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July 24, 2023

TO: City of Binghamton Planning Commission

FROM: The Addiction Center of Broome County, Inc.

RE: Request for Approval for Social Services Code Blue Warming Center at 15 Charles Street, Binghamton NY 13905

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MEMORANDUM

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Agency Background

The Addiction Center of Broome County, Inc. (ACBC) is a medically supervised outpatient clinic and care management agency. ACBC turns 50 next year; is an anchor institution in Broome County, also serving Tioga, Tompkins, and Chenango counties. Currently, ACBC serves more than >1000 individuals and has 100 employees.

Current services:

- Assessment & Referrals
- Individual, Group, Family Counseling
- Psychiatric Evaluation, Medication Management
- Adolescent Services & Play Therapy for children ages 4-12
- Care Management
- Family Navigation
- Certified Recovery Peer Advocacy
- Opioid Overdose Reversal Program
- Food Pantry
- United Presbyterian Comfort Center at 42 Chenango

ACBC has the most successful peer programs in the state, reflecting the severity of the local need:

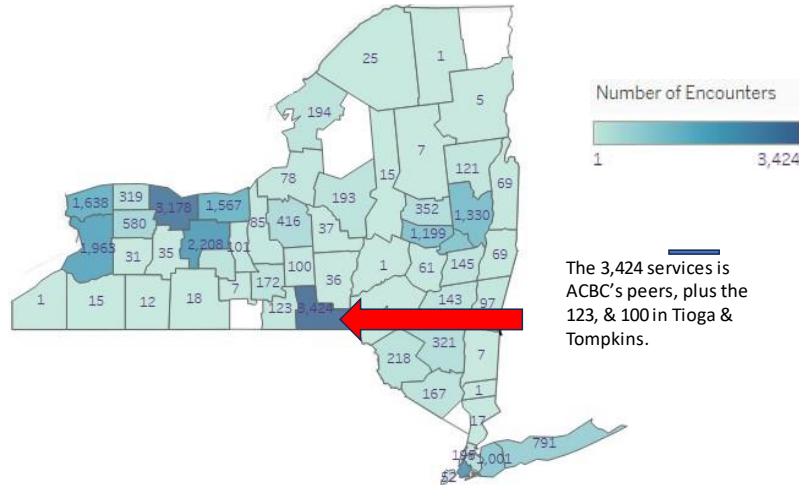
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### Outreach and Engagement Services Provider Encounters by County



#### Reason for the Request for Zoning:

ACBC has been renting space at 30 West State Street for more than twenty years. ACBC has outgrown the space; the rent is too expensive, and the space is poorly maintained by current owners. In 2016, ACBC began looking for a larger property to consolidate offices and purchased 15 Charles Street on November 30, 2022.

The need for substance use disorder treatment has increased steadily due to the opioid epidemic and with Broome County being identified as a High Intensity Drug Trafficking Area (HIDTA). The demand for treatment grew during the COVID pandemic and recently due to the area's housing crisis. One strategy to assist individuals who are unhoused is with a Code Blue Warming Center which opens when the temperature is 32 degrees or below. There are numerous Code Blue Warming Centers in counties in New York State (Appendix A). As evidenced by this number, this is not a new model but a standard option to assist individuals during cold winter months. ACBC received a contract with the Broome County Department of Social Services to open a Code Blue Warming Center at 15 Charles Street and will be prepared to open for the fall of 2023 pending approval from the Planning Commission. The total investment plan for this building is \$20,000,000.00.



Data Summary from the UP-Comfort Center at 42 Chenango:

ACBC has had the opportunity to open a Comfort Center following its proposed code blue warming center model at the United Presbyterian Church on 04-27-23. Guests arrive at 7:00pm, going through the entry process, eating dinner, and sleeping. In the morning a light breakfast is available and linkage to services with guests leaving at 7:00am.

During the month of May, the UP-Comfort Center was open 22 days that the comfort center was open (closed on Monday and Tuesday) we had 284 heads in beds, a total of 184 male sleepers and 100 female sleepers. The Center was staffed with 2 individuals per shift (there are 2 shifts) and a supervisor who came at different times for monitoring. There was a couple with disabilities that lost their home and were working on plans to stay with family in another state who had an emotional support chinchilla. We have had 2 women who are pregnant stay. There were several police drop-offs and afterhours DSS referrals.

During the month of June, the UP-Comfort Center was open 22 days and had 402 heads in beds; 269 were men and 133 were women. 9 guests were children. We had one dog guest who was well behaved and crated. We had 2 incidents where guests were sent to the hospital, related to illness and pregnancy. Guests appreciated being given bus passes as some were going on job interviews. We had special thank you's from Patrick Beylo at Lourdes Hospital Emergency Department and from Justin Roberts at Greater Opportunities.

The staff are working diligently to enhance the UP-Comfort Center by obtaining identification in coordination with the Sheriff's department, to enroll individuals in healthcare coverage, peer services, and healthcare via tele practice.

This information is relevant as it provides a snapshot of who is likely to need a Code Blue Warming Center and what their needs and behaviors may look like. This small demonstration indicates that the services can be run safely and be well managed.

