



Harlem East Block Association <harlemeastblock@gmail.com>

(URGENT) Re: OMH Please Hold Lantern Organization Accountable

Harlem East Block Association <harlemeastblock@gmail.com>

Mon, Jan 9, 2023 at 1:32 AM

To: lwilliams@manhattanbp.nyc.gov

Cc: Xavier Santiago <chair@cb11m.org>

Hi Lori,

Hope you are well. I wanted to follow up with you to see if you have any advice on how we can bring some awareness to the management issues of the Lantern Organization and our concerns about the Timbale Terrace development?

Thanks!

Eva

On Wed, Dec 28, 2022 at 12:41 PM Harlem East Block Association <harlemeastblock@gmail.com> wrote:

Hi Lori,

We appreciate you and others in the Manhattan Borough President's office for speaking with me last week. To repeat what I said, the block association would like the City Council and the MBP office to reconsider the current plan to gift the land of 105 East 118th Street, currently a car park for the 25 precincts, to the Lantern Organization to build a 333 unit affordable housing that has 99 units set aside for individuals with mental health and/or addiction issues. The development is going to be called Timbale Terrace. We are not alone. Secretary of State Robert Rodriguez expressed concerns about this project too. We have evidence showing that Lantern Organization is not able to manage its 2 existing supportive housings nearby so it would be a mistake to award a bigger project to the same organization. Also, given the rampant drug use and drug dealing situation near the site on 116th Street and Park Avenue and the excessive density of supportive housing nearby, bringing in another 99 units of housing for people with serious mental health and/or addiction issues would exacerbate the current street safety issues.

What's the problem?

The block association believes Lantern Organization is not able to control criminal activities in its current 2 supportive housings situated right next to the designated Timbale Terrace called Prospero Hall and Schafer Hall located at 111 E 118th Street and 117 E 118th Street. It is therefore surprising that the city not only refused to hold Lantern Organization accountable for its inability to manage its two existing buildings, the city is about to award the organization an even bigger project. From various corroborating sources, including tenants of Prospero Hall, nearby gardeners, police officers, and nearby shopkeepers, the block association learned that there is rampant drug use in the building, including in tenant's homes and common areas like trash chutes. Often, drug paraphernalia is found in the building and/or thrown out of the windows of the building. Worse, some tenants deal drugs in their apartments. Buyers of drugs go into the building unimpeded by the security guards who are so afraid of the drug dealers to stop the drug buyers or to file incident reports. Tenants also report seeing other tenants dealing drugs within a few blocks from the building. There have also been complaints of high staff turnover and poorly attended social service events.

What does the block association want?

(1) DOHMH should hold Lantern Organization accountable for actively managing the bad behavior of their tenants in Prospero Hall and Schafer. A community advisory council should be formed with NYPD, tenants and block association representatives to resolve safety issues associated with its building. Our additional suggestions for Lantern Organization are written here.

(2) The City Council should not approve land use of Timbale Terrace until we confirm that a different group of residents are being selected for the 99 units of Supportive Housing. We learned from Lantern Organization itself why current laws and regulations make it difficult to stop its tenants from using and dealing drugs. This is why, given that the area near 105 E 118th Street is over-saturated with supportive housing for people with mental health issues, the city should not add more of the same population to this area. Instead the city should place other vulnerable populations into the area such as seniors or people with physical disabilities..etc. Placing additional people with severe mental health issues would only exacerbate the rampant drug use and drug dealing in the neighborhood, which is oversaturated with supportive housing and social services (see our area map).

What have we done?

Since 2021, the block association has been advocating for changes to the plan for Timbale Terrace. You can see our complaints at the community board and a sample of our letters sent to Lantern Organization and city/state officials here. Below, I copied you on a email chain as it shows the latest effort for the block association to seek help. We reached out to Hailey Nolasco from Department of Social Services, Tiffany Brown from Mayor's Community Affairs,

Tracey Wilson from OMH and Assembly Member Eddie Gibbs (his chief of staff is Jason Cruz). For about 6 months now, we have been working with City Council Member Kristin Jordan's office (her assistant is Jazz Reed).

