



Harlem East Block Association &lt;harlemeastblock@gmail.com&gt;

## Request for CB11 to discuss Prospero Hall and the upcoming Timbale Terrace Development

2 messages

Harlem East Block Association &lt;harlemeastblock@gmail.com&gt;

Thu, Jan 12, 2023 at 7:12 PM

To: Angel Mescaïn &lt;amescaïn@cb11m.org&gt;, Xavier Santiago &lt;chair@cb11m.org&gt;

Cc: Kristin Jordan &lt;District9@council.nyc.gov&gt;, Diana Ayala &lt;DAyala@council.nyc.gov&gt;, "Reed, Jazz"

&lt;JaReed@council.nyc.gov&gt;, Maggie McDermott &lt;mmcdermott@council.nyc.gov&gt;, Lori Williams

&lt;lwilliams@manhattanbp.nyc.gov&gt;, Mark Levine &lt;info@manhattanbp.nyc.gov&gt;, Eddie Gibbs &lt;gibbse@nyassembly.gov&gt;,

Jason Cruz &lt;cruzj@nyassembly.gov&gt;, Inez Dickens &lt;DickensI@nyassembly.gov&gt;, Ricardo Agirrer

&lt;aguirrer@nyassembly.gov&gt;, Hailey Nolasco &lt;nolascoh@dss.nyc.gov&gt;, Helen Robinson &lt;turkspearl1@aol.com&gt;, Gabriella

Illyes &lt;gabillyes@gmail.com&gt;, Carmen Bracero &lt;xanaib@juno.com&gt;, Naeemah Green &lt;nsad6619@gmail.com&gt;, Jimmy

Chen &lt;chaoxchen@gmail.com&gt;, Stephen Waite &lt;waite.stephen@gmail.com&gt;, Marie Charles

&lt;marieCharles212@gmail.com&gt;, Marvin &lt;marvin1901board@gmail.com&gt;, Lydia Butler &lt;lydia.butler26@gmail.com&gt;,

Brunilda Trinidad &lt;btrinidad55@gmail.com&gt;, Daisy Feliciano &lt;dfeliciano65@gmail.com&gt;, Dorothy Wallace

&lt;dw516@aol.com&gt;, Oscar Broadhead &lt;o.broadoscar@aol.com&gt;, Dianne Howard &lt;diannehoward3@icloud.com&gt;, Julian

Harper &lt;salvationJH@aol.com&gt;, Collin Clarke &lt;cjclarke1961@outlook.com&gt;, Gloribelle Perez &lt;gloribelle.perez@gmail.com&gt;,

milagros Goodman &lt;milagrosgoodman210@gmail.com&gt;, Margot Edman &lt;margot1825@earthlink.net&gt;, Kate Rachon

&lt;kate.rachon@gmail.com&gt;, Jane Murphy &lt;jmurphy729@gmail.com&gt;, Jean Rosenfeld &lt;711Gina@gmail.com&gt;, Enid Waite

&lt;enidbwaite@gmail.com&gt;, Cindy Mcguire &lt;cindy.maguire@gmail.com&gt;, Yvette Green &lt;ygreen@aol.com&gt;, Leon Bligen

&lt;lbligencljc@aol.com&gt;, Judith Febraro &lt;jlfebb@gmail.com&gt;, Pam Alimurung &lt;pilates.w.pam@gmail.com&gt;, Sarah Collier

&lt;sarahmariecollier@yahoo.com&gt;, Jessica Ng &lt;jessicaspends@gmail.com&gt;, Kim Barrajanos &lt;kbarrajanos@gmail.com&gt;, Alex

Preda &lt;alexst1825@yahoo.com&gt;, Victor Fidel &lt;VictorFidel1@gmail.com&gt;, Maritza Suazo &lt;maritzasuazo@yahoo.com&gt;,

Sarah Noda &lt;essie.macdonald@gmail.com&gt;, Eugene Foster &lt;efoster307@gmail.com&gt;, Gladys Serrano

&lt;gladys@mutablemusic.com&gt;, Kioka Jackson &lt;koco922@gmail.com&gt;, Diane Collier &lt;dcoll1880@gmail.com&gt;, Melanie

Nanez &lt;melanie.nanez@gmail.com&gt;, Marie Dulev &lt;thesuenosproject@gmail.com&gt;, Cynthia Rivera-Arroyo

&lt;criveraarroyo@gmail.com&gt;, "ila.gupta" &lt;ila.gupta@mindspring.com&gt;, Jenny Scobel &lt;jennyscobel@gmail.com&gt;, Steve