Response to Discussion Points from the April Meeting:

<ul style="list-style-type: none"> <li>- Security procedures</li> <li>- What is keeping people in once doors are locked at night?</li> </ul>	<p>This is a voluntary service for individuals who do not want to be outside when it's freezing. Individuals who enter will go through a metal detector and be wanded down. Belongings are placed in a locker for the evening. They are not</p>
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	<p>allowed to leave/take breaks. Individuals with a sex offense conviction, an arson conviction are not eligible for entry. Criminal background checks are completed.</p> <p>In our experience at 42 Chenango, occasionally an individual decides to leave. 3 individuals left during the 22 nights in the month of May. 0 people left during 22 nights in the month of June.</p> <p>It is unlikely individuals who enter on a voluntary basis will want to leave in the night when it is freezing.</p>
- Broome County Dance Center hours	All current tenants at 15 Charles Street have been given notice that ACBC is not renewing leases.
- Concern that this will be a magnet that will draw more people to this neighborhood that are currently there with all the ancillary concerns for public safety, quality of life issues	<p>Given what we have seen since being in the building around December of 2022 that the neighborhood has quality of life issues- businesses have left the community, there are unhoused and struggling.</p> <p>Based upon our experience at the UP-Comfort Center, we are not a magnet drawing more people to this neighborhood. Individuals are local. See links and literature in this packet.</p>
- Reports, studies about the success as far as their impact on the community and surrounding businesses (if any)	*Literature review notes
<ul style="list-style-type: none"> <li>- What happens after the warming center closes and individuals are dispersing to their other daily activities?</li> <li>- If there was a more detailed plan</li> <li>- If impact studies does not exist, could applicant reach out to the MPA program and ask Masters' students to develop these studies?</li> </ul>	<p>See attached detailed plan for people leaving (Appendix B)</p> <p>The applicant is on the board of Binghamton University's master's in public health Community Advisory Board and has met with program staff to discuss.</p>
<b>PROJECT UPDATES</b>	



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ACBC's contractor has been evaluating the work needed. A tree service has cut down the trees in the alley and parking lots edges improving its current condition.

Appendices:

Appendix A: Listing of NYS Warming Centers

Appendix B: Daily Schedule

Appendix C: Example flyer used by Rockland County

Appendix D: Letters of Support

- 1) Senator Lea Webb
- 2) Sheriff Akshar
- 3) Broome County Department of Social Services Commissioner Nancy Williams, LCSW-R
- 4) Dr. Miesha Marzell, Associate Professor Decker College of Nursing and Health Sciences master's in public health (MPH).
- 5) Barbara Donnelly, Director of Outreach Ministries, Showers of Hope
- 6) Carole Coppens Executive Director of the YWCA
- 7) M. Justin Roberts, Director of Housing Services, Greater Opportunities for Broome and Chenango, Inc.
- 8) Kathy Regan, Operation/Program Manager, Keystone Mission
- 9) Harry Lyons, Program Supervisor, Mother Theresa Haven, St. Anthony's Haven
- 10) Paula Perna, Executive Director, United Way of Broome County
- 11) Sarah Moore, Veteran, Case Manager at the Volunteers of America

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Appendix A:

Listing of Code Blue Warming Centers in New York State *\*Not a complete listing*

County	# of Warming Centers	Comments
Albany	3 shelters	
Allegany	1 shelter at the Crossroads Center; may be temporary	
Bronx	*Highbridge Senior Center; but there are multiple	
Brooklyn	*Brownsville Senior Center; but there are multiple	
Broome	TBD	
Cattaraugus	3 locations providing Code Blue Warming Center	
Cayuga	2 Adult shelters provided by Chapel House	
Chautauqua	Daytime at Ahira Hall Town Library	
Chenango	*Catholic Charities has presented a proposal for a Warming Center	
Delaware	4 shelters; 3 in Delhi and 1 in Walton provided by Delaware County DSS	
Dutchess		
Erie	13 shelters- various locations	See video link. They assisted dozens of people. +Showers and outreach teams to pick up individuals.
Manhattan	*Taft Senior Center; but there are multiple	
Nassau	4 shelters	
Onondaga	4 Adult shelters and 1 family shelter provided by the Syracuse Rescue Mission, Catholic Charities, Freedom Commons, and the Salvation Army	
Putnam	*Bland Senior Center; but there are multiple	
Rockland	3 shelters	
Staten Island	Gerard Carter Center	
Sullivan	2 shelters- United Methodist Church and Ted Stroebele Recreation Center	
Tompkins	1 Adult shelter at St. John's	

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Ulster	2 shelters- Catholic Charities and 2nda Ingelsia Church	
Westchester	5 shelters	
Yates	2 Adults shelters provided by the Keuka Housing Council	

Literature Review:

[America's Homelessness Crisis Is Getting Worse - The New York Times \(nytimes.com\)](#)

[Debunking Shelter-Crime Rate Myth - Dignity Moves](#)

[Homeless camps are often blamed for crime but experts say that's not quite true : NPR](#)

[County of Rockland, New York: Warming Center Ready for Guests \(rocklandgov.com\)](#)

[Find a Warming Center Near You – NBC New York](#)

[Warming Centers | Ulster County \(ulstercountyny.gov\)](#)

[Warming Centers Open Again | Sullivan County NY \(sullivanny.us\)](#)

Video Links:

[Warming center's opening timely as forecast calls for major storm \(wwnytv.com\)](#)

[Warming centers open throughout Buffalo - Bing video](#)

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Appendix B: Daily Schedule

4:45pm	Staff at 2 pickup locations *More can be added.	Broome County DSS Broome County Public Library
5:00pm-7:00pm	Guests may enter, complete screenings, meet with staff, have dinner.	
10:00pm	Lights out	*Police drop-offs and DSS referrals may still come to the facility at any time
6:00am	Guests wake up. Light breakfast offered.	
7:00am	Guests depart. Guests can be transported to the drop off locations or other services as scheduled on a voluntary basis	

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Appendix D: Letters of Support

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NEWSLETTER

**The Morning**

## Homeless in America

The homelessness crisis is getting worse.



By German Lopez

July 15, 2022

**You're reading The Morning newsletter.** Make sense of the day's news and ideas. David Leonhardt and Times journalists guide you through what's happening — and why it matters. [Get it sent to your inbox.](#)

America's homelessness problem has the makings of an acute crisis.

Shelters across the U.S. are reporting a surge in people looking for help, with wait lists doubling or tripling in recent months. The number of homeless people outside of shelters is also probably rising, experts say. Some of them live in encampments, which have popped up in parks and other public spaces in major cities from Washington, D.C., to Seattle since the pandemic began.

