



THE COUNCIL
OF

THE CITY OF NEW YORK

GALE A. BREWER

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COVID RECOVERY AND RESILIENCY

February 5, 2024

Hon. Eric Adams
Mayor
City of New York
City Hall
New York, NY 10007

Dear Mayor Adams,

Bayrock Capital, a private investment firm, purchased 160 West 74 Street from Calhoun School in July of 2023. I received a letter from the Department of Social Services in December informing me that building would be converted into a 146-bed shelter for women.

The five-story building will need significant renovation to transform from a school to a shelter. I am requesting that 160 West 74 Street be renovated for affordable housing and not as a shelter. The developer appeared before the Landmarks Preservation Commission in January seeking approval to alter the structure, which is part of the Upper West Side/Central Park West Historic District, but no alterations have commenced as of this date.

Nearby on West 59 Street, another building is being constructed as a shelter for women. Yet from every corner of the city and state, there is a cry for more affordable housing, particularly when a building is a full renovation or new construction. It makes sense to address long-term need for housing at this site.

Further, at the time of its purchase, Bayrock Capital announced that the building would be converted into luxury residences. It is troubling to me that converting the building into a shelter and leasing it to the city is considered by investors to be the most profitable use.

Thank you for your attention to this issue. I look forward to your response.

Sincerely,

Gale A. Brewer

cc: Molly Park, Commissioner, DSS, 150 Greenwich Street, New York, NY 10007

Enclosure



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December 18, 2023

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

Dear Commissioner Park,

I write regarding the planned opening of a shelter at 160 W. 74th Street in my district. I was informed by your office that it will house 146 single adult women with an anticipated opening of fall 2024.

According to published reports, the building at 160 W. 74th Street (a former schoolhouse) was sold to the private equity firm Bayrock Capital this year for \$14 million to develop high-end residences. I am curious how the building wound up as a shelter instead, and with what terms? To that end, please send my office a copy of the lease as well as background information on the site selection.

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

Sincerely,

Gale A. Brewer

Cc: Max Vandervliet, CB7
Sarah Carroll, LPC



**Department of
Social Services**

Human Resources
Administration

Department of
Homeless Services

W-2-657
Rev. 11/23

December 14, 2023

Commissioner's Office

Molly Wasow Park
Commissioner

Christopher Gonzalez
Chief Strategy Officer

Marricka Scott-McFadden
Deputy Commissioner,
Intergovernmental and
Legislative Affairs

150 Greenwich Street
New York, NY 10007

929 221 5645 tel

The Honorable Gale Brewer
Council Member, District 6
563 Columbus Avenue
New York, NY 10024

Dear Council Member Brewer:

I am writing to provide you with notification regarding the planned opening of the following program:

Shelter: 160 West 74th Street, Manhattan

- Capacity/population: **146 single adult women**
- Nonprofit service provider: **Volunteers of America – Greater New York (VOA-GNY)**
- Anticipated opening: **Fall 2024**

The Department of Social Services-Department of Homeless Services (DSS-DHS) is constantly working to improve the existing shelter system, and as part of that commitment we are in the process of opening new sites to address our clients' unique needs while ensuring that every community has the critical safety net resources to help our neighbors in need.

In partnership with our not-for-profit provider-partner Volunteers of America – Greater of New York (VOA-GNY), we will work collaboratively with the community to make this the best experience it can be for our clients as they get back on their feet.

This facility will provide 146 single adult women experiencing homelessness with safety, security, social services, and support in finding and securing employment. We expect that many of the residents at this shelter will have roots in this community and the Manhattan area more broadly.

Our goal at any DSS-DHS location is to work together with community stakeholders to ensure that our facilities are integrated seamlessly into the community. We encourage community members to partner with us by joining the Community Advisory Board (CAB), which is established for each new site to hold regular meetings and maintain direct lines of communication between staff and the community to address any concerns as they arise. We would greatly appreciate your recommendations for community members you believe would be essential voices for this CAB.

We look forward to further discussing this site with you and your constituents.

Thank you for your leadership and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Marricka Scott-McFadden". The signature is fluid and cursive, with the first name "Marricka" being the most prominent.

Marricka Scott-McFadden
Deputy Commissioner
Intergovernmental and Legislative Affairs