Travis &lt;stravis163@yahoo.com&gt;, Cristian Chirila &lt;cmchirila@gmail.com&gt;, Rosario Valverde &lt;valerder042770@gmail.com&gt;,

Denise Rogers &lt;rogers.denise@ymail.com&gt;, Janene Outlaws &lt;loveoutlaws@gmail.com&gt;, John Lewis Brown

&lt;jlbrown@lawpraxis.com&gt;, Christina Solomon &lt;Christinavsolomon@gmail.com&gt;, Catherine Sondra Daley

&lt;cdaley66@gmail.com&gt;, Annie Lu &lt;annie@paradoxalley.com&gt;, Dan Cohen &lt;supernicenyc@gmail.com&gt;, Marsha Streeter

&lt;pegstreet69@gmail.com&gt;, Nancy O'Connell &lt;chillinonfifthav@msn.com&gt;, ramonita cordero &lt;ramonitac1@yahoo.com&gt;,

Shawn Hill &lt;tetshill@gmail.com&gt;, Helene Thorup-Hayes &lt;thoruphayes@gmail.com&gt;

CC:

Manhattan Borough President Mark Levine,

City Council Member Kristin Jordan,

Deputy Speaker Diana Ayala,

Assembly Member Eddie Gibbs,

Assembly Member Inez Dickens,

Department of Social Service,

Department of Housing Preservation

Community Board 11,

As residents of Prospero Hall, gardeners at the [Lydia's Magic Garden](#) and the [Harlem East Block Association](#), we are writing to inquire if CB11 can put on the agenda of one of CB11's committees to discuss our concerns about (1) the failure of [Lantern Organization](#) to responsibly manage the two supportive housings contracted by DOHMH: [Prospero Hall at 111 E 118th St](#) and [Shafer Hall at 117 E 118th Street](#) and (2) the city/DOHMH plan to award an even bigger contract to Lantern to manage another 99 units of

supportive housing at [Timbale Terrace](#) in right next to these two buildings at the intersection of 118th Street and Park Avenue.

Below are our concerns (also [explained on our website](#)):

**(1) Negligent and incompetent Lantern Organization endangers its tenants and impacts its community negatively.** Residents in [Prospero Hall](#) complained of rampant drug use and drug dealing inside the building unrestrained by Lantern Organization, which is the building manager and provider of social services for the two buildings. Residents complained of an unacceptably high number of overdose incidences; needles disposed carelessly in public areas, such as the backyard and trash chutes; frequent disruptions in the hallway till late at night. Residents also witnessed other tenants dealing drugs within 2 blocks from Prospero Hall. In addition, residents complain of incompetent and fearful security guards who allow buyers of drugs to enter the building and are too afraid to file incident reports as is required, and rapid staff turnover and poorly paid staff. Residents also alleged that the Lantern management team is unresponsive to their repeated complaints and is reluctant to cooperate with police investigations and to remove known criminal elements amongst the residents by eviction or other means.

Consistent with the allegations from the [Prospero Hall](#) residents, gardeners at the [Lydia's Magic Garden](#), adjacent to Prospero Hall, complained of needles strewn on garden beds, as well as other drug paraphernalia and blood-stained tissue papers/clothing in the garden as residents toss these items out of their windows ([see some photos](#)). Similarly, neighbors and businesses near Prospero Hall have witnessed numerous police and ambulance calls to the building, and an exponential increase of open-air drug use and drug dealing within a 2 blocks radius of Prospero Hall over the last 5 years. NYPD does not disagree with our observations.

As neighbors to Prospero Hall, we are also disappointed with Lantern's repeated failures to be forthcoming and truthfully engage the community members showing no intention to be a good community neighbor. It has repeatedly ignored the emails from the block association ([See our past complaints here](#)). In addition, when challenged in the public hearing in [CB11 on Jan 19 2022](#), their management failed to disclose overdoses and safety issues happening in its building, and lied about its responsiveness to tenants and neighbors' complaints. CB11 can witness this via their own public hearing recording: [At 1 hr 48 mins](#), Community manager Diane Michel denied she has heard of overdoses, drug dealing, and loitering in these buildings. [At 2hr 08 min](#) CEO Dan Kent claimed that when they hear about complaints, they "immediately" address the concerns. And, they have clear policies about how to be a good neighbor and how important it is. (This contradicts the tenants' experiences as complaints go unanswered and our requests for policies are still not fulfilled). [At 2 hr 8 min and 9 min](#), Diane and Dan can be heard encouraging us to speak to them and promising to engage with us after this meeting (This contradicts the fact that Lantern Org did not respond to our emails until 27 Oct 2022 when the staff of [City Council Member Kristin Jordan](#) reached out to them, and their subsequent [refusal to meet](#) with the tenants on 22 Nov 2022).