And inflation is compounding the problem: Rent has increased at its fastest rate since 1986, putting houses and apartments out of reach for more Americans.

The crisis means more people do not know where they will sleep tonight. Living in the streets, people are exposed to more crime, violence and bad weather, including extreme heat. They can lose their job in the chaos of homelessness, and they often struggle to find another one without access to the internet or a mailing address. "There's a certain posture that you take when you are homeless," Ivan Perez, who lived in a tent in Los Angeles, told The Times. "You lose your dignity."

Homelessness has become a particularly bad political problem for the Democrats who govern big cities, where it is most visible. It has played a role in recent elections, like the recall of San Francisco's district attorney last month. More Americans now say they worry a great deal about homelessness compared with the years before the pandemic.

The origins of the current homelessness crisis go back decades — to policies that stopped the U.S. from building enough housing, experts said. Seven million extremely low-income renters cannot get affordable homes, according to the National Low Income Housing Coalition.

Today's newsletter will look at how the country got to this point.



Single-family housing construction in Charlotte, N.C. Travis Dove for The New York Times

## Supply and demand

No factor matters more to homelessness than access to housing. Poverty, mental illness, addiction and other issues do play roles, but they are less significant.

Many cities and states in the Midwest and South, for example, have higher rates of mental illness, poverty or addiction than other parts of the U.S., but they have similar or lower rates of homelessness. "What explains regional variation is housing market conditions," said Gregg Colburn, a housing expert at the University of Washington.

Housing researchers use the example of musical chairs: Imagine there are 10 people for nine chairs. One person, weighed down by poor health, does not make it to a chair. Is the problem that person's health or the lack of chairs?

Homelessness, then, is a supply-and-demand problem. Without enough housing, not everyone has a place to live. And the homes that do exist cost more as people compete for limited supply. So more people are priced out, and more end up homeless.

## Policy failures

Policymakers have made the crisis worse, instituting laws and zoning rules that limit the number of available homes.

Consider California. Los Angeles County allocates 76 percent of its residential land to single-family housing, while the San Francisco Bay Area allocates 85 percent. Historically, this has made it difficult to build more housing: Most plots are reserved for only one family, instead of duplexes or apartment buildings that can house many more.

Homeowners also often protest proposed housing, effectively blocking it. They fear that more housing, particularly for low-income families, will change the makeup of their communities or reduce the value of their homes.

In San Francisco, for example, protests recently stopped a project to convert a 131-room Japantown hotel into housing units for homeless people.

The combination of zoning rules and local protests has added to a housing deficit year after year, as growing populations have outpaced new homes built. Now, California has 23 available affordable homes for every 100 extremely low-income renters — among the worst rates of any state.

## What's next

Some cities and states have begun confronting the issue. California and Oregon passed laws in recent years to effectively end single-family zoning. But homelessness took decades to get to this level, and it will probably take years to fully address.

And while homelessness is largely associated with Democratic-run cities in Democratic-run states, that appears to be changing as more Americans flock to the Sun Belt and the West. If traditionally red states in these areas repeat the same mistakes as their coastal counterparts, they could set themselves up for a crisis in the future.

**Related:** The housing shortage in the U.S. isn't just a coastal crisis anymore.



# **Debunking Myths: Shelter villages are crime hotspots**

April 21, 2023

Many fear that even city-sanctioned shelter villages will mean an increase in crime. Real-world evidence shows in many cases the opposite is true.





The homelessness crisis and "crime and public safety" were two of the top four issues for Californians according to a 2022 poll. This holds true across the country, and many see these sensitive issues as inseparable, making it even more challenging to work toward a solution.



But we've seen firsthand how a well-planned and well-run shelter village changes minds. Neighbors, city officials, and shelter village residents almost always see it as a boon to the community, with benefits that outweigh any downsides.

Crime rates in the area often drop when unhoused people leave the streets for safe personal shelter and the peace of mind it brings, plus access to the wraparound services they need to take steps toward permanent housing.

### **No direct link between crime and shelter villages**

**f** A Guardian study that looked at crime in the neighborhoods surrounding 11 shelter communities in Portland, Oregon, and Seattle, Washington, found no link between the villages and a jump in crime rates. In fact, rates were more likely to go down. Crime in two neighborhoods near one Seattle shelter community dropped 31% even as it rose 4% city wide.

**in** We saw a similar story play out at a Safe Stay Pallet shelter village in Vancouver, Washington. In the year after the village opened, crime in the neighborhood dropped substantially, with a 29% reduction in calls and officer-initiated visits compared to the same period the previous year. You can read the case study to learn more.

**The year after the Stay Safe village opened there was a  
29%  
reduction in calls and officer-initiated visits compared to the same period  
the previous year.**



In most places, homelessness itself is a crime. Homeless status offenses—purported crimes of vagrancy, loitering, or trespassing—are unavoidable for people experiencing homelessness, and research shows they lead to more crime because the cycle of arrest and incarceration makes it significantly harder to find housing.

Crimes committed by people experiencing homelessness are most often out of desperation to meet basic survival needs. Take away desperation and much of the crime disappears with it.

### **The solution starts with a safe place to sleep**

- f** Unsanctioned tent encampments with no support services and no oversight increase risk across the board—to physical and mental health, safety of self and belongings, and to the surrounding area in the form of increased crime. But when people enter a secure, organized shelter community with safe personal shelter with heat and air conditioning, meals, and professional support services for all aspects of their well-being, crime becomes unnecessary.
- in**

- envelope icon** An evaluation of a supportive housing program in New York City found that after two years, 86 percent of participants remained housed (compared with only 42 percent of the comparison group, who didn't receive supportive housing services), and they spent 40 percent less time in jail.

