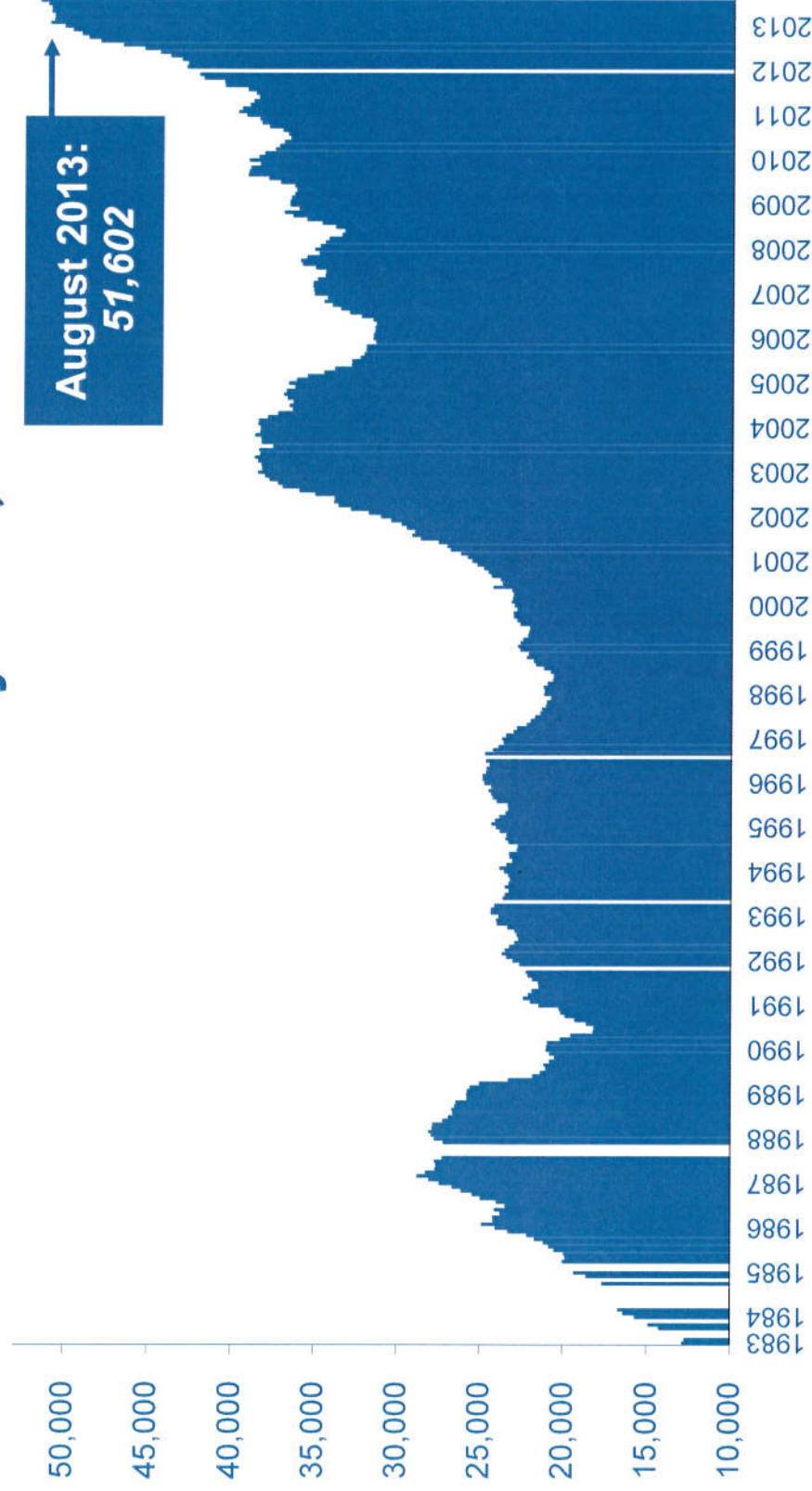




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Homelessness in New York City
Updated October 2013
Chart 1

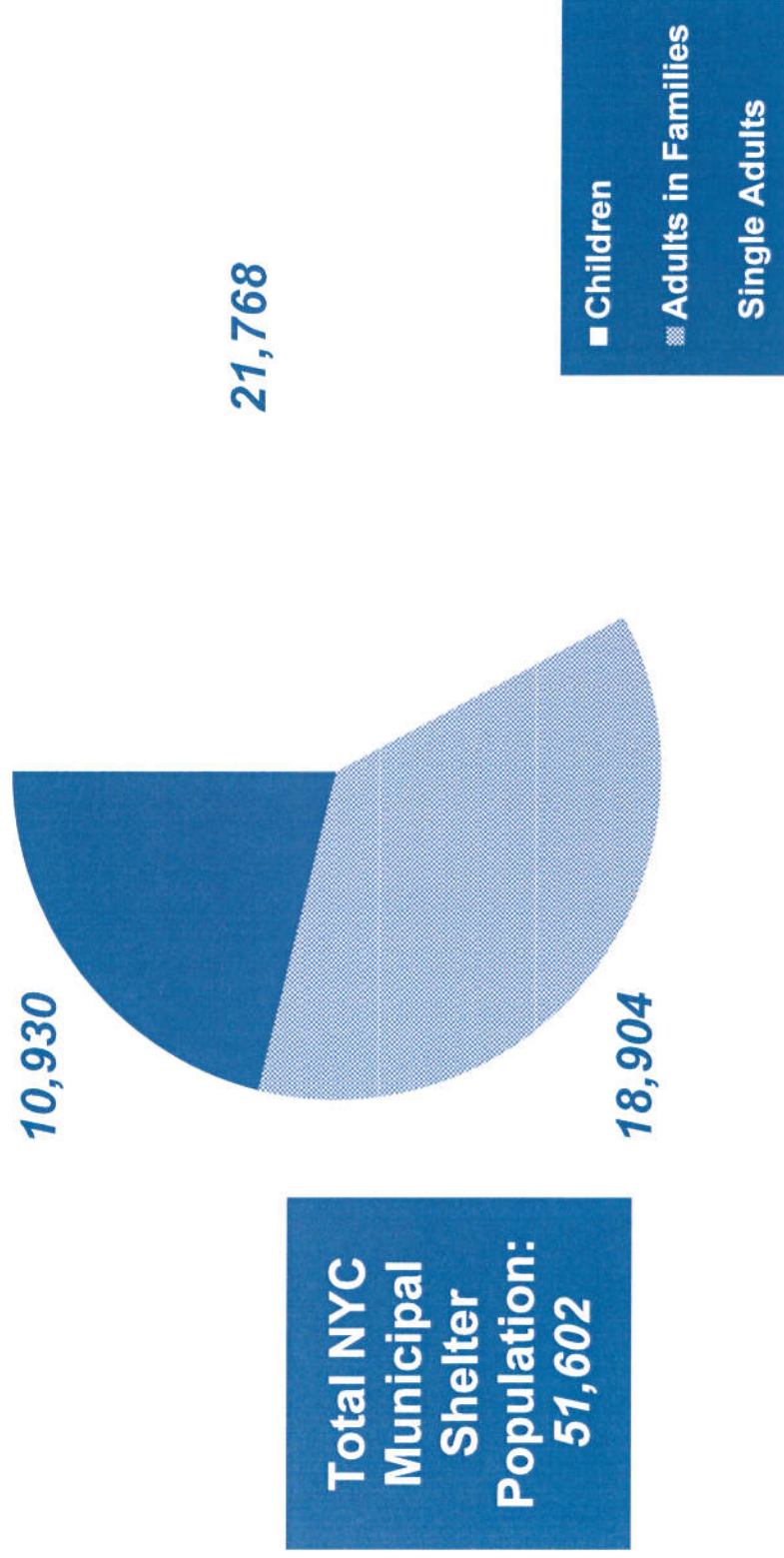
Number of Homeless People Each Night in the NYC Shelter System, 1983-2013