**(2) Excessive open-air drug use and drug dealing in the area near 118th Street and Park Avenue.** Over the last 5+ years, an open-air drug use and dealing scene has developed near 118th Street and Park Avenue ([see some examples here](#)). While we support more supportive housing and social services in NYC and even other parts of Harlem, we vehemently believe that it would be inappropriate to add to this particular intersection yet another 99 units for individuals with serious mental health and/or addiction issues. The addition of this population would exacerbate the excessive criminal activities and quality of life issues in the intersection and would certainly become triggering for the patients and impede their recovery.

Here we urge the community board to request HPD to bring in another group of deserving population, e.g. seniors, people with physical disabilities, people suffering from AIDs, domestic abuse survivors, ... etc. Supportive housing for 99 individuals with serious mental health and/or addiction issues is not appropriate in this specific location which is already over-burdened with social services, each is our welcomed neighbors , but, in excessive concentration, contributes to the quality of life issues. Besides Prospero Hall (54 residents) and Schafer Hall, here are some additional supportive housing or social services within a few blocks from the Timbale Terrace location: the [Boulevard Shelter](#) (100 residents), [Odyssey House](#), [NYC's largest methadone center](#) at the Lee Building on Park Avenue that treats 1600 patients a week, [Veteran Residence by VOA](#) (53 residence\*), the [M35 bus stop](#) for the Wards Island shelters, the [Onpoint needle exchange and supervised consumption](#), [Casa Renacer](#) (60 residents\*), [Jericho Project](#) (with 260 residents\*), [CUCS](#) (129 residents\*) and the soon to be built [Castle III by the Fortune Society](#) (58 residents\*). In general, do consider that East Harlem is over-burdened with social services, such as supportive housing, drug treatment programs and adult only shelters ([see detail here](#))

### What are we asking from Community Board 11?

We ask CB11 to help hold Lantern Organization accountable by issuing a resolution to New York City Council Land Use Committee demanding that:

1. Lantern Organization fulfills its responsibilities to responsibly support and protect its residents. Also, it should facilitate the development of a tenant association, and hold regular minuted community advisory board meetings, where it would report, to the extent appropriate, more information about the state of their operations e.g., internal policies and procedures, audit reports, progress in addressing incidences, and aggregated data such as incidents reports, tenants profile, staffing, overdose, arrest, eviction data,...etc (see some of our requests listed on [our website](#))
2. The City to award the social service contract for the upcoming [Timbale Terrace](#) development to another provider, or at least hold off until Lantern Organization is able to demonstrate its ability to manage its two existing buildings responsibly and be a better community neighbor, and that the Comptroller has a chance to [audit this organization](#).

Thank you for your attention and we thank you in advance for an opportunity to speak at your committee

Best regards,

Managers of Harlem East Block Association

Footnote:

(\*) are supportive housing units funded by the Department of Mental Health

---

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: harlemeastblock@gmail.com

Thu, Jan 12, 2023 at 7:12 PM

**Address not found**



Your message wasn't delivered to **valerder042770@gmail.com** because the address couldn't be found, or is unable to receive mail.

**LEARN MORE**

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at [https://support.google.com/mail/?p=NoSuchUser\\_k185-20020acabac200000b003633c59b27asor4901165oif.25-gsmtp](https://support.google.com/mail/?p=NoSuchUser_k185-20020acabac200000b003633c59b27asor4901165oif.25-gsmtp)

Final-Recipient: rfc822; valerder042770@gmail.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try 550-5.1.1 double-checking the recipient's email address for typos or 550-5.1.1 unnecessary spaces. Learn more at

550 5.1.1 [https://support.google.com/mail/?p=NoSuchUser\\_k185-20020acabac200000b003633c59b27asor4901165oif.25-gsmtp](https://support.google.com/mail/?p=NoSuchUser_k185-20020acabac200000b003633c59b27asor4901165oif.25-gsmtp)

Last-Attempt-Date: Thu, 12 Jan 2023 16:12:41 -0800 (PST)

