



Harlem East Block Association <harlemeastblock@gmail.com>

Meeting Request

Dan Kent <dkent@lanternhousing.org>

Tue, Nov 22, 2022 at 3:12 PM

To: William Smith <smith4nys@gmail.com>

Cc: Harlem East Block Association <harlemeastblock@gmail.com>, Diane Louard-Michel <dlouardm@lanterncommunity.org>, Jess Powell <JPowell@lanterncommunity.org>, Brian Dickerson <Bdickerson@lanterncommunity.org>, Diana Barros <diabar333@gmail.com>, Yvette Green <ygreen@aol.com>, Jenny Scobel <jennyscobel@gmail.com>, Jane Murphy <jmurphy729@gmail.com>, Lydia Butler <lydia.butler26@gmail.com>, Naeemah Green <nsad6619@gmail.com>, Hailey Nolasco <nolascoh@dss.nyc.gov>, Leilani Irvin <irvinlei@dss.nyc.gov>, Tiffany Brown <TiBrown@cityhall.nyc.gov>, Dan Cohen <supernicenyc@gmail.com>, Helene Thorup-Hayes <thoruphayes@gmail.com>, "Wilson, Tracey (OMH)" <tracey.wilson@omh.ny.gov>, Sarah Noda <essie.macdonald@gmail.com>, "Reed, Jazz" <JaReed@council.nyc.gov>, Kristin Jordan <District9@council.nyc.gov>, Sharase DeBouse <sdebouse@twulocal100.org>, Jason Cruz <cruzj@nyassembly.gov>, Kioka Jackson <koco922@gmail.com>

Hi Mr. Smith,

Thank you for reaching out. We are happy to have a meeting with the tenants so that we can hear their concerns and identify solutions. We think it is most productive to have a meeting with just our staff and the tenants, and then to report back to this group on the outcome of the meeting. This will allow us to have a focused discussion that respects the privacy of our tenants while working toward solutions.

Eva, will you please ask the tenants to contact Brian, Diane, and myself so we can organize a meeting?

Best,
Dan

On Tue, Nov 22, 2022 at 1:49 PM William Smith <smith4nys@gmail.com> wrote:

Mr. Kent, tenants have requested an in-person meeting to discuss the safety issues.

What is the timetable to formulate solutions oriented approach? What do you think that looks like? The questions and concerns of the residents should be addressed in a meeting so everyone is on same page.

It would be greatly appreciated if you could avail yourself or staff member to meet with residents in-person to get the full scope/context of the ongoing issues.

Thank you in advance for consideration and what we hope will be a tangible resolution to the issues previously mentioned.

Sincerely,

District Leader William Smith
Executive Part D, 68th District
smith4nys@gmail.com

Sent from my iPhone

On Nov 22, 2022, at 10:00 AM, Dan Kent <dkent@lanternhousing.org> wrote:

Hi Eva,

Thanks for reaching out. We are reviewing your requests with our elected officials and our government agency partners. Our goal is to find a solution-oriented, productive process for collectively addressing the concerns of our tenants and neighbors that also respects the privacy and well-being of our tenants.

In the meantime, will you please encourage any tenants to reach out to myself, Diane, and Brian so we can begin to address their concerns immediately?

Regards,
Dan

On Mon, Nov 21, 2022 at 10:42 PM Harlem East Block Association <harlemeastblock@gmail.com> wrote:

Hi Dan,

Many thanks for the confirmation. The Prospero Hall tenants we have been in touch with would like to setup a meeting to speak to Lantern Organization's management directly about their safety concerns. Local elected officials will be present or will be sending their representatives. We wanted to check to see if Dec 1st (Thurs) or Dec 5th (Mon) at 630pm might work for you and your team?

Regards,
Eva

On Tue, Nov 15, 2022 at 10:12 AM Dan Kent <dkent@lanternhousing.org> wrote:

Hi All,

Thank you for sharing this list of requests. We are reviewing and plan to follow up soon regarding next steps.

Best,
Dan

On Tue, Nov 8, 2022 at 4:42 PM Harlem East Block Association <harlemeastblock@gmail.com> wrote:

Dan, Diane, Brian, Jess,

Many thanks for speaking with us last week. After our conversation, the block association regrouped with Councilmember Jordan's team, the tenants in your building, our district leaders and we come up with some ideas for us to work together to improve the possible safety situations associated with Prospero Hall and Shafer Hall and to provide the best care to the residents.