Source: NYC Department of Homeless Services and Human Resources Administration and NYCStat, shelter census reports



Number of Homeless People Each Night in the NYC Shelter System, August 2013

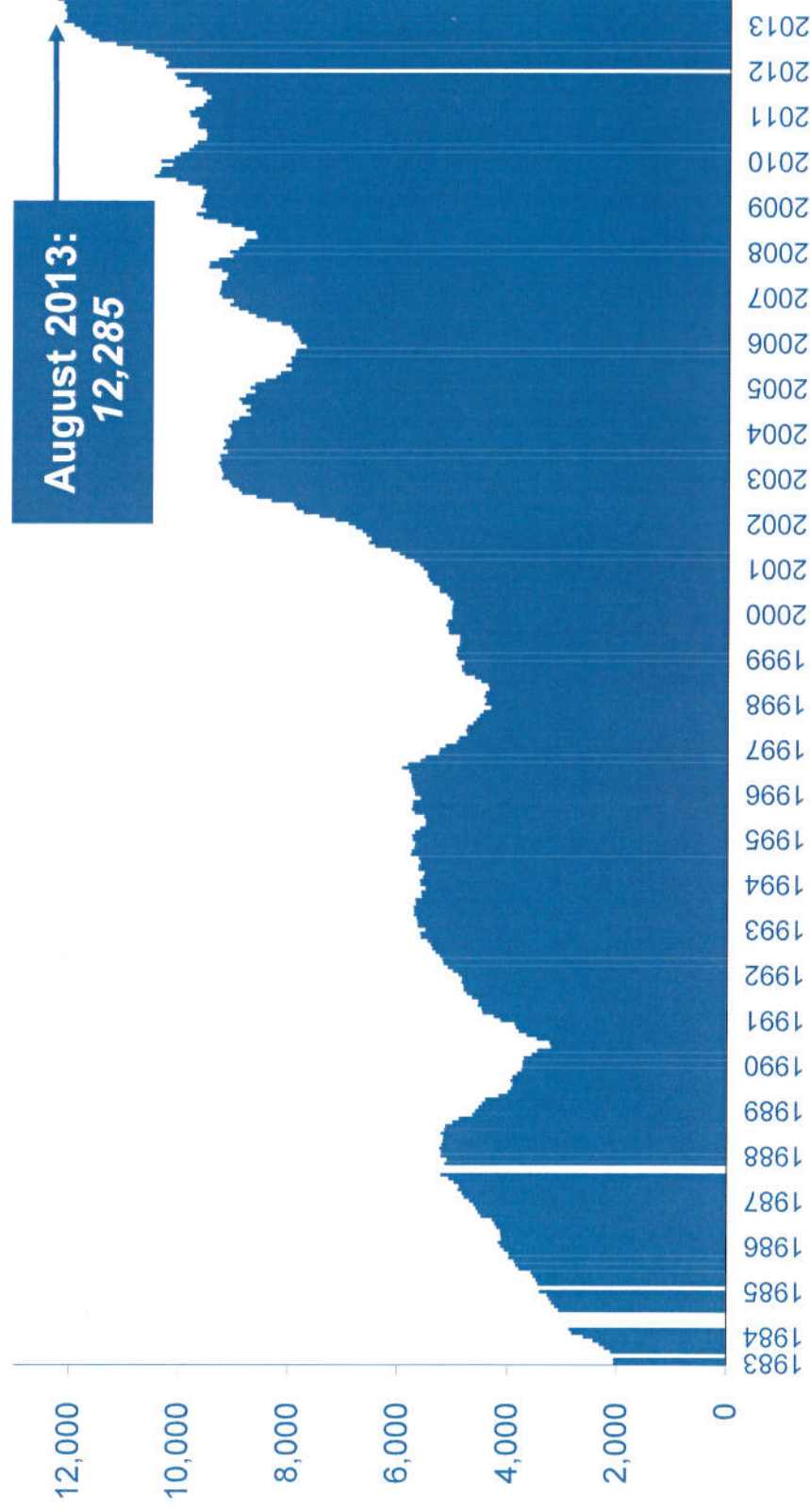




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Homelessness in New York City
Updated October 2013
Chart 3