----- Forwarded message -----

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

To: Angel Mescain <amescain@cb11m.org>, Xavier Santiago <chair@cb11m.org>

Cc: Kristin Jordan <District9@council.nyc.gov>, Diana Ayala <DAyala@council.nyc.gov>, "Reed, Jazz"

<JaReed@council.nyc.gov>, Maggie McDermott <mmcdermott@council.nyc.gov>, Lori Williams

<lwilliams@manhattanbp.nyc.gov>, Mark Levine <info@manhattanbp.nyc.gov>, Eddie Gibbs

<gibbse@nyassembly.gov>, Jason Cruz <cruzj@nyassembly.gov>, Inez Dickens <DickensI@nyassembly.gov>, Ricardo

Agirrer <aguirrer@nyassembly.gov>, Hailey Nolasco <nolascoh@dss.nyc.gov>, Helen Robinson <turkspear1@aol.com>,

Gabriella Illyes <gabillyes@gmail.com>, Carmen Bracero <xanaib@juno.com>, Naeemah Green

<nsad6619@gmail.com>, Jimmy Chen <chaoxchen@gmail.com>, Stephen Waite <waite.stephen@gmail.com>, Marie

Charles <marieCharles212@gmail.com>, Marvin <marvin1901board@gmail.com>, Lydia Butler

<lydia.butler26@gmail.com>, Brunilda Trinidad <btrinidad55@gmail.com>, Daisy Feliciano <dfeliciano65@gmail.com>,

Dorothy Wallace <dw516@aol.com>, Oscar Broadhead <o.broadoscar@aol.com>, Dianne Howard

<diannehoward3@icloud.com>, Julian Harper <salvationJH@aol.com>, Collin Clarke <cjclarke1961@outlook.com>,

Gloribelle Perez <gloribelle.perez@gmail.com>, milagros Goodman <milagrosgoodman210@gmail.com>, Margot Edman

<margot1825@earthlink.net>, Kate Rachon <kate.rachon@gmail.com>, Jane Murphy <jmurphy729@gmail.com>, Jean

Rosenfeld <711Gina@gmail.com>, Enid Waite <enidbwaite@gmail.com>, Cindy McGuire <cindy.maguire@gmail.com>,

Yvette Green <ytgreen@aol.com>, Leon Bligen <lbligencljc@aol.com>, Judith Febbraro <jlfebb@gmail.com>, Pam

Alimurung <pilates.w.pam@gmail.com>, Sarah Collier <sarahmariecollier@yahoo.com>, Jessica Ng

<jessicaspends@gmail.com>, Kim Barrajanos <kbarrajanos@gmail.com>, Alex Preda <alexsp1825@yahoo.com>,

Victor Fidel <VictorFidel1@gmail.com>, Maritza Suazo <maritzasuazo@yahoo.com>, Sarah Noda

<essie.macdonald@gmail.com>, Eugene Foster <efoster307@gmail.com>, Gladys Serrano

<gladys@mutablemusic.com>, Kioka Jackson <koco922@gmail.com>, Diane Collier <dcoll1880@gmail.com>, Melanie

Nanez <melanie.nanez@gmail.com>, Marie Dulev <thesuenosproject@gmail.com>, Cynthia Rivera-Arroyo

<criveraarroyo@gmail.com>, "ila.gupta" <ila.gupta@mindspring.com>, Jenny Scobel <jennyscobel@gmail.com>, Steve

Travis <stravis163@yahoo.com>, Cristian Chirila <cmchirila@gmail.com>, Rosario Valverde

<valerder042770@gmail.com>, Denise Rogers <rogers.denise@ymail.com>, Janene Outlaws

<loveoutlaws@gmail.com>, John Lewis Brown <jlbrown@lawpraxis.com>, Christina Solomon

<Christinavsolomon@gmail.com>, Catherine Sondra Daley <cdaley66@gmail.com>, Annie Lu

<annie@paradoxalley.com>, Dan Cohen <supernicenyc@gmail.com>, Marsha Streeter <pegstreet69@gmail.com>,

1/12/23, 7:20 PM

Gmail - Request for CB11 to discuss Prospero Hall and the upcoming Timbale Terrace Development

"Nancy O'Connell" <chillinonfifthav@msn.com>, ramonita cordero <ramonitac1@yahoo.com>, Shawn Hill <tetshill@gmail.com>, Helene Thorup-Hayes <thoruphayes@gmail.com>

Bcc:

Date: Thu, 12 Jan 2023 19:12:29 -0500

Subject: Request for CB11 to discuss Prospero Hall and the upcoming Timbale Terrace Development

----- Message truncated -----