How exactly can you help?

1. Facilitate a conversation between the tenants of Prospero Hall, the block association and DOHMH. Tracey Wilson from OMH passed our concerns to DOHMH two months ago but we haven't heard back
2. Ask the City Council to hold back the Timbale Terrace development until we adjust the population to be housed in the 99 units of supportive housing.

We eagerly await your response to this matter.

Best regards,
Eva Chan
(415) 215 2035

harlemeastblock@gmail.com | *Twitter, IG, FB, website*

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

From: Harlem East Block Association <harlemeastblock@gmail.com>
Date: Tue, Dec 27, 2022 at 8:01 PM
Subject: Re: (URGENT) Re: OMH Please Hold Lantern Organization Accountable
To: Wilson, Tracey (OMH) <Tracey.Wilson@omh.ny.gov>, Jason Cruz <cruzj@nyassembly.gov>
Cc: Agnes Slye <agnesslye@gmail.com>, Diana Barros <dianabarros@aol.com>, Dimitri Gatanas <dimitri@urbangardennyc.com>, District Leader William Smith <smith4nys@gmail.com>, Eddie Gibbs <gibbse@nyassembly.gov>, Helene Thorup-Hayes <thoruphayes@gmail.com>, Jane Murphy <jmurphy729@gmail.com>, Janene Outlaws <loveoutlaws@gmail.com>, Jenny Scobel <jennyscobel@gmail.com>, Kioka Jackson <koco922@gmail.com>, Lydia Butler <lydia.butler26@gmail.com>, Pat Martin <martin.pat713@gmail.com>, Reed, Jazz <JaReed@council.nyc.gov>, Sarah Noda <essie.macdonald@gmail.com>, Yvette Green <ytgreen@aol.com>, cdaley66@gmail.com <cdaley66@gmail.com>, sdehouse@twulocal100.org <sdehouse@twulocal100.org>, stravis163@yahoo.com <stravis163@yahoo.com>, Hailey Nolasco <nolascoh@dss.nyc.gov>, Xavier Santiago <chair@cb11m.org>, lwilliams@manhattanbp.nyc.gov <lwilliams@manhattanbp.nyc.gov>

Jason, Tracey, Jazz, Hailey,

Happy Holidays!

I am writing to follow up on the below email with two asks:

(1) Please let us know if you have made any progress in improving safety issues in Prospero Hall. The tenants in Prospero Hall are still waiting for a meeting with the Lantern Organization. Our proposed requests to Lantern can be found here.

(2) Can you put a pause on Timbale Terrace in the ULURP land use process. Given the rampant drug use conditions on Park Avenue, and the inability of Lantern Organization to manage their existing renters, we should revisit who are the appropriate residents for the 99 units of supportive housing in this development. Adding more residents who suffer from drug use issues as those in Prospero Hall would certainly exacerbate the current issues of drug use in the surrounding area along Park Avenue.

We really appreciate a response from you.

Best regards,

Eva
(415) 215 2035

On Fri, Nov 25, 2022 at 11:09 PM Harlem East Block Association <harlemeastblock@gmail.com> wrote:
Tracey, Jason,

Can you please help confirm that New York State has put a pause on the funding to the possible new contract to Lantern Organization for Timbale Terrace? We have yet to hear back from Lantern Organization of how they plan to address our list of requests. I haven't heard from your contact at DOHMH.

Jazz,

Can you help confirm that the ULURP process to approve Timbale Terrace has been put on hold?

Just so you know, I continue to receive complaints from the residents of Prospero Hall. This morning, I was sent these attached photos of needles and bloody tissue tossed from the building down to the community garden next door. It is extremely disturbing.

Eva

On Wed, Nov 9, 2022 at 12:52 PM Harlem East Block Association <harlemeastblock@gmail.com> wrote:
Tracey,

Many thanks for your support!! Yes, thanks to assistance from City Councilmember Jordan, we finally managed to speak to Diane Louard-Michel and the CEO of Lantern Organization Dan Kent. They have ignored our repeated emails for one year, but we did finally get to speak to them last week.

Based on the conversation with them last week, we proposed a list of requests for the organization (also attached) and we are also requesting the government to hold off on awarding pending new contracts to Lantern Organization until

1. The current safety issues in Prospero Hall and Schafer Hall are resolved and
2. Our requests are implemented.

We look forward to hearing from the relevant representative from NYC DOHMH.

Best regards,

Eva

On Wed, Nov 9, 2022 at 9:55 AM Wilson, Tracey (OMH) <Tracey.Wilson@omh.ny.gov> wrote:

In addition to the contact information I've passed along for Lantern House (below), our NYC Field Office is going to forward your concerns to NYC DOHMH. The State provides DOHMH with funding and they in turn contract with Lantern for these beds.

Diane Louard-Michel | Executive Director (she/her)

Lantern Community Services

494 8th Avenue, 20th Floor, New York, NY 10001

(p): 212-398-3073, ext.176 | dlouardm@lanterncommunity.org

From: Jason Cruz <cruzj@nyassembly.gov>

Sent: Wednesday, November 9, 2022 11:37 AM

To: Harlem East Block Association <harlemeastblock@gmail.com>; Wilson, Tracey (OMH)

<Tracey.Wilson@omh.ny.gov>

Cc: Agnes Slye <agnesslye@gmail.com>; Pat Martin <martin.pat713@gmail.com>; Reed, Jazz <jareed@council.nyc.gov>; Diana Barros <dianabarros@aol.com>; cdaley66@gmail.com; Sarah Noda <essie.macdonald@gmail.com>; Jenny Scobel <jennyscobel@gmail.com>; Jane Murphy <jmurphy729@gmail.com>; Janene Outlaws <loveoutlaws@gmail.com>; Lydia Butler <lydia.butler26@gmail.com>; Yvette Green <ytgreen@aol.com>; stravis163@yahoo.com; Helene Thorup-Hayes <thoruphayes@gmail.com>; Kioka Jackson <koco922@gmail.com>; sdehouse@twulocal100.org; District Leader William Smith <smith4nys@gmail.com>; Dimitri Gatanas <dimitri@urbangardennyc.com>; Eddie Gibbs <gibbse@nyassembly.gov>; Xavier Santiago <chair@cb11m.org>

Subject: RE: OMH Please Hold Lantern Organization Accountable

You don't often get email from cruzj@nyassembly.gov. Learn why this is important

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This is truly concerning, I will see what I can find out.

Jason Cruz

Chief of Staff
New York State Assembly | 68th District
Assembly member Edward Gibbs
55 E. 115th Street New York, NY 10029 (DO)
212-828-3953 (New York City)
LOB Room 532 Albany, NY 12248 (LOB)
518-455-4781 (Albany)
cruzj@nyassembly.gov

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

Sent: Monday, November 7, 2022 3:16 AM

To: Wilson, Tracey (OMH) <Tracey.Wilson@omh.ny.gov>

Cc: Agnes Slye <agnesslye@gmail.com>; Pat Martin <martin.pat713@gmail.com>; Reed, Jazz <jareed@council.nyc.gov>; Diana Barros <dianabarros@aol.com>; Catherine Sondra Daley <cdaley66@gmail.com>; Sarah Noda <essie.macdonald@gmail.com>; Jenny Scobel <jennyscobel@gmail.com>; Jane Murphy <jmurphy729@gmail.com>; Janene Outlaws <loveoutlaws@gmail.com>; Lydia Butler <lydia.butler26@gmail.com>; Yvette Green <ytgreen@aol.com>; Steve Travis <stravis163@yahoo.com>; Helene Thorup-Hayes <thoruphayes@gmail.com>; Kioka Jackson <koco922@gmail.com>; Sharase DeBouse <sdehouse@twulocal100.org>; District Leader William Smith <smith4nys@gmail.com>; Dimitri Gatanas <dimitri@urbangardennyc.com>; Jason Cruz <cruzj@nyassembly.gov>; Eddie Gibbs <gibbse@nyassembly.gov>; Xavier Santiago <chair@cb11m.org>

Subject: OMH Please Hold Lantern Organization Accountable

Hi Tracey,

We are writing to OMH about our concern of the Lantern Organization, which has been contracted by OMH to manage two supportive housing, Prospero Hall at 111 E 118th St and Shafer Hall at 117 E 118th Street.

