

Note: This document is an annotated list of questions received by FAC on 4/9/07. Sub-questions presented on the original document have been removed in an effort to shorten the overall length of the document. Annotations are intended to respond to questions & sub-questions and provide references for additional information.

Questions for the FAC concerning the planned facility at 575 5th Avenue

1. Why wasn't the community advisory board put into place before the project entered the public hearing process?

FAC was in close contact with Community Board 7 and a variety of local groups about the proposal since August of 2005 – 18 months prior to the certification of the ULURP application.

Additionally, FAC established a Sunset Park Advisory Board for all of our projects in Community Board 7 prior to the ULURP process for 575 5th Avenue getting fully underway as part of continuing to solicit community input prior to a formal 575 5th Avenue Community Advisory Board being formed. FAC welcomes nominations to the 575 5th Avenue CAB and a Nomination Form is attached.

2. In FAC flyers you claim to have communicated with 80 business owners about this project but we have personally interview local businesses around the proposed supportive housing location and couldn't find one who had knowledge of the development.

FAC sent notification of the project via the United States Postal Service directly to every known commercial address on 5th Avenue between 14th Street and Prospect Avenue and invited businesses to a meeting to discuss the proposal. FAC followed up with personal phone calls to each business reminding them of the meeting. Subsequent to the meeting, FAC made in-person visits to the vast majority of businesses in the area.

3. Does the FAC have a standard operating procedure that its facilities operate with?

Yes. Much of the "standard" procedures for FAC managed affordable, supportive housing are detailed throughout the FAQ and an Emergency Operating Procedure is included as an addendum to it.

4. Does the FAC have a standard operating procedure concerning its general disciplinary procedures that its facilities operate with?

Please refer to the FAQ that is attached that outlines how potentially disruptive behavior of tenants is handled in an affordable, supportive housing setting. Also, please refer to the Emergency Operating Procedure which is included as an addendum to the FAQ.

5. How does the community report disruptive behavior by a tenant and what is the time frame involved for FAC to deal with the issue? (Please assume a worst case scenario where a tenant has become a major problem for the facility and community)

Please refer to question 2 of the FAQ.

6. How is the decision made to remove a tenant who is disruptive to the facility or the community?

Please refer to questions 8, 9, 20, 21, 22, and 23 of the FAQ.

7. What is the specific procedure that the FAC will use to remove a tenant who is disruptive to the facility or the community?

Please refer to questions 21 and 22 of the FAQ. The Emergency Operating Procedures (attached) also outlines additional procedures for removal.

8. Will the community have an active roll in the screening process?

Yes. Please refer to question 3 of the FAQ.

9. When a tenant is being screened is a criminal and mental history search done and is it available to the persons who are screening potential tenants?

Yes a criminal screening and mental health history are conducted. Please refer to questions 4, 5 and 7 of the FAQ. FAC and CUCS will share relevant information to the extent permissible by Federal and State law surrounding Fair Housing and the Health Insurance Portability and Accountability Act (HIPAA), and other similar professional standards.

10. On this web site (<http://www.dhcr.state.ny.us/ocd/pubs/html/litc10.htm>) it states that the FAC will only provide social services for the Warren Street Facility for three years and after that date the social services will be provided optionally. Is the new facility at 575 5th Ave also going to provide social services for the first three years and have optional coverage from that time on?

This is not a correct reference for the present funding stream for 551 Warren Street. Please refer to question 18 of the FAQ for the on-site social service funding stream..

11. What guarantee does the community have (Other than your past track record) that the FAC will continue to manage the facility into the future?

Please refer to question 25 of the FAQ.

12. If a tenant who is mentally ill decides to discontinue his medication what will the FAC do to ensure that the tenant will not become a danger to himself or the community at large?

Please refer to question 14, 16 and 19 of the FAQ.

13. If a tenant who was a former drug addict becomes an active drug user what will the FAC do to ensure that the tenant will not become a danger to himself or the community at large?

Please refer to question 20 of the FAQ.

14. What supportive services will be available to the tenants of this facility?

Please refer to question 14 of the FAQ.