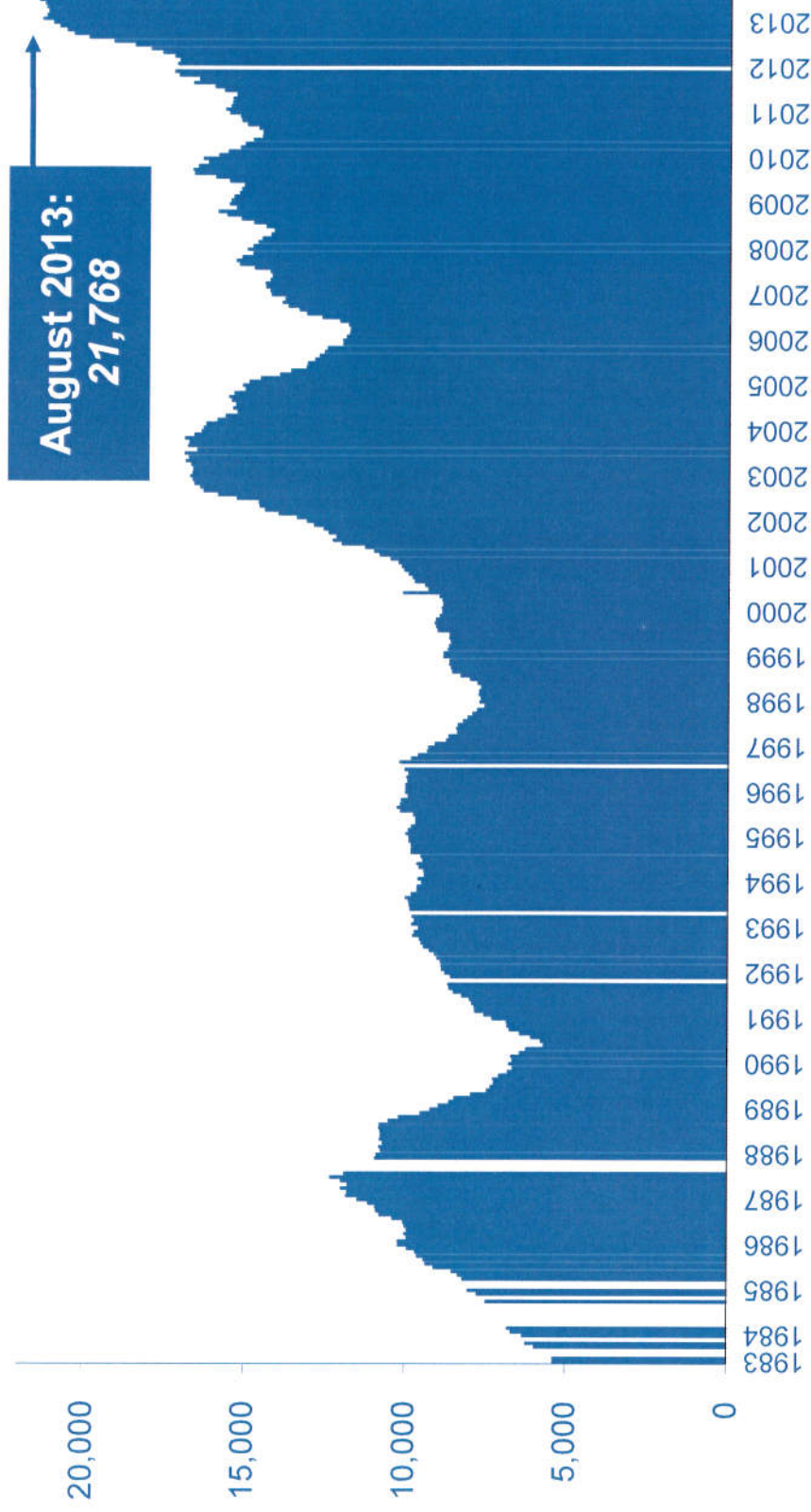
Number of Homeless Families Each Night in NYC Shelter System, 1983-2013



Source: NYC Department of Homeless Services and Human Resources Administration and NYC Stat, shelter census reports



Number of Homeless Children Each Night in NYC Shelter System, 1983-2013



Source: NYC Department of Homeless Services and Human Resources Administration and NYCStat, shelter census reports

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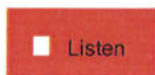
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WNYC News

To Create Housing for Homeless, Landlords Evict Paying Tenants

Monday, August 12, 2013

By [Cindy Rodriguez](#)

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A homeless boy sits in the lobby at 60 Clarkson Avenue, a rundown building in Flatbush, Brooklyn. The landlord has converted the building into a shelter frustrating regular tenants. (Cindy Rodriguez/WNYC)

Desperate for shelter space, New York City has been paying landlords in low income communities much more for their apartments than they could get in the private market. The result? Landlords are pushing out paying tenants to make room for the homeless.

Melvina McMillan, a 40-year-old Flatbush woman, is one of those tenants now facing eviction.

The sticky traps in the kitchen of her three-bedroom apartment at 60 Clarkson Avenue are covered in dead roaches. The insects even make their way into her freezer. The whole building is dirty and in need of repair. The elevators smell like urine, and the trash rooms in the hall overflow with garbage. McMillan, who pays \$700 a month from her pocket, is one of the last regular tenants left, and she's determined to stay in her apartment.

"We used to have like a lot of tenants. There's 83 apartments," she said, describing her six-story building. Now roughly a dozen neighbors are hanging on.

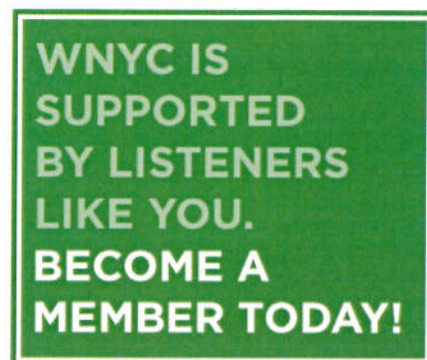
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The city turns to private landlords when the regular shelter system fills up.

Currently, 2,500 apartments are being leased for shelter, an increase of 66% since 2011, according to Patrick Markee, senior policy analyst at the Coalition for the Homeless, an advocacy group. "And that really reflects two things," Markee said. "One, that family homelessness has risen so dramatically since the Bloomberg Administration ended all housing assistance for homeless families. And two, that the city has decided that the way it's going to manage this problem is just by opening more and more shelter capacity And that means doing more and more of these deals with landlords."

The city is obligated by court order to provide shelter for anyone seeking help - which means that when homelessness surges, the city must often bring on shelter capacity quickly. Over time it has used private apartments for shelter to varying degrees - and the practice has always been controversial. The city says that it doesn't tolerate intimidation of regular tenants by landlords and would investigate thoroughly should it become aware of any cases. "We simply are not going to allow anything to happen where tenants feel pushed out for our purposes," wrote Department of Homeless Services spokeswoman Heather Janik in an email response to questions from WNYC.

For the last year, the number of people in New York City's shelter system has hovered around a record 50,000 overall. Nearly half are children. The numbers of people in shelters have shot up since 2011, when state- and city-funded programs designed to help people move into permanent housing were eliminated.



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So the demand for shelter is high - creating the curious phenomenon of the city paying private landlords such high prices for lousy housing that it's in the landlords' interest to push out market-rate tenants like Melvina McMillan. The city rate in its deals with these landlords is typically about \$3,000 a month. A portion of that goes to pay for security and casework. About 500 Clarkson Avenue, a 10-story building in Flatbush, is providing the latter. McMillan, upset by the arrangement, said it was good for everyone - except the people living at the building.

WNYC 93.9 FM and AM 820 are New York's flagship public radio stations, broadcasting the finest programs from NPR and Public Radio International, as well as a wide range of award-winning local programming. WNYC is a division of [New York Public Radio](#).
"CAMBA is gaining, the landlord, which is Barry Hers, is gaining, but guess what? The families in this building, they not gaining, and the families that's here paying they rent out they own pockets? We're not gaining, we're losing," McMillan said, her voice rising with frustration.

The building has 215 housing code violations. The more serious ones are for things like mold, water leaks, broken plaster and roach infestations. Tenants also complain that the building is chaotic and that bloody fights break out frequently. The city said a corrective action plan had been put in place for the building. CAMBA, a Brooklyn non-profit, declined to answer questions about the building, and when WNYC tried to contact the landlord, a person answering a phone number where others have reached Hers said it was not his number. An attorney for the landlord did not respond to a request for comment.

Charmaine Burkett and her 5 children are among the families that were placed by the city at 60 Clarkson after ending up homeless. Burkett is now McMillan's neighbor, and she said she understood the frustrations of the regular tenants.