"It's easier to have hope when you're treated as a whole person," says Rusty Bailey, former mayor of Riverside. "It's easier to be motivated—in counseling, in substance treatment, in a job search—when the people around you see you as worthwhile. I know Pallet's shelters offer these things because I spent more than 10 nights in a unit in 2019. I wanted to know what we were providing. I found the shelters to be highly functional and offered residents a stable environment from which they could begin to improve their lives. During my stay in the personal shelter, I spoke with a number of residents experiencing homelessness who desired their own shelter like the one I slept in."

As one Pallet shelter resident explains, "I have my own space. I could close my door and lock it. I go out. I don't have to worry about anybody coming into my room and stealing. The [service provider] helped me get my ID, they helped me get my Social Security card and my birth certificate. It's new to me. To trust in people—is it really happening? It's weird, but it feels good."



- On-site service providers who are well versed in the complex root causes of homelessness and able to guide people through the far-from-simple process of rebuilding their lives.
- Operational guidelines to ensure a dignified environment that meets residents' basic needs and provides the best chance of a positive outcome.

**f** Pallet recently established five dignity standards that all our shelter village operators must meet for the safety and dignity of all involved. These standards address access to hygiene facilities, meals, transportation, safety, and supportive services. Easily accessible services for medical needs, substance use and mental health treatment, and help navigating the challenging path to stability and permanent housing are especially critical.

**in**

**A way forward**

Rather than further criminalizing homelessness in our cities and living in fear of our unhoused neighbors, providing safe personal shelter tied to a potentially life-saving support system—a proven model for success—will help break the cycle and ultimately end this crisis.

Read Debunking Myths: Homeless people shouldn't own pets.

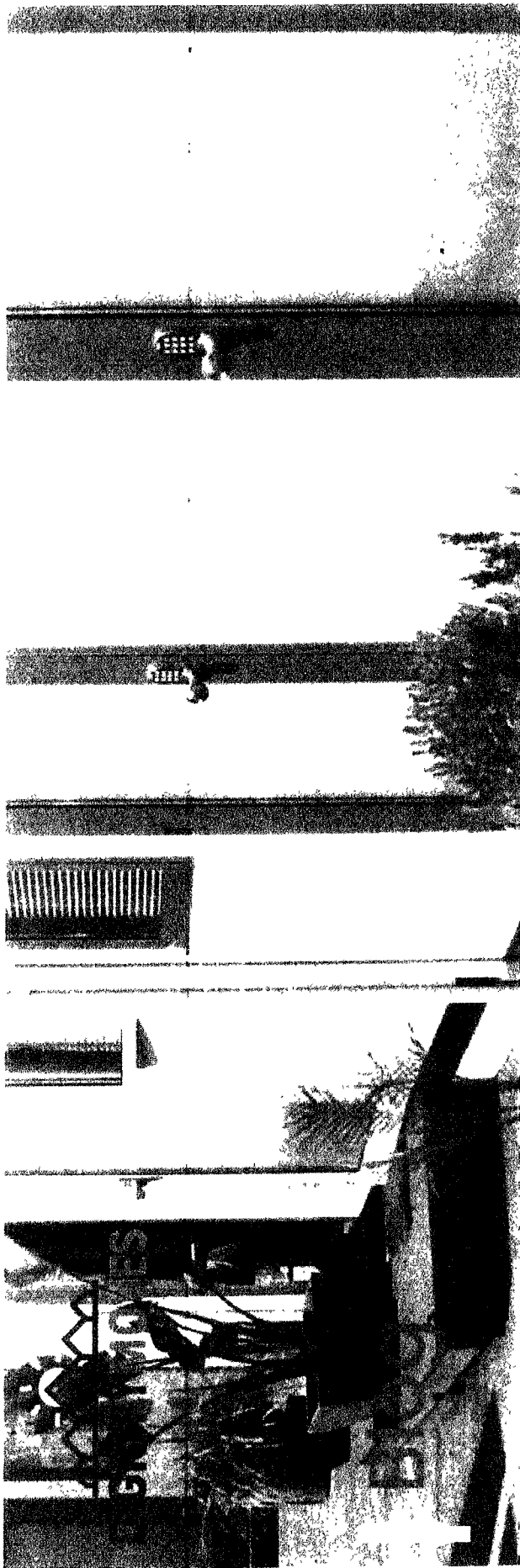
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## Debunking Shelter-Crime Rate Myth



### **Dispelling the Myth that Homeless Shelters Cause an Increase in Crime**

When temporary housing shelters are set up in neighborhoods, many residents fear the crime rate will inevitably rise. In big metropolitan cities with large homeless populations, like San Francisco, San Jose, and San Diego, the opposite has actually happened.

Kimberly Richman, a University of San Francisco professor and criminologist who has studied the city's crime rates for 20 years, admits that fear of crime never follows rationale. "There's a lot of anxiety over how people imagine their neighborhood looking," she says in *The Frisc.*

The negative stigma of homelessness is primarily fueled by a "not in my backyard" mindset. We are typically taught to fear and avoid homeless people from a young age. And it's difficult to deprogram this fear. But the fear individuals have towards people experiencing homelessness is a key factor contributing to the harsh living conditions experienced by the homeless population.

We oppose the construction of new shelters in our vicinity. We call for removing homeless encampments from our streets without considering the fate of the individuals living in them as long as they are relocated away from us. We often rationalize that individuals unable to secure a stable housing situation, (in the current era of expensive real estate) must be drug users or dangerous criminals who do not warrant access to fundamental life essentials. Our fear-based assumptions dehumanize these individuals.

In many cases, it's homelessness itself that is being criminalized. The National Law Center on Homelessness and Poverty has compiled statistics indicating that nearly half of the 197 U.S. cities surveyed have enacted "anti-homeless" laws. These laws can result in the arrest of homeless individuals for activities such as sitting, sleeping, or loitering in public places for extended periods.