15. How many social support persons will be on staff at the 16th Street facility?

Please refer to question 15 of the FAQ.

16. Will social services have a staff member onsite 24 hours a day?

Please refer to question 15 of the FAQ.

17. Will the social services support personnel who staff this facility be fully trained and accredited social workers or are they liaisons to social workers?

Please refer to question 15 of the FAQ.

18. Is there an active boundary of where the security of the facility is confined?

No. Please refer to questions 8, 9 and 10 of the FAQ.

19. Will security cameras cover the entire outer perimeter of the facility including the 16th Street side?

Yes. Please refer to question 10 of the FAQ.

20. What will be the on-site security staff's responsibilities cover?

Please refer to question 9 of the FAQ.

21. Has there been criminal activity surrounding the Warren Street facility?

Though there has been criminal activity in the neighborhood surrounding the 551 Warren Street building, we can offer the following regarding our property:

In cooperation with Community Access, our social service provider and partner at 551 Warren Street, we have reviewed our records for the past year to determine the number and nature of emergency responses in connection with the building. We also contacted the NYPD 84th Precinct to verify our information. For this period, Community Access and the precinct both show 34 911-related calls. Of these, Community Access records indicate almost half of the calls involved an ambulance (84th precinct data indicate 22, or two-thirds), 8 other calls stemmed from disagreements between tenants or their guests, and the rest were requests for assistance (noise complaints, etc), or reports that a tenant had been a victim of a crime outside of the building.

Our records indicate two arrests of guests of tenants and the precinct data indicate one arrest in August 2006. Not one of our 67 tenants was arrested or charged with a crime.

In terms of the number of EMS responses, our tenants are older than the norm, with an average age of 56, ranging from 29 to 97 years old. Thirty-two percent are over 60. Members of this age demographic use public health services more frequently than average regardless of the type of housing they occupy. Also, many tenants have chronic health problems as a result of long-term homelessness and a historical lack of access to routine medical services. Linkage to health services is a principal role of our on-site staff.

It should also be noted that we have cooperated fully with investigations into drug activity in the neighborhood, including providing space for police surveillance. In addition, by having a front desk staffed around the clock, a well-lighted lobby, and security cameras inside and outside the building, 551 Warren Street represents a safe haven for the local community.

22. Have there been complaints by neighboring residents of the Warren Street facility?

No, FAC has not received any complaints from neighbors since 551 Warren Street opened in 2000. Please refer to question 12 of the FAQ.

23. Why doesn't the FAC change the design of the project to take the Brooklyn Borough Presidents recommendations which would probably be much more in line with what the community desires?

It is FAC's position that the vast majority of the Borough President's recommendations are infeasible regarding the up-zoning to accommodate family units and to add on-site parking. We continue to confer with the Borough President's office to make adjustments to the project where feasible.

24. Can the entrance to the 16th Street facility be moved to 5th Ave?

Optimal layouts for a corner, mixed-use buildings include a residential entrance on the residential street. The design of the entrance and lobby allow for the 24-hour on-site security to simultaneously view all of the building's internal and external public spaces, including 16th Street. This is not possible with a 5th Avenue entrance.

25. Can the FAC include parking on a lower level to replace the loss of parking due to the development?

Please refer to question 26 of the FAQ.

26. Why does there seem to be a lack of communication regarding this project as many in the immediate area did not know of its inception?

We have enjoyed all of our community outreach efforts over the past 18 months and look forward to facilitating increased communication through the 575 5th Avenue Community Advisory Board.

While we made our best efforts to reach out to the community in the early stages of the proposal, we realize that some residents and business owners were not aware of the project. Thanks to your efforts and ours, many more residents now know about it. Going forward, we look forward to working with you and the CAB to make sure that neighbors are informed and involved in the process as it moves forward. CAB Nomination forms are also enclosed in this package.

27. When answering the preceding questions please cite any and all sources for the facts being presented.

The Frequently Asked Questions document and the Emergency Procedures Policy provide significant details related to each question posed. FAC looks forward to working closely with the 575 5th Avenue CAB and Community Board 7 assuming the proposed project moves forward.