"Yeah, it's kinda messed up," Burkett said. But she added that the situation does not make sense for families like hers, either.

"You could have a real apartment and pay half - not even half - of what they're paying here," she said. "So it's really sad. And then the conditions you have to live in, you know - so it's not good at all."

Burkett and her family have been living in the building at the city's expense for a year and a half. When there was housing assistance, it would take an average of eight months for a family to move out of the shelter system. But as of last fall, the average had jumped to about a year, according to city statistics. The longer stays mean that the city is spending more money overall. In fiscal year 2013, it cost more than \$1 billion to run the homeless services system, up from \$944 million in 2010. But at that time, the city was paying not just for shelter but for permanent housing assistance as well.

The pressure for more shelter is being felt across the city. Dr. Bola Omotosho, chair of Community Board 5, which includes Morris Heights and University Heights in the Bronx, said landlords are motivated by profit and see the demand for shelter space as an opportunity.

"That's one of the reasons why some tenants feel so threatened," Omotosho said. "They can easily be kicked out of their house so that a landlord can use it as a steady income from the city, which is guaranteed."

Meanwhile, on Clarkson Avenue in Flatbush, McMillan and her longtime neighbors are fighting to stay in their dilapidated apartments, mostly because they have no other place to go. "There's not much option, because rent is very high," said Earl King, a tenant of 40 years.

McMillan's Legal Aid attorney called the eviction case against her frivolous. When asked where she would go were she to lose her apartment, McMillan responded, "Who knows? I would be a statistic just like the rest of them. And for what?"

If she ends up on the street, she'd become part of the city's homeless population - eligible to be placed in an apartment like the one she lives in now, at a cost to taxpayers of \$3,000 a month.

TAGS: [homeless](#), [homeless shelter](#), [local news](#), [news](#)

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CINDY RODRIGUEZ

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Cindy Rodriguez is the Urban Policy reporter for New York Public Radio.

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Houdini

Hell on earth

Aug. 21 2013 11:37 PM

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Andre

Albion - bike lanes actually help the lower classes... it's much easier to afford a bike than a car. Charter schools again help the ppl who can't afford private schools. So what are you talking about?

As to disdain for the poor.... so do you prefer the days when there were thousands of homeless sleeping on the streets????

It's amazing how ppl forget the past and can't see past their own skewed mindsets.

Aug. 14 2013 10:44 AM

  Score: 0/0 

Albion from Manhattan

Just another example of city government at work; the disenfranchised have no voice so they cannot complain, the landlords are being paid to help cover up the Mayor's intractable position of disdain for poor people and the beat goes on. When the uber rich run government the place becomes a laboratory for ineffective and inefficient ideas (bike lanes, charter schools, etc) because they have no connection to the actual people who make up and live in the city, the middle class, the blue collar worker an the poor. At least we'll have Bloomberg's legacy to keep us warm as the city falls apart over the next 20 years from the lack of money and equally important lack of concern for people over wealth.

Aug. 14 2013 05:43 AM

  Score: 0/0 

DTorres from Manhattan, NYC

Yet, all over Manhattan, everywhere you cast your eye, luxury hi risers are being built.

St. Vincents hospital was destroyed for a luxury hi riser.

Yet in these areas of NYC, people live in substantard housing, infested with rats and roaches.

One city for the rich and another for everyone else.




Aug. 13 2013 08:53 PM

  Score: 1/1 

RandyFleming

Marxism , Leninism , Maoism !..Eh , what ?! Any how , socialism at it's most obvious conclusion.

Aug. 13 2013 01:37 PM




  Score: 0/0 

Tori Lyon from New York

The disreputable condition of the housing exposed in this story is not fit for anyone, regardless of whether the tenants are formerly homeless families or people trying to stave off homelessness. Rather than pit one group of disadvantaged people against another, we as a city need to create more affordable and supportive housing solutions that can begin to absorb the 50,000 New Yorkers in the shelter system today and build a foundation from which they

can become more stable. There are many landlords who are working with us at the Jericho Project in providing clean, affordable housing to individuals and families – including veterans - in every borough of the city. Let's channel our collective commitment to solving homelessness into a proactive strategy to invest in long-term solutions in which no New Yorker is second class.

Aug. 13 2013 12:13 PM

  Score: 1/1 

NY Attorney

That is also is happening in the Housing Solutions/Aguila cluster housing shelters in the Bronx, including the one where they failed to remove trash illegally piled up in the halls even after there was a fire, thereby allowing two children to be critically injured two days later in a second fire.

Aug. 13 2013 12:01 PM

  Score: 1/1 

 **landless**

Bloomberg's accomplishments: stop and frisk, low school test scores, rising rents. No wonder he wants to quit.

Aug. 12 2013 06:14 PM

  Score: 1/1 

Amanda from Clarkson Avenue

Chilton, I am familiar with 60 Clarkson, as I live nearby and have friends in the building. The counter intuitive rent pressure is just a piece of the story. The bigger issue is that the building is really an outright slum. The photo is not an anomaly -- when I walk my friend's daughter up the stairs I often have to lift her over pools of pee and stale beer. She's seven, not a toddler. These are big puddles. My friend is so anxious about safety in the building that she has me buzz on my way out so she knows I made it out in one piece. The building is filthy and smells awful. Garbage is regularly piled up in the hallways outside the garbage chute. The stairs have two inches of thick, thick grime at the edges. If I had the misfortune to drop something on the stairs I'm not sure I'd want to pick it up.

The housing violations are entirely consistent with my experience.



Shelter residents tell stories of case workers passing through, checking the cupboards for food and shrugging off complaints about mold and vermine.

The block association actually met with CAMBA to talk about our concerns that our neighbors are living in really atrocious conditions:

<http://theqatparkside.blogspot.com/2012/07/scandal-down-block.html>

CAMBA wasn't even remotely helpful, though a sort of guard or doorman did appear for a few weeks not long after that meeting. They have a great reputation in the neighborhood but they know this is an issue and they've done nothing about it. A stable, established non-profit ought to be able to do a much better job holding the landlord accountable.

Aug. 12 2013 02:48 PM

  Score: 0/0 

chilton from brooklyn

i'm not familiar with 60 clarkson, but generally the city and state provide higher subsidy for homeless adults&families that are "also afflicted by mental illness and substance abuse problems". providing funding in this manner is an enormous savings from the alternative, which is to institutionalize. and CAMBA is a not-for-profit that does tremendous benefit for the community. so the subsidy structure is (a) an overall benefit to the taxpayer and (b) being funneled to strong not-for-profits. i would encourage ms. rodriguez to dig deeper into this story and provide the public with a more meaningful analysis.

Aug. 12 2013 01:54 PM

  Score: 0/0 

Truth & Beauty from Brooklyn

I just get so sick of hearing about this brand of stupidity over and over and over again. Makes me want to force-feed Poor Richard's Almanac to every damn government/civil worker, employee and elected official and tell them they can't take office until they've memorized the whole thing and can spit it out word for word!

