



THE COUNCIL
OF
THE CITY OF NEW YORK

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April 17, 2023

Molly Wasow Park
Acting Commissioner, Department of Social Services
150 Greenwich Street
New York, NY 10007

Dear Acting Commissioner Park,

We are writing in regard to the proposed safe haven to be operated by Breaking Ground at 106-108 West 83rd Street. We support safe havens that are run by quality non-profit organizations and we are pleased that Mayor Adams increased funding for this type of housing by more than \$170 million—the largest ever investment in safe havens by any administration.

There is no question that New York City needs more beds for individuals experiencing homelessness, but the planned four beds per room at the 83rd Street facility raises significant concerns. We know from conversations with safe haven residents and outreach workers that people are more likely to utilize the housing, and the support services that come with it, if rooms are limited to one or two beds. We expressed this concern to Breaking Ground and were told the number of beds is determined by the New York City Department of Homeless Services.

It has also come to our attention that four beds in a room at 106-108 West 83rd Street may violate the buildings' Certificates of Occupancy (COs) as well as the minimum space requirements for SROs set forth by the New York State Multiple Dwelling Code and New York City Housing Maintenance Code. We kindly request that your office, in collaboration with the Department of Buildings and Department of Housing Preservation and Development, review the COs and aforementioned laws to ensure compliance.

Thank you for your attention to this matter. We look forward to your prompt response.

Sincerely,

Gale A. Brewer

Sen. Brad Hoylman-Sigal

Cc: Kazimir Vilenchik, Acting Commissioner, DOB
Adolfo Carrión Jr., Commissioner, HPD
Beverly Donohue, Chair, Community Board 7