	Commercial Garage	86 Parking Spaces
354	Corinthian Garage LLC	330 East 38 Street	Commercial Garage	186 Parking Spaces
355	East 39th Realty, LLC	221 East 38 Street	Commercial Garage	95 Parking Spaces
356	East 46th Realty LLC	320 East 46 Street	Commercial Garage	49 Parking Spaces
357	East 47th Garage Corp.	212 East 47 Street	Commercial Garage	105 Parking Spaces
358	Edison NY Parking, LLC	1120 Avenue Of The Americas	Commercial Garage	648 Parking Spaces

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
359	Elko Garage Inc.	312 East 46 Street	Commercial Garage	67 Parking Spaces
360	Enterprise 37 East Parking LLC	415 East 37 Street	Commercial Garage	60 Parking Spaces
361	Enterprise 40th Parking Corp.	315 East 40 Street	Commercial Garage	334 Parking Spaces
362	Enterprise 45th Ownership Corp.	333 East 45 Street	Commercial Garage	35 Parking Spaces
363	Ever-Ready Parking Inc.	330 East 46 Street	Commercial Garage	155 Parking Spaces
364	First Avenue Parking, LLC	630 1 Avenue	Commercial Garage	100 Parking Spaces
365	Imperial Parking (U.S.), LLC	35 East 38 Street	Commercial Garage	21 Parking Spaces
366	Imperial Parking Us LLC	80 Park Avenue	Commercial Garage	52 Parking Spaces
367	Innovative Parking LLC	301 East 40 Street	Commercial Garage	108 Parking Spaces
368	Jo-Dash Parking Corp.	488 3 Avenue	Commercial Garage	55 Parking Spaces
369	Kaylee Operating LLC	148 Madison Avenue	Commercial Garage	66 Parking Spaces
370	Laurence Towers Garage Co., LLC	200 East 33 Street	Commercial Garage	157 Parking Spaces
371	M H M Parking LLC	560 3 Avenue	Commercial Garage	300 Parking Spaces
372	Management Systems LLC	200 East 32 Street	Commercial Garage	33 Parking Spaces
373	Manhattan Parking E 35 St Corp	246 East 35 Street	Commercial Garage	25 Parking Spaces
374	Manhattan Parking East 34th Street Corp.	333 East 34 Street	Commercial Garage	56 Parking Spaces
375	Manhattan Parking East 48th Street Corp.	141 East 48 Street	Commercial Garage	68 Parking Spaces
376	Manhattan Parking System-Park Ave. Corp.	277 Park Avenue	Commercial Garage	40 Parking Spaces
377	Murray 38 Parking LLC	155 East 38 Street	Commercial Garage	67 Parking Spaces
378	Murray Park Garage Co., LLC	120 East 34 Street	Commercial Garage	123 Parking Spaces
379	Nations 47 Parking LLC	885 2 Avenue	Commercial Garage	227 Parking Spaces
380	Noble Garage LLC	728 2 Avenue	Commercial Garage	235 Parking Spaces
381	Noble Parking LLC	310 East 40 Street	Commercial Garage	235 Parking Spaces
382	NYUImc H Garage Corp.	577 1 Avenue	Commercial Garage	45 Parking Spaces
383	One Parking 200 Park Inc.	200 Park Avenue	Commercial Garage	315 Parking Spaces
384	Pace Parking LLC	990 Avenue Of The Americas	Commercial Garage	120 Parking Spaces
385	Park Avenue 39 Parking LLC	90 Park Avenue	Commercial Garage	150 Parking Spaces
386	Park On 44th Corp.	230 East 44 Street	Commercial Garage	103 Parking Spaces
387	Proto Garage Ltd.	250 East 39 Street	Commercial Garage	35 Parking Spaces
388	Qp East 36th Street LLC	221 East 36 Street	Commercial Garage	64 Parking Spaces

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## Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6

KEY	FACILITY NAME	FACILITY ADDRESS	FACILITY TYPE	CAPACITY
389	Quik Park 485 Garage LLC	485 Lexington Avenue	Commercial Garage	100 Parking Spaces
390	Quik Park Eagle LLC	240 East 41 Street	Commercial Garage	74 Parking Spaces
391	Quik Park East 46th Street LLC	300 East 46 Street	Commercial Garage	36 Parking Spaces
392	Quik Park Garment LLC	155 East 34 Street	Commercial Garage	66 Parking Spaces
393	Quik Park Libby 2 LLC	300 East 48 Street	Commercial Garage	51 Parking Spaces
394	Quik Park Real LLC	35 Park Avenue	Commercial Garage	47 Parking Spaces
395	Quik Park Standard LLC	101 Park Avenue	Commercial Garage	124 Parking Spaces
396	Realpro Parking LLC	330 East 39 Street	Commercial Garage	208 Parking Spaces
397	Redball Owners LLC	142 East 31 Street	Commercial Garage	550 Parking Spaces
398	Regal Parking LLC	250 Madison Avenue	Commercial Garage	155 Parking Spaces
399	Seven Eleven Car Park, LLC	711 3 Avenue	Commercial Garage	165 Parking Spaces
400	Sharp Parking LLC	825 2 Avenue	Commercial Garage	126 Parking Spaces
401	Sp Plus Corporation	200 Park Avenue	Commercial Garage	315 Parking Spaces
402	Sp Plus Corporation	214 East 42 Street	Commercial Garage	115 Parking Spaces
403	Sp Plus Corporation	38 West 46 Street	Commercial Garage	225 Parking Spaces
404	Sp Plus Corporation	139 East 33 Street	Commercial Garage	125 Parking Spaces
405	Tunnel 34 Parking LLC	222 East 34 Street	Commercial Garage	107 Parking Spaces
406	Tunnel Partners, L.L.C.	300 East 34 Street	Commercial Garage	148 Parking Spaces
407	Valor Parking LLC	235 East 45 Street	Commercial Garage	90 Parking Spaces
408	Wofl, Raymond Et Al	148 East 33 Street	Commercial Garage	149 Parking Spaces
409	Zephyr Parking LLC	132 East 35 Street	Commercial Garage	85 Parking Spaces
410	245 East 36th Street Garage Corp.	237 East 36 Street	Commercial Parking Lot	35 Parking Spaces
411	310 East 46th Street Parking Corp.	310 East 46 Street	Commercial Parking Lot	67 Parking Spaces
412	9 West 35th Street LLC	9 West 35 Street	Commercial Parking Lot	225 Parking Spaces
413	Affiliated Parking LLC	23 East 38 Street	Commercial Parking Lot	25 Parking Spaces
414	NYUImc E Garage Corp.	333 East 38 Street	Commercial Parking Lot	146 Parking Spaces
415	Consolidated Edison Co. Of New York, Waterside Station Wharf.		Port or Marine Terminal	
416	Stephen A Schwarzman Bldg-NYpl	476 5 Avenue	Pumping Station	
417	Chambers Paper Fibres Corp.	280 Madison Avenue	Trade Waste Carter Site	

**Sources:**

DHS shelters (key values beginning with "S") are listed first (from DHS's CARES database).

Other facilities (listed after the "S" entries) are displayed verbatim from the "Facilities Database" from NYC Dept of City Planning, Release May 2017.

**Facilities within 1/2 Mile of Proposed DHS Site at 118 East 40 Street, Manhattan CD 6**

<b>KEY</b>	<b>FACILITY NAME</b>	<b>FACILITY ADDRESS</b>	<b>FACILITY TYPE</b>	<b>CAPACITY</b>
418	D P Consulting Corp	303 5 Avenue	Trade Waste Carter Site	
419	Empire State Rubbish Removal LLC	320 East 42 Street	Trade Waste Carter Site	
420	M&G Carting Co LLC.	303 5 Avenue	Trade Waste Carter Site	
421	Paper Service Inc.	280 Madison Avenue	Trade Waste Carter Site	
422	Tuder Substa. & Emergency Exit	421 East 42 Street	Transit Substation	
423	Mta And MNcrr Headquarters	347 Madison Avenue	Transportation Facility	
424	Commercial Condo	787 1 Avenue	Long-Term Agreement	
425	Grand Hyatt Hotel	109 East 42 Street	Long-Term Agreement	
426	United Nations Devel. District	322 East 44 Street	Long-Term Agreement	
427	Bwso Water Maint/Emgcycomm	425 East 38 Street	Office	
428	Empire State Building	350 5 Avenue	Office	
429	Empire State Building	336 5 Avenue	Office	
430	Mid-Manhattan Library	455 5 Avenue	Office	
431	Norman Thomas HS (Ecf)	111 East 33 Street	Office	

**Sources:**

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