So they pay more than market value to put homeless people in housing formerly held by non-homeless people, therefore raising the market value so high that the formerly non-homeless people are now homeless because they can't afford the over-market rates? How idiotic can one get?!? No wonder civilization as we knew it is in a state of decline! I think it's time to read Gibbon again, also!

Aug. 12 2013 10:32 AM

  Score: 0/0 

Jean Serro from Brooklyn

This is not stupidity. When a city agency allows a building owner to carry 200+ violations against his building and still gain financially by participating in a municipal program to house the homeless, it's malfeasance. Who's minding the store Mayor Bloomberg? Speaker Quinn, are you listening?

Aug. 12 2013 09:31 AM

  Score: 2/2 

Robert from Manhattan

Another feather in the cap for the Bloomberg Admin. His legacy as mayor is AMAZING.

Aug. 12 2013 09:12 AM

  Score: 2/2 

Leonore Tiefer from Stuytown

Thanks, Cindy, for this excellent and truthful expose of a tragic and scandalous aspect of NYC housing and homelessness. Through my church I have been working with a wonderful family - a single mother and her 6 children - who were evicted after her never-in-trouble-and-employed husband was deported to Senegal. She has been in SIX homeless shelters since 2008, with various owners and conditions. There are so many tragic aspects to this story I wouldn't know where to begin, but certainly, as your homeless interviewee said, it is so stupid that the city is paying about \$3,000/mo for these awful places and very poor and minimal social services. If my friend had a voucher for \$1200/mo she could get a terrific place in the Bronx that would be humane and suitable for her family. Thank you for interviewing such excellent people to tell this story and keep the pressure on!!!

Aug. 12 2013 08:09 AM

  Score: 0/0 

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March 4, 2009

Tenants Wary of Clustering of Homeless

By [JULIE BOSMAN](#)

Henry Perry just cannot get used to the 10 p.m. curfew notice posted since October in the Bronx apartment building where he has lived since 1963. Or the sign-in sheet, where the newer residents dutifully log comings and goings. Or the 24-hour security guard seated at a desk in the lobby.

"She came when the homeless people did," Mr. Perry, a wiry, gray-haired man of 68, nodded at the guard last week.

Twenty-one of the 50 units in Mr. Perry's five-story brick building are now occupied by homeless families as part of a Bloomberg administration program that has turned dozens of apartment buildings throughout the city, most of them in the Bronx, into de facto homeless shelters. Known as cluster-site housing, the program contracts with nonprofit agencies to temporarily place families in apartments; it has swelled in two years to 1,503 apartments from 1,092, at an estimated cost of \$59 million this year.

With [the number of homeless families in New York at near-record levels](#), cluster-site has quietly replaced the costly and controversial scatter-site housing program that the Bloomberg administration pledged in 2002 to wipe out. Unlike the previous program, it uses nonprofit agencies to provide employment help and other social services to the homeless families, who spend an average of 284 days — about nine months — in the apartments.

But while rent-paying tenants in the buildings are not subject to the curfew or sign-in requirements, many complain that their landlords have been pushing them out to make way for homeless families because the cluster-site program pays far more — an average of \$1,730 — for the units, many of which are rent-stabilized (Mr. Perry pays \$248.68 a month). Many say they have been intimidated with repeated notices regarding rent or other matters, and that they were never notified of the impending changes in their buildings (the city says it notifies residents only if more than half the building will be used).

At Mr. Perry's building, on Mosholu Parkway in the northwest Bronx, longtime tenants were stunned on Sunday, Oct. 26, 2008, when several homeless families arrived in vans, carrying their belongings in shopping bags, and were swiftly ushered into recently renovated apartments.

"They're going to bring in homeless people, and then they're going to make us homeless," said Deonarine Srikishun, 64, who pays \$830 a month for the two-bedroom apartment where he has lived for 27 years.

Advocates for the homeless condemn the cluster-site program for temporarily solving one problem by creating another: displacing low-income residents. Rather than put homeless people in temporary apartments, they say, the city should give more of them the federal subsidized housing vouchers known as Section 8.

"The city is shooting itself in the foot," said Steven Banks, the attorney in chief for the [Legal Aid Society](#). "It is far more costly to house families in apartments as shelter than to house them in permanent housing."

But Deputy Mayor Linda I. Gibbs, who oversees homeless programs, said cluster-site housing worked well because it provided families with caseworkers who develop independent living plans, including target move-out dates and employment goals. Families are expected to abide by a curfew, keep their rooms tidy — there are weekly inspections — and search for jobs.

"Our strategies are focusing on helping the families to become economically independent," Ms. Gibbs said.

The controversy over cluster-site housing comes amid Mayor [Michael R. Bloomberg](#)'s years-long battle to reduce the city's homeless population. He declared in 2004, when there were 38,000 homeless on the city's rolls, that he hoped to cut the number by two-thirds within five years; instead, the city is currently housing 35,000 people.

Putting homeless people into apartments began during the Giuliani administration as an emergency measure to relieve overcrowded shelters. By 2002, it had grown from 50 units to more than 2,000, and was widely criticized as an expensive failure costing \$2,900 a month per apartment. After a public outcry, Mayor Bloomberg and Ms. Gibbs, then the commissioner of homeless services, vowed to shut down the program.

Technically, they did. According to the [Department of Homeless Services](#), there were 723 scatter-site units in December 2006; by January 2007, there were zero. But in a new column of data, labeled "cluster sites," there were 1,092 units, a number that slowly crept up throughout 2007.

Unlike the scatter-site program, in which the city paid rent directly to landlords and provided little else for the families, the Department of Homeless Services works with five nonprofit agencies that seek out landlords, negotiate rents and offer support services to tenants in the 127 cluster-site buildings. Before the agencies establish longer-term contracts with the city, they are paid \$90 per diem, about \$2,700 per month, per family.

Robert V. Hess, the homeless services commissioner, said each apartment was inspected before a homeless family moved in to make sure it was suitable.

But at 3001 Briggs Avenue, a 26-unit building in Bedford Park in the Bronx that has been largely taken over by the cluster-site program in recent months, there are 315 open housing-code violations, according to city records, including complaints of broken windows, peeling lead paint, mice, roaches and [bedbugs](#).

Outside the quiet, run-down building on Sunday afternoon, a security guard in a dark blue jacket patrolled the front door while a group of children played in the lobby.

Dominique Gee, 15, who was carrying a bag of laundry, paused outside the entrance of the building, where she moved with her mother, stepfather and sister three days earlier. "It's not too bad, except we're not allowed to have visitors," she said. "So if we want to see somebody, we have to come outside."

The cluster-site program at the building is run by [Aguila Inc.](#), an organization that began working with the city in 2000 with 55 scatter-site units; it now operates more than 300 cluster-site units in the Bronx as well

as standalone shelters for single adults.

According to public records, Aguila received \$9.2 million from the Department of Homeless Services in 2006. Peter Rivera, the executive director of Aguila and the son of the [Bronx state assemblyman of the same name](#), did not return calls seeking comment.