Councilmember Jordan's staff would like a response to see which of the requests can be fulfilled. We look forward to hearing from you.

Best regards,

The block association is requesting the following from the Lantern Organization to mitigate the safety issues it generated:

1. A permanent email address that neighbors can send complaints and concerns to about all 3 buildings. Emails should be available to review by police or auditors
2. Enable and support the organization of a tenant association for all buildings located on 118th street. Including:
 1. Providing a designated time and place for monthly meeting
 2. Distributing meeting time and date to each floor of monthly meeting
 3. Routinely educating tenants ways to file incidence reports.
 4. Routinely distributing surveys to tenants to allow for anonymous report of issues
3. Quarterly meeting with the block association to discuss safety issues, and associated remediation plans. The block association will invite the police and

elected officials to attend. Quarterly report should be minuted and should include the following, after confidential information is masked:

1. Number of people in hold over, lease violation issued
 2. Number of incidence report filed, and subsequent actions taken
 3. Information reported in the anonymous email inbox, and subsequent actions taken
 4. Number of on-going investigations and requests for videos by law enforcements and number of cases when a tenant is charged or convicted of misdemeanor or crime
 5. Number of 911 calls and death in the building related to overdose and disturbance
 6. Staff turnover and number of unfilled positions related to the building
 7. Number of residents in different type of housing who are from Harlem
 8. Attendance of different social service programs offered to residents
4. A written contingent management plan of procedures to handle tenants engaging in drug use and drug dealing. Auditor should confirm these procedures are being followed e.g., mandatory drug treatment plan, put tenants in hold over, issue lease violation...etc.
 5. More intentional selection of tenants, considering the excessive density of supportive housing in the area. Ensure all the residents in supportive housing are from East Harlem. Given the rampant drug dealing activities near your building, refrain from selecting tenants susceptible to drug use as this is a triggering environment for them
 6. Increase focus in managing safety issues inside and outside of the building:
 1. Hire qualified security guards who are able to deter criminal elements from coming into the building and is not afraid to file incident reports
 2. Ensure there is sufficient manpower to review videos.
 3. Increase security guards who patrol the area.
 4. Provide a written guide and training to staff of situations where incidence reports should be filed. (e.g. needles found in the garden, drug use in trash room, noise in the corridor).
 5. Increase cooperation with the police to arrest the tenants who are conducting illegal activities

7. Regarding building design, increase lighting on the peripheral of the building, ensure security cameras cover all of the areas external to the building
8. A contract between Department of Social Services and Lantern that hold Lantern organization accountable for crimes in side the building and surrounding areas. DSS' contract with Lantern Organization should include review of all the above points and DSS should review the minutes from the quarterly meeting with the block association.

On Mon, Oct 31, 2022 at 11:05 AM Reed, Jazz <JaReed@council.nyc.gov> wrote:

Good Morning Everyone,

I am free Tuesday at 3pm for a meeting.

Best,

Jazz

From: Harlem East Block Association <harlemeastblock@gmail.com>

Sent: Friday, October 28, 2022 1:32:04 AM

To: Dan Kent; Reed, Jazz

Cc: Diane Louard-Michel; Diana Barros; Yvette Green; Jenny Scobel; Jane Murphy; Lydia Butler; Naeemah Green; Hailey Nolasco

Subject: [EXTERNAL] Re: Meeting Request

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Dan,

We appreciate you reaching out to the block association. We are happy to discuss our concerns.

Jazz, we are free next week in the afternoon. Is there a date/time that works best for you? How about Tuesday? at 3pm? or Wednesday at 3pm?

Thank you.

Eva
(415) 215 2035

On Thu, Oct 27, 2022 at 10:11 AM Dan Kent <dkent@lanternhousing.org> wrote:

Good Morning:

Councilmember Kristin Richardson Jordan advised us of Harlem East Block Association's (HEBA) concerns regarding public safety and quality of life on Park Avenue. At Lantern we

share many of these concerns, as these issues impact our residents and staff.

We have taken several steps in our planning for Timbale Terrace and our operations of Prospero and Schafer Hall to promote neighborhood safety. We welcome the opportunity to meet with HEBA to discuss our efforts, and to hear your thoughts on how we can work together for a safer neighborhood.

Will you please advise on your availability to meet in the coming weeks?

Regards,
Dan

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Dan Kent
President/ CEO, Lantern Organization
42 West 39th Street, Floor 14
New York, NY 10018
(917) 449-5912

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