Residents in Prospero Hall complained of rampant drug use and drug dealing inside the building, driven by mismanagement of the building. Residents complained of rapid staff turnover, incompetent security guards, unattended needles in public, unresponsive management team, and reluctance to cooperate with police investigations. Some residents and their friends use drugs in the trash chute area and drug induced disruption are frequent inside the hallways of the building. Users of the adjacent garden complain of needles strewn on garden beds. As neighbors living near the two buildings, we see drug dealers or people engaged in open-air drug use in the neighborhood walking in and out of the building.

Clearly, action must be taken to stabilize the two buildings.

So, it is unintuitive that the City and OMH are planning to award a bigger contract to this organization in the planned project Timbale Terrace. Neighbors from the block association have been complaining about this development for more than a year now to numerous parties, but it seems no real progress has been made yet. (see our past complaints here).

Over this weekend, we were surprised to see on Patch Reporting that the Timbale Terrace project continues to progress through the city's approval process despite our repeated complaints.

Here, we would like to understand what can be done to hold Lantern Organization accountable? The block association has a list of suggestions on our website that we would like to discuss with you.

Thank you for your attention. We look forward to a swift response from OMH. If you are not the right contact, we appreciate your help to introduce us to the right person in your organization.

Best regards,

Eva

(415) 215 2035

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

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

Date: Mon, Nov 7, 2022 at 1:32 AM

Subject: STOP the contract for Lantern Organization

To: Hailey Nolasco <nolascoh@dss.nyc.gov>, Tiffany Brown <TiBrown@cityhall.nyc.gov>, Leilani Irvin <irvinlei@dss.nyc.gov>

Cc: Jenny Scobel <jennyscobel@gmail.com>, Diana Barros <dianabarros@aol.com>, Yvette Green <ytgreen@aol.com>, Jane Murphy <jmurphy729@gmail.com>, Lydia Butler <lydia.butler26@gmail.com>, Sarah Noda <essie.macdonald@gmail.com>, Reed, Jazz <JaReed@council.nyc.gov>, Pat Martin <martin.pat713@gmail.com>, Collin Clarke <cjclarke1961@outlook.com>, Kioka Jackson <koco922@gmail.com>, District Leader William Smith <smith4nys@gmail.com>, Sharase DeBouse <sdebouse@twulocal100.org>, Steve Travis <stravis163@yahoo.com>, Janene Outlaws <loveoutlaws@gmail.com>, Catherine Sondra Daley <cdaley66@gmail.com>, Kim Barrajanos <kbarrajanos@gmail.com>, Dimitri Gatanas <dimitri@urbangardennyc.com>, Martinez, Connor <CMartinez@cityhall.nyc.gov>, Erica Dean <ERICAD@dhs.nyc.gov>, Scott Mcfadden <scott-mcfaddenm@dss.nyc.gov>, Diane Collier <dcol1880@gmail.com>

Hailey, Tiffany,

It is really disappointing to see that despite our repeated complaints made about Lantern Organization (see our website), the city continues to want to move ahead with the Timbale Terrace project as is. It appears, from the Patch article that the Timbale Terrace project continues to progress through the city's approval process.

<https://patch.com/new-york/harlem/affordable-housing-church-be-bulldozed-east-harlem-developments>

As you have heard, residents in existing building in Prospero Hall complain of gross mismanagement, rampant drug use and drug dealing inside the building. It is unacceptable for the city to consider awarding an even bigger contract to this failed organization. Action must be taken to first stabilize the two existing buildings, Prospero Hall at 111 E 118th St and Shafer Hall at 117 E 118th Street, before discussing awarding this organization new contract.

The block association has listed our requests on our website. Please help take needed action.

Thank you.

Eva

(415) 215 2035

On Fri, Oct 14, 2022 at 2:09 AM Harlem East Block Association <harlemeastblock@gmail.com> wrote:

Hailey,

Hope this finds you well. I wanted to follow up with you on the following requests, related to contacts at supportive housing, upcoming landuse review, and Wards Island task force.

Many thanks!!

Eva

5) **Contacts for nearby supportive housing:** Establish email contact for the block association with the supportive housing near us that seemed to bring in troubled individuals near the catchment area of the block association, so we can file our complaints to them with a paper trail.

- Shafer Hall by Lantern Org: <https://lanterncommunity.org/about-us/buildings/schafer-hall/> - (117 E 118th St)
- Prospero Hall by Lantern Org: <https://lanterncommunity.org/about-us/buildings/prospero-hall/> (100 E 118th St)
- Veteran's center by Volunteers of Americas on 119th Street: <https://www.google.com/maps/place/Volunteers+of+America+Gny+Inc/@40.8020472,-73.9440382,15z/data=!4m5!3m4!1s0x0:0x14123dd75c624bd6!8m2!3d40.8020674!4d-73.9440236> (22 E 119th St)
- Lately, drug deals are also taking place in the Oglia Mendez Apartment. It seems that the criminal elements break into the backyard and management is unable to stop the breakins. <https://www.google.com/maps/place/Senator+Olga+>

Mendez+Apartments/@40.79996,-73.9436251,18z/data=!4m5!3m4!1s0x89c2f60f3ff464bf:0x4f732fb192dc5986!8m2!3d40.800083!4d-73.9432407 (1652 Park Ave)

--> HRA will provide contact --> (Hailey/Leilani)

6) Oversaturation of supportive housing on Park Ave: Holistically review the over-concentration of existing social programs near our block and to refrain from adding more supportive housing and encourage more mixed income housing going forward. As requested, I added more links to presentations from the city government and CB11's websites reflecting the upcoming 4 developments. In some of these links, you will see that recordings of community board meetings reflected the objections from the nearby neighbors but CB11 approved these developments nevertheless, understandably due to its focus on helping the vulnerable population and preventing displacement of East Harlem's residents.

1. Fortune Society at 111 E 123rd Street (100% of 81 units) - 81 units of supportive housing for formerly incarcerated individuals
 1. zoning portal link,
 2. 13 Oct 2021 CB11 youtube recording of presentation with attached minutes where we raised multiple concerns,
 3. 26 Oct 2021 CB11 full board approved this development]
2. Timbale Terrace development (120 E 119th st) by Lantern Organization (82% of 333 units) - 99 units of supportive housing for formerly homeless individuals and 174 units of housing for 30-50 AMI
 1. 19 Jan 2022 CB11 presentation with youtube recording of presentation at Community Board 11 where community members raised numerous objections
 2. Aug 2021 Letter from block association with objections and no response
 2. Objection from Secretary of State Robert Rodriguez
3. La Racies at 1767 Park Avenue (48% of 52 units) - 8 units of supportive housing for formerly homeless individuals and 17 units of housing for 30-50 AMI
 1. zoning portal link
 2. 7 July 2021 CB11
 3. 7 July 2021 CB11 presentation. and video of the meeting where community members raised objections
4. Fox House Transitional Housing for Women Proposal - Still early stage exploration
 1. 1st June 2021 CB11 presentation of Fox House II by Sisters of Charity Housing Development Corporation (meeting minutes attached, youtube video where a member objected is here)

--> Hailey will help find a contact

11) Redevelop Wards Island's congregate shelters, which are not a humane way to house people. Invest in affordable housing there. Improve public transportation that can reach Wards Island

---> Block association asked Mayor to form a Wards Island task force. Hailey said this is a topic that is getting quite a lot of attention. (Hailey will revert)

Are you in crisis, experiencing emotional distress, or worried about someone you know? Call or text 988 or chat at 988lifeline.org 24 hours a day, 7 days a week.

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