The offenses of "loitering," "vagrancy," and "trespassing," which are typically associated with homelessness, result from behaviors that are *inherent to being homeless* and are largely unavoidable for those without a place to call home. According to a recent study, arrests for these offenses often lead to increased criminal activity, as being taken into custody and possibly incarcerated can make it considerably more challenging for individuals to secure housing.

### **Shelters are Far Better for a Neighborhood Than Tent Encampments and Often Lead to a Decrease in Crime**

It is challenging to accurately measure criminal activity in areas with homeless encampments. This is mainly because many tent cities are established in densely populated areas already known for high crime rates. And homeless encampments are frequently found near pawnshops and liquor stores or in stretches of abandoned land or underpasses. These locations are already notorious for attracting significant criminal activity. Poorly built walkways, poorly lit streets, and the sale or distribution of alcohol can all contribute to the prevalence of crime.

Therefore, in areas where this is already the case, the establishment of a homeless shelter can become a convenient scapegoat. It creates a new group to blame for crimes that would probably occur regardless.

Most temporary homeless shelters are stationed in areas with a large population of homeless individuals and families, and are designed to replace homeless tent encampments. For example, in San Francisco's Mission district, neighbors consistently complained about the tent encampment erected on South Van Ness as "out of control."

And most tent encampments do appear out of control. Their roughshod and makeshift nature appears "dirty," "unsafe," "frightening." The homeless people who reside there are often hungry, scared, unshowered. Because they are desperately struggling to find food and stay safe, they can behave belligerently and often appear mentally unsound. A controlled, clean, safe shelter would seem to be the obvious answer to the dilemma.

But when city officials began planning a new kind of homeless shelter to replace the encampment on South Van Ness and provide a longer-term housing solution for the homeless, many of the residents bristled, fearing the shelter would increase nearby crime levels and increase the visibility of homelessness in the surrounding neighborhood.

A group of residents strongly opposed it, citing concerns over drugs and crime. They even raised funds and hired lawyers to fight against the center, but their efforts were unsuccessful, and the center ultimately opened. The Frisc, an online publication that covers San Francisco's significant civic issues, decided to do its own analysis of the new shelters, called Navigation Centers, that were being developed across the city to determine what happened to nearby crime rates when the shelters opened their doors. The takeaway was evident after their exhaustive study:

**Whether immediately close by or slightly farther afield, there is no pattern of rising crime in the months that follow the opening of a center.**

In San Jose, another major metro city just south of San Francisco, an interim housing development for people experiencing homelessness opened near the Berryessa/North San Jose BART station in early 2020. Within a year, four more opened throughout the city. During a City Council meeting, Jon Cicirelli, the Director of Parks, Recreation, and Neighborhood Services, shared that when he spoke with residents about the interim housing shelters, they expressed concerns about the possibility of more encampments, RVs, increased crime, blight, graffiti, and dumping in the area. While these were all valid concerns, Cicirelli noted that he began looking at the data.

Upon analyzing the data, he found that calls to the police about drug possession, property crimes, assault, and graffiti, decreased at four out of the five sites. And total calls about open fires and illegal dumping also decreased. The data also didn't show any felony crimes.

Most people in neighborhoods where interim housing shelters are erected are often pleasantly surprised that their fears were potentially unfounded. Despite the limited number of studies conducted, it has been observed that the presence of homeless shelters in an area does not commonly lead to increased crime. In fact, in some cases, crime rates have decreased, likely because providing shelter for homeless individuals reduces their likelihood of resorting to crime as a means of survival.

#### Sources:

<https://californialocal.com/localnews/statewide/ca/article/show/6215-homelessness-crime-california/>

<https://www.kqed.org/news/11942734/emergency-calls-complaints-are-down-near-san-joses-temporary-housing-sites-so-why-are-they-still-so-politically-risky>

<https://www.psychologytoday.com/us/blog/media-spotlight/202106/why-is-homelessness-so-stigmatized>

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# Homeless camps are often blamed for crime but experts say it's not so simple

January 24, 2022 · 4:17 PM ET  
Hear on All Things Considered



Martin Kaste

**5-Minute Listen**

PLAYLIST Download  
Transcript



A homeless camp on the edge of downtown Seattle.

Martin Kaste/Martin Kaste

Do illegal homeless camps generate crime? It's a sensitive question, but one that's becoming politically urgent in cities where pandemic-era tolerance policies have allowed the camps to sprawl into more visible areas.

In Los Angeles, Sheriff Alex Villanueva has been at loggerheads with city leaders, accusing them of being too lax with camps. In San Francisco, Mayor London Breed recently promised to crack down on the illegal drug economy in the Tenderloin district, where sidewalk camping is common.

And in Seattle, there's concern about people going into the camps on their own to try to retrieve stolen goods — last summer, one such incident led to a death.

But experts warn against jumping to conclusions.

"It's very difficult to say that the encampments themselves are what's creating the crime," says Alexis Piquero, a sociologist at the University of Miami who studies policing and homelessness. He points out that camps often go up in marginal parts of town, or near crime-prone locations such as pawn shops or liquor stores.

"What that means is that the area around those encampments is already criminogenic — it has the ingredients, if you will," Piquero says.

#### **Sponsor Message**



makes it hard to figure out how much crime would be happening in a city, day. It's also hard to get an accurate count of unsanctioned camps, which move and can be hard to find.

methodological problems were so daunting, quantitative sociologist Charles Lanfear at the University of Oxford had shelved his research into it — until he uncovered a meticulous census of camps done at different points in time by a professor and her students at Seattle Pacific University.

It basically immediately began screaming in my head," Lanfear recalls. "It's the only sort of data set of this kind that I've ever seen — in a place where you also have reasonably good data on crime."