Fernando Tirado, the district manager for Community Board 7 in the Bronx, said he had been bombarded with calls from residents on Briggs Avenue. (Howard Miller, the manager of the building, did not return repeated telephone messages.)

"It has become apparent to us that landlords have been forcing tenants out, either through coercion or through other means," said Mr. Tirado, who called the cluster-site program "despicable."

Geraldine Salvatorelli, whose 91-year-old father is among the few remaining rent-paying tenants there, said: "It was easy to get most of them out — they owed back rent."

Mr. Hess, of the homeless services department, says the city investigates thoroughly when it receives information that tenants have been intimidated, and had confirmed two such cases over the last three years.

"We're not going to allow anything to happen where other tenants are going to feel that they've been pushed out so we can occupy more," he said.

At the building on Mosholu Parkway, Mr. Srikishun, 64, said his landlord had wrongly accused him of owing more than \$8,000 in back rent, slipping notices under his third-floor apartment door.

"He's torturing me with these papers under the door, every month," Mr. Srikishun said, his voice rising in anger. "All these things are fabricated." He says he has always paid his rent and owes nothing. The property managers, Lev Management, did not return calls.

Despite the opposition, the number of cluster-site apartments appears likely to keep increasing, given the deepening recession and state budget cuts to homelessness-prevention programs.

"We certainly understand the pressure they're under," said John Reilly, the executive director of the [Fordham Bedford Housing Corporation](#). "But to take existing affordable housing off the market, it just seems like it's an agency solving its own problem, but not solving the city's problem."

Catherine Barbosa, an elementary school teacher who pays \$1,050 a month for a two-bedroom apartment in one of the cluster-site buildings, said she sympathized with the problem — but not the solution.

"I understand that homeless people, they need a place to live, they don't need to be out on the street," she said. "I don't pay rent to live in a homeless shelter, that's how I feel."

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Officer	09/13/2013 09/01/2014		LIRIANO	RICHARD	329	HEWES STREET	2ND FL	BROOKLYN NY		11211
Corporation	09/13/2013 09/01/2014	1234 SHAKESPEARE REALTY, LLC			329	HEWES STREET	2ND FL	BROOKLYN NY		11211
Managing Agent	09/13/2013 09/01/2014	PARADISE MANAGEMENT, LLC	LIRIANO	RICHARD	329	HEWES STREET	2ND FL	BROOKLYN NY		11211

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<u>Apt</u> <u>Story</u>	<u>Reported</u> <u>Date</u>	<u>Hzrd</u> <u>Class</u>	<u>Order</u> <u>no</u>	<u>Violation</u> <u>ID</u>	<u>Violation Description</u>	<u>Status</u> <u>Status Date</u>	<u>Certify By</u> <u>Date</u> <u>Actual</u> <u>Cert. Date</u>
4F 4	2013/09/14 2013/09/19	A	556	9974029 4693498	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st door frame from north at east wall in the bathroom located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2014/01/06
4F 4	2013/09/14 2013/09/19	A	554	9974030 4693498	§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st door from north at east wall, 1st door frame from north at east wall in the foyer located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2014/01/06
4F 4	2013/09/14 2013/09/19	B	502	9974027 4693499	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic floor tile in the bathroom located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/11/07
4F 4	2013/09/14 2013/09/19	B	508	9974028 4693499	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the east wall, north wall, west wall in the bathroom located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/11/07

4F 4	2013/09/14 2013/09/19	B	508	9974031 4693499	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling, south wall, west wall in the foyer located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/11/07
4F 4	2013/09/14 2013/09/19	B	508	9974032 4693499	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the west wall, ceiling in the 1st room from north located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/11/07
4F 4	2013/09/14 2013/09/19	A	554	9974033 4693498	§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st riser from south at west wall in the kitchen located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2014/01/06
4F 4	2013/09/14 2013/09/19	B	508	9974034 4693499	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the kitchen located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/11/07
5A 5	2013/09/14 2013/09/19	B	508	9974035 4693502	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the north wall, east wall, ceiling in the foyer located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/11/07
5A 5	2013/09/14 2013/09/19	A	556	9974036 4693501	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st closet from east at south wall door frame in the private hallway located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2014/01/06
5A 5	2013/09/14 2013/09/19	B	508	9974037 4693502	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the 1st closet from east at south wall ceiling, 1st closet from east at south wall wall in the private hallway located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/11/07
5A 5	2013/09/14 2013/09/19	A	554	9974038 4693501	§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st radiator from east at south wall in the 2nd room from north located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2014/01/06
5A 5	2013/09/14 2013/09/19	B	508	9974040 4693502	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the bathroom located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/11/07
5A 5	2013/09/14 2013/09/19	A	554	9974041 4693501	§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st riser from west at north wall in the bathroom located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2014/01/06
5A 5	2013/09/14 2013/09/19	A	554	9974042 4693501	§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st radiator from south at west wall in the 1st room from north at west located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2014/01/06
5A 5	2013/09/14 2013/09/19	B	508	9974043 4693502	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the east wall, ceiling in the kitchen located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/11/07
5A 5	2013/09/14 2013/09/19	C	790	9974044 4693503	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york city health code section 24 rcny chapter 12. wg to install = 1; wg to replace = 0; wg to repair = 0; in the entire apartment located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/10/22
5A 5	2013/09/14 2013/09/19	C	617	9977738 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) north wall, south wall in the kitchen located at apt 5a, 5th story, 1st apartment	NOV SENT 2013/09/19	2013/10/22

from east at south , section at north						
4F 4	2013/09/14 C 2013/09/19	617	9977735 4693500	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at east wall, 1st door frame from north at east wall, north wall, south wall, east wall, west wall, 1st window frame from south at west wall in the kitchen located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/10/22
5A 5	2013/09/14 C 2013/09/19	617	9977737 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st door frame from south at west wall, north wall, south wall in the bathroom located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/10/22
4F 4	2013/09/14 C 2013/09/19	617	9977732 4693500	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at south wall, baseboard at east wall, baseboard at west wall, 1st closet from north at east wall door, 1st closet from north at east wall door frame, 1st door frame from west at north wall, north wall, south wall, east wall, west wall, 1st window frame from south at west wall, 2nd window frame from south at west wall in the 4th room from north located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/10/22
4F 4	2013/09/14 C 2013/09/19	617	9977733 4693500	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) ceiling, 1st door frame from south at west wall, 1st riser from east at south wall, south wall in the bathroom located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/10/22
4F 4	2013/09/14 C 2013/09/19	617	9977734 4693500	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at south wall, baseboard at east wall, baseboard at west wall, 1st door frame from east at south wall, 1st radiator from east at south wall, north wall, south wall, east wall, 1st window frame from south at west wall, 2nd window frame from south at west wall in the 1st room from north located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/10/22
4F 4	2013/09/14 C 2013/09/19	617	9977736 4693500	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) baseboard at east wall, baseboard at west wall, 1st closet from north at east wall door, 1st closet from north at east wall door frame, 1st closet from south at west wall door, 1st closet from south at west wall door frame, 1st door frame from west at north wall, 1st door frame from east at south wall, 1st door frame from south at west wall, 2nd door frame from south at west wall, 1st dumb waiter from north at east wall, north wall, east wall in the foyer located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/19	2013/10/22
5A 5	2013/09/14 C 2013/09/19	617	9977739 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st door frame from east at	NOV SENT 2013/09/19	2013/10/22

					south wall, 1st window frame from north at east wall in the foyer located at apt 5a, 5th story, 1st apartment from east at south , section at north		
5A 5	2013/09/14 2013/09/19	C	617	9977740 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) east wall in the 1st room from north at west located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/10/22
5A 5	2013/09/14 2013/09/19	C	617	9977741 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st closet from east at south wall door, 1st closet from south at west wall door, 1st closet from south at west wall door frame, 2nd closet from south at west wall door, 2nd closet from south at west wall door frame, 1st door frame from west at north wall, west wall in the private hallway located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/10/22
5A 5	2013/09/14 2013/09/19	C	617	9977742 4693504	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st window frame from east at south wall in the 2nd room from north located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/19	2013/10/22
1B 1	2013/09/07 2013/09/11	C	616	9969066 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at south wall, baseboard at east wall, baseboard at west wall, ceiling, north wall, south wall, east wall, west wall in the kitchen located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14
1B 1	2013/09/07 2013/09/11	C	616	9969064 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) north wall, south wall, east wall, 2nd window frame from south at west wall, 1st window frame from south at west wall, 2nd window frame from south at west wall, 1st window frame from south at west wall in the 5th room from east located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14
1B 1	2013/09/07 2013/09/11	C	616	9969061 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at south wall, baseboard at east wall, baseboard at west wall, north wall, south wall, east wall, west wall in the foyer located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14
1B 1	2013/09/07 2013/09/11	C	616	9969065 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) ceiling, 1st door frame from west at north wall in the bathroom located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14
1B 1	2013/09/07 2013/09/11	C	616	9969062 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) 1st door frame from north at east wall, north wall, east wall, west wall in the 1st room from east located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14

1B 1	2013/09/07 2013/09/11	C	616	9969063 4688478	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) baseboard at north wall, baseboard at south wall, baseboard at east wall, north wall, south wall, east wall in the 3rd room from east located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/11	2013/10/14
4A 4	2013/09/07 2013/09/10	B	702	9966683 4687812	§ 27-2045 adm code repair or replace the smoke detector incorrectly installed. must be 4 to 12 inches from ceiling on wall or 4 inches from wall on ceiling and at least 15 feet from each bedroom located at apt 4a, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/10	2013/10/29
- 2	2013/09/07 2013/09/10	B	514 *	9966652 4687809	§ 27-2005 adm code fire escape defective. properly secure gusset plate at south return rail and front rail second fire escape from north at west, at building front , 2nd story	NOV SENT 2013/09/10	2013/10/29
4A 4	2013/09/07 2013/09/10	A	556	9966681 4687811	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all walls and ceilings located at apt 4a, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/10	2013/12/28
4A 4	2013/09/07 2013/09/10	B	530	9966682 4687812	§ 27-2005, 2007 adm code arrange and make self-closing the doors at entrance located at apt 4a, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/10	2013/10/29
4A 4	2013/09/07 2013/09/10	B	1502	9966684 4687812	§ 27-2046.1, 2046.2 hmc: provide an approved and operational carbon monoxide detecting device, installed in accordance with applicable law and rules. located at apt 4a, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/10	2013/10/29
4B 4	2013/09/07 2013/09/09	B	578 *	9966686 4687250	§ 27-2026 adm code repair the leaky and/or defective water supply pipe at wash basin in the bathroom located at apt 4b, 4th story, 1st apartment from south at west , section at north	NOV SENT 2013/09/09	2013/10/28
5A 5	2013/09/07 2013/09/09	B	596 *	9966675 4687248	§ 27-2026 adm code replace the broken or defective wall closet tank and cover in the bathroom located at apt 5a, 5th story, 1st apartment from east at south , section at north	NOV SENT 2013/09/09	2013/10/28
4F 4	2013/09/07 2013/09/09	B	502	9966564 4687245	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic floor tiles and north wall tiles in the bathroom located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV SENT 2013/09/09	2013/10/28
4F 4	2013/09/07 2013/09/09	C	508	9966579 4687246	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color bulging ceiling in the foyer located at apt 4f, 4th story, 1st apartment from south at west , section at south	NOV LATE 2013/10/03	2013/09/22 2013/10/03
1B 1	2013/09/07 2013/09/09	B	501	9966645 4687247	§ 27-2005 adm code properly repair the broken or defective light fixture in the kitchen located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/09	2013/10/28
1B 1	2013/09/07 2013/09/09	B	502	9966648 4687247	§ 27-2005 adm code properly repair with similar material the broken or defective marble saddle in the entrance located at apt 1b, 1st story, 4th apartment from south at west	NOV SENT 2013/09/09	2013/10/28
4B 4	2013/09/07 2013/09/09	A	529	9966692 4687249	§ 27-2005 adm code refit window is thru-out in the entire apartment located at apt 4b, 4th story, 1st apartment from south at west , section at north	NOV SENT 2013/09/09	2013/12/27
4B 4	2013/09/07 2013/09/09	A	556	9966687 4687249	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department ; all walls and ceiling in the kitchen located at apt 4b, 4th story, 1st apartment from south at west , section at north	NOV SENT 2013/09/09	2013/12/27
4B 4	2013/09/07 2013/09/09	A	556	9966688 4687249	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department ; all walls and ceiling in the 4th room from east located at apt 4b, 4th story, 1st apartment from south at west , section at north	NOV SENT 2013/09/09	2013/12/27
4B 4	2013/09/07 2013/09/09	A	556	9966689 4687249	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all walls and ceiling in the kitchen located at apt 4b, 4th story, 1st apartment from south at west , section at	NOV SENT 2013/09/09	2013/12/27

north						
1D 1	2011/07/27 2011/08/04	C	617	9046948 4224339	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) south wall in the bathroom located at apt 1d, 1st story, 1st apartment from north at east	DEFECT LETTER 2013/07/25 2011/09/04
1B 1	2011/07/13 2011/07/26	C	616	9033309 4218166	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) north wall, south wall in the foyer located at apt 1b, 1st story, 4th apartment from south at west	NOT COMPLIED 2013/07/30 2011/08/26
AA 1	2010/06/10 2010/06/14	A	733	8465574 3952810	§ 27-2065 adm code provide ventilation for water closet compartment and/or bathroom and file application for approval before doing work ... in the bathroom located at apt aa, 1st story, apartment at south	NOT COMPLIED 2013/07/25 2010/10/01 2010/10/05
4F 4	2008/07/03 2008/07/10	C	616	7367823 3384662	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) south wall in the 1st room from north located at apt 4f, 4th story, 1st apartment from south at west	NOT COMPLIED 2013/07/30 2008/08/10
4F 4	2008/07/03 2008/07/10	C	616	7367824 3384662	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) 1st door frame from west at north wall in the 4th room from north located at apt 4f, 4th story, 1st apartment from south at west	NOT COMPLIED 2013/07/30 2008/08/10
4F 4	2006/05/18 2006/05/22	C	617	6166666 2676236	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) baseboard at west wall in the 4th room from north located at apt 4f, 4th story, 1st apartment from south at west	NOT COMPLIED 2013/07/30 2006/06/22
4D 4	2005/03/28 2005/03/30	B	510	5424003 2371033	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of concealed leak ceiling in the bathroom located at apt 4d, 4th story, 1st apartment from north at east	1 NO ACCESS 2013/07/30 2005/05/23 2005/07/22
4D 4	2005/03/28 2005/03/30	B	508	5424004 2371033	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the south wall, north wall, ceiling in the bathroom located at apt 4d, 4th story, 1st apartment from north at east	1 NO ACCESS 2013/07/30 2005/05/23 2005/07/22
4D 4	2005/03/28 2005/03/30	C	617	5425241 2371034	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st closet from west at north wall door, 1st closet from west at north wall door frame, south wall, west wall in the foyer located at apt 4d, 4th story, 1st apartment from north at east	1 NO ACCESS 2013/07/30 2005/04/30 2005/05/04
4D 4	2005/03/28 2005/03/30	C	617	5425244 2371034	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st closet from west at north wall door, 1st closet from west at north wall door frame, 1st closet from east at south wall door, 2nd closet from east at south wall door frame, 1st door frame from north at east wall, north wall in the private hallway located at apt 4d, 4th story, 1st apartment from north at east	1 NO ACCESS 2013/07/30 2005/04/30 2005/05/04

The New York Times

Archives

City to Phase Out Scatter-Site Apartments for Homeless Families

By MICHAEL COOPER
Published: May 20, 2003

The Bloomberg administration will begin phasing out a troubled program that temporarily houses homeless families in individual apartments scattered throughout the city, officials said yesterday.

By the end of this month, the city plans to have stopped using 20 of the 2,000 apartments in its so-called scatter-site housing program, and it hopes to phase out all the apartments in one to three years, Linda I. Gibbs, the city's commissioner of homeless services, told a City Council hearing yesterday.

The program, which began as a stop-gap measure two and a half years ago, has been criticized for a number of reasons: the apartments are expensive, costing the city an average of \$2,900 a month for each family; they are dispersed, making them inaccessible to social workers; and some of them are rat-infested or otherwise substandard.

The city's reliance on them increased because the homeless population was rising and because there were perennial difficulties involved in building permanent homeless shelters, which are not generally embraced by local politicians.

Ms. Gibbs said the apartments would be phased out slowly at first because they are needed most in the summer, when more families apply for emergency city housing assistance. But she hopes to accelerate it, she said.

"If we don't start doing it, it won't happen," she said.

The program costs the city \$69 million a year.

"I will continue reducing this program each month moving forward until it is eliminated," she told the Council.

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City to Impose New Rules On Housing for Homeless

By LESLIE KAUFMAN
Published: October 03, 2003

A program that shelters homeless families in private apartments and hotels violates city rules and will soon have to meet contract requirements similar to other city services, Mayor Michael R. Bloomberg announced yesterday.

So-called scatter-site placements in private apartment buildings were developed in 2000 as a temporary program, to be used only in emergencies, and were never subjected to normal contracting procedures. The program has since ballooned and now is used to house nearly a quarter of all homeless families, at a cost of up to \$2,900 a month per apartment.

In an audit released yesterday, the city comptroller found that the Department of Homeless Services had not complied with city procurement guidelines and had kept informal arrangements with operators of scatter-site housing and converted hotels that shelter homeless families. Together, the two types of housing cost the city \$96 million last year.

Critics had argued that the lack of contracts enabled the landlords to provide substandard housing with no accountability. City officials, however, had long said they could not be bound by contracts because they needed flexibility to deal with a fluctuating homeless population.

The new rules announced yesterday are the outgrowth of an audit by the city comptroller, William C. Thompson Jr., that found conditions in some of the apartments were so bad as to endanger the health of their occupants. In the worst, the auditors found roach infestations and mold on most of the walls. The city has closed those units. The hotels, however, met city standards, auditors found.

Linda I. Gibbs, the commissioner of the Department of Homeless Services, had long called for phasing out the scatter-site program, but had said some flexibility was necessary. The city is under court order to provide free overnight shelter to any family that seeks it by 10 p.m.

Mr. Thompson agreed to work with the homeless agency to develop regulations and contracts that would allow it to move quickly to get apartments if the homeless population surged.

"We are committed to finding a procurement process that allows D.H.S. to meet its unique mandate, while also building confidence among taxpayers that the millions of dollars spent on shelter are being spent with appropriate oversight," he said in a joint press release with Ms. Gibbs and Mr. Bloomberg.

It was unclear when the new rules would take effect, however. Ms. Gibbs said she was working with the landlords now providing apartments and with the hotels providing rooms to move toward contracts, but said it was a "difficult process" that could take months. She also said that some of the providers would have to continue to be paid daily, to meet the city's flexibility needs.

Everyone now providing apartments and rooms would be eligible to submit a proposal for a contract, Ms. Gibbs said, even though more than half the apartments visited by auditors were found to be "deplorable."

Altogether, auditors visited 20 units in six hotels and 56 apartments in 17 apartment buildings in which homeless families reside. They found 30 apartments were unsafe because of conditions like water leaks, bug infestation and peeling paint. However, all 30 of the troubled apartments examined were the property of one landlord, and there are 12 landlords in the program.

Ms. Gibbs said yesterday that she hoped to phase out the entire scatter-site program by December 2004. She said she has already removed 140 of the least satisfactory apartments from the city program since May, including those identified by the comptroller's office.

She said the city was also increasing the frequency of inspections to make sure the apartments are up to code. Previously, the apartments had been inspected twice a year.

Ms. Gibbs said she did not believe the controls would save money since new providers of shelter to the city were being paid as much or more than older ones for overnight stays by homeless families. The city had been paying private landlords as much as \$96 a night to house such families, but recently cut their pay to \$85 a night. Nonprofit facilities that have just signed new contracts with the city are being paid an average of about \$95 a night.

Some advocates for families living in the scatter-site buildings said the new rules forcing landlords into contracts did not go far enough.

"We are encouraged that the comptroller took some actions, but it has been a long time coming and it is pretty short on specifics," said John McGough, who works for the Northwest Bronx Community and Clergy Coalition, which has been pressing for greater oversight of the housing for more than a year.

Mr. McGough also said the comptroller's audit had not looked at numerous buildings where poor conditions had been found.

"We have been writing about a dozen buildings in the southwest Bronx that we think should be taken off the list," he said, but nothing happened.