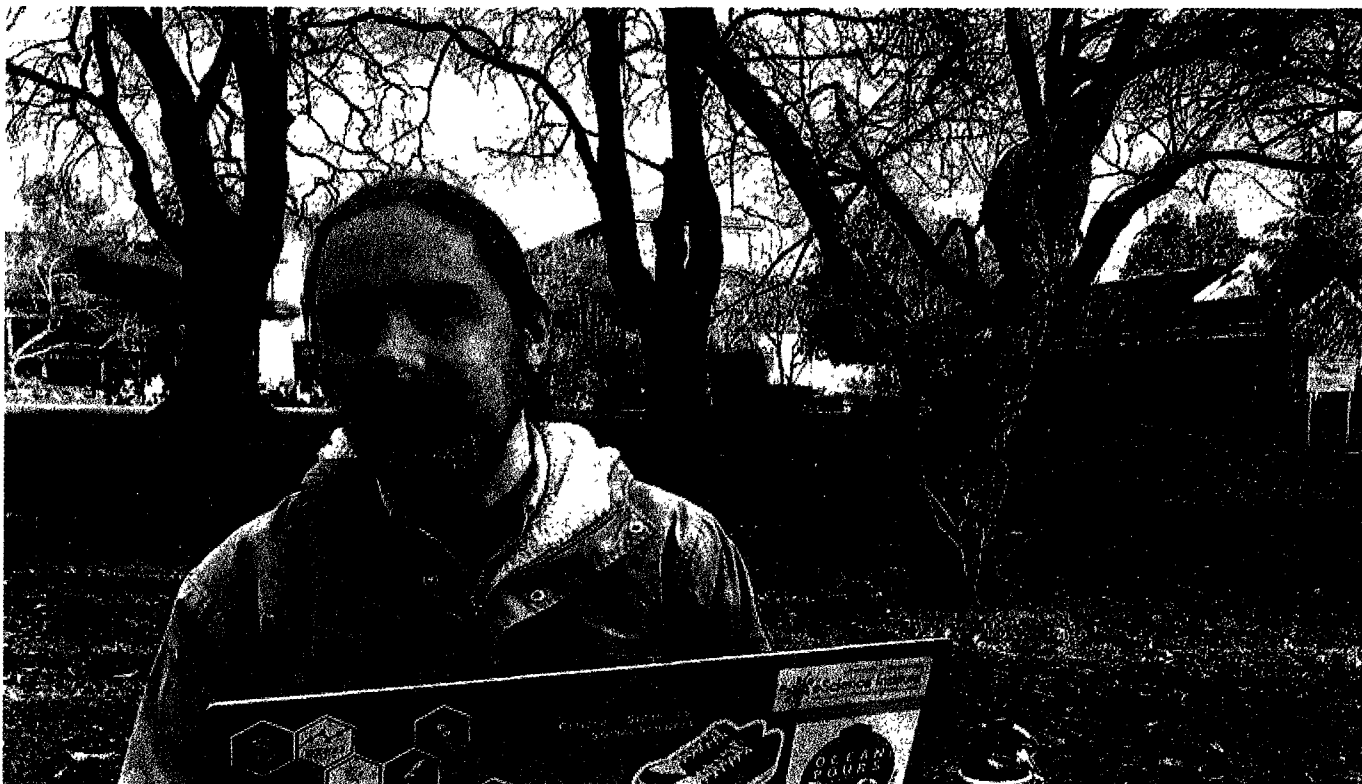
NATIONAL

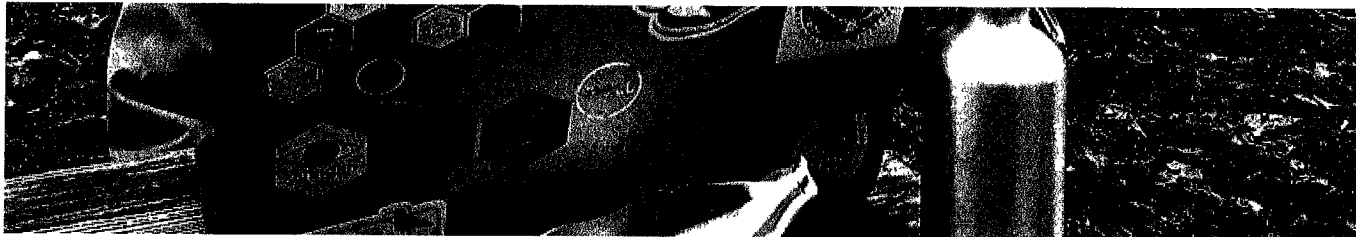
**Why some cities are operating legal homeless camps even in the dead of winter**



NATIONAL

**California Turned Pandemic Rentals Into Permanent Housing For Homeless People**





Charles Lanfear is a quantitative sociologist who has built a model to track changes in property crime as homeless camps grow.

*Martin Kaste/Martin Kaste*

## **Increases in the size of homeless camps are not associated with increases in property crime, on average**

The data allowed him to build a statistical model analyzing the change in reported property crimes in relation to the growth of the camps.

"On average, an increase in the number of tents and structures in an area is not associated with any increases in property crime — very close to zero," Lanfear says.

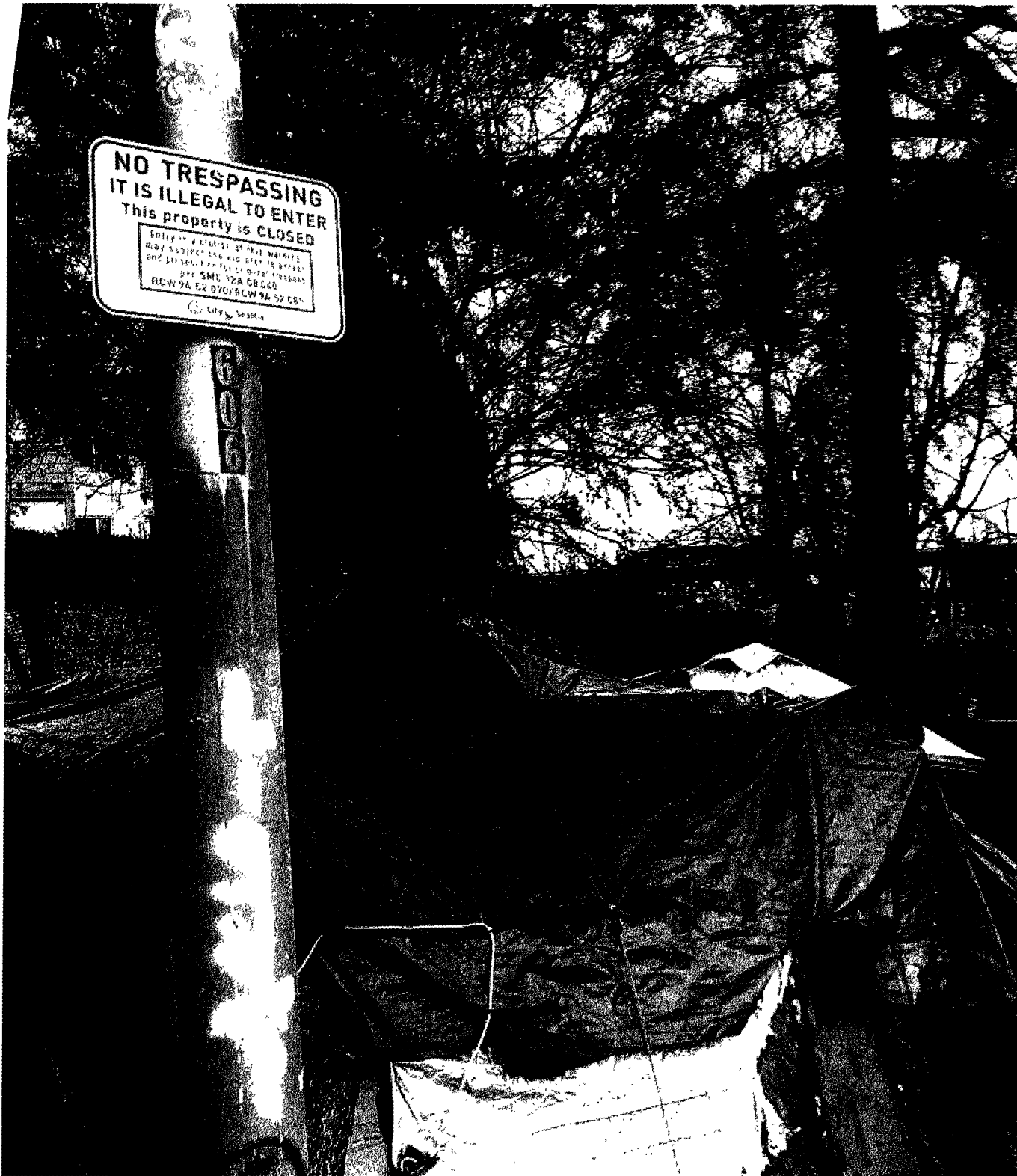
He's still finalizing his project, which has yet to be published, and he admits people may have trouble accepting his conclusion.

"There is such a strong association between encampments and crime, that it's leading people to assume that any change in property crime is attributable to the tents and structures in their neighborhood," Lanfear says.

He also stresses this is a city-wide average. The culture of homeless camps varies a lot, and he says it's possible some camps are benign, while others generate more than their

of crime.

In Seattle, people point to camps downtown, where the open sale and consumption of drugs such as meth has become a broad-daylight routine. Sidewalk tents have been set up and containing stashes of goods stolen from nearby stores; drug users peddle stolen goods to passers-by.





the edge of a major homeless camp close to Seattle's Little Saigon neighborhood.

*Martin Kaste/Martin Kaste*

"This in many ways is a cancer on our downtown retail environments," says Downtown Seattle Association President Jon Scholes. "The illegal retail trade feeds and sustains an illegal, active drug market."

## **Police confirm the reports of crime in unsanctioned camps**

Police officers tend to share this analysis. The Seattle Police Department has been instructed to take a more hands-off approach to the camps in recent years, and it wouldn't make any officers available to NPR for an interview. But in private, officers express frustration.

Carol Cummings is a recently-retired suburban police chief who's lived in Seattle for decades, and who regularly talks to SPD patrol officers about what they're seeing. They confirm the reports of stolen merchandise in unsanctioned camps, but she says they're especially unhappy about the frequency of crimes committed inside the camps.

"It's hard, because they know that there are people within those encampments that are victims themselves, that they're not able to reach out to and help," she says. "I know that might surprise people that an officer might think that, but in fact that is the truth."

Cummings is surprised by Lanfear's analysis showing no property crime increase, on average, associated with growing camps. She wonders whether that might be because people have become less likely to report the crimes. She says in her neighborhood — which has seen rapid growth in homeless camping — many people seem to have given up on calling the police.

NATIONAL



## **These moms overcame homelessness. But the fight for a better life is far from over**

1A

### **Clearing Camps: The Pandemic, America's Cities, And Homelessness**

## **People are "losing faith that they can expect justice"**

"I am getting progressively more concerned about some of the conversations that I'm hearing in my community," she says. "They're losing faith that they can expect justice. And when that happens, it then defaults to the individual to protect themselves and their families. And that's where I get concerned."

Meanwhile, leaders of liberal cities such as Los Angeles and Seattle continue a to try a more tolerant policy toward camps, refraining from clearing the tents and shacks while social workers offer services. Alex Piquero favors the approach, calling it "tolerance first."

"These people need services, just like someone who's sick and needs to go to the doctor and you have the doctor say, 'Okay, here's why you're sick and here's what you need to do.' " Piquero says. "The key is doing that first."

But as public opinion sours, the pressure is mounting on those city governments, which must decide how long to keep offering those services — and tolerating the

umps — before laying down the law.



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**Ed Day, Rockland County Executive**

**FOR IMMEDIATE RELEASE**

October 29, 2021

## The Warming Center is Ready for Guests

**New City, NY**, - County Executive Ed Day and Commissioner of Social Services Joan Silvestri announced the opening date of the Rockland County Warming Center, November 1, 2021. Catholic Charities Community Services of Rockland will once again be operating the Warming Center for homeless single adults at the Dr. Robert L. Yeager Health Center in Pomona.

“The causes of homelessness are complex, and our Warming Center will continue to help the most vulnerable people in our County remain safe while also helping to connect them to services they need like immunizations, mental health screenings and permanent housing options. Providing a warm and safe place for persons during this pandemic is a priority in protecting the health of individuals and our community at large,” **said County Executive Day.**

The Warming Center will operate from November 1, 2021, through April 30, 2022. The Center will open each night regardless of the temperature and remain open during the day when the temperature, including wind chill, is 32 degrees or below.

“In order to be in compliance with COVID protocols, we have modified the facility and established safety practices to ensure adherence to NYSDOH COVID-19 safety guidelines. All staff and guests will be appropriately screened (including temperature checks), wear masks and practice social distancing. Appropriate PPE has been secured and will be made available to staff and guests,” **said Commissioner Silvestri.**

The Center offers showers and laundry facilities. Dinner and breakfast are provided for overnight guests and lunch is served during the day when the center is open. There is security on-site when the Warming Center is operational.

The Center will open on Monday, November 1, 2021, at 5 PM. The locations where individuals can be picked up for transportation to the Center and the pickup times are listed below:

- **Nyack** - 4:25 PM & 8:00 PM South Broadway and Burd Street (in front of the First Reformed Church of Nyack)
- **Haverstraw** - 5:00 PM & 6:20 PM Village of Haverstraw Commuter parking lot (across from Village Hall)
- **Spring Valley** - 5:30 PM & 7:05 PM Spring Valley Parking lot west of Key Bank on Route 59 by Planet Fitness
- **Pomona** - Department of Social Services 5:00 PM at 50 Sanatorium Road (at the bus shelter Monday-Friday only)

The Rockland County Department of Social Services will continue to run its long-established Emergency Family Shelter for children and families.

**DOWNLOAD:**

Warming Centers - English ([/download\\_file/view/17166/4864/](#))

Warming Centers - Spanish ([/download\\_file/view/17167/4864/](#))

Warming Centers - Creole ([/download\\_file/view/17168/4864/](#))

###



**BREAKING** Crane atop Manhattan skyscraper partially collapses, after catching fire, 6 hurt



2:10

**TRENDING** [Trump](#) [NBA Finals](#) [New York](#) [New York](#) [New York](#) [New York](#) [New York](#) [New York](#) [New York](#) [New York](#)

## STATEN ISLAND

# Find a Warming Center Near You

By **Amelia McBain** • Published January 30, 2019 • Updated on January 31, 2019 at 9:06 am

If you or someone you know is stuck out in the life-threatening cold, these warming centers can help. Here's a partial list:

### New York

#### New York City NYCHA Centers

Bronx – Highbridge Senior Center, 1145 University Ave.

Brooklyn – Brownsville Senior Center, 582 Mother Gaston Blvd.

Manhattan – Taft Senior Center, 1365 5th Ave.

Queens – Bland Senior Center, 40-21 College Point Blvd.

### Local



**58 MINS AGO**

Manhattan crane collapse photos show damages from 16 tons of materials



**13 HOURS AGO**

Tri-state sounds alarm ahead of summer's 1st heat wave: What to know

Staten Island – Gerard Carter Center, 230 Broad St.

A number of homeless shelters have initiated cold weather protocols – to find one near you, click [here](#).

### Nassau County

Hicksville – Cantiague Park Ice Rink, 480 W John St, Hicksville, NY 11801

East Meadow – Nassau County Aquatic Center, Merrick Ave, East Meadow, NY 11554

Hewlett – Grant Park, 1625 Broadway Avenue, Hewlett, NY 11557

Roslyn – Christopher Morley Park, 500 Searingtown Rd N, Roslyn, NY 11576

### Westchester County

Peekskill – Jan Peek Shelter, 200 North Water St.

New Rochelle – Oasis Shelter, 19 Washington Ave

Yonkers – Sharing Community, 1 Hudson St.

White Plains – Samaritan House Shelter, 33 Church St.

White Plains – Open Arms Shelter, 86 East Post Rd.

### Rockland County

Orangetown – Town Hall, 26 W. Orangeburg Rd.



## Ulster County Executive Mike Hein Activates The County's Warming Center On Clinton Avenue

Posted January 6, 2015

**Temperatures Are Expected To Remain Well Below Freezing For The Remainder Of The Week**

Kingston, NY – Ulster County Executive Mike Hein has activated the County's warming center hosted by the [Clinton Avenue United Methodist Church located at 122 Clinton Avenue in Kingston](https://www.google.com/maps/place/122+Clinton+Ave,+Kingston,+NY+12401) (<https://www.google.com/maps/place/122+Clinton+Ave,+Kingston,+NY+12401>). The warming center will provide a warm shelter, a hot evening meal and breakfast as well as related services at the Church between 7:00 p.m. through 7:00 a.m. and will be open from today until at least Saturday morning. The center will be staffed by American Red Cross trained volunteers and will welcome homeless adults, ages eighteen and above.

"For those individuals in the community without shelter the warming center could mean the difference between life and death," said County Executive Hein. "Again, I want to thank Reverend Darlene Kelley of the Clinton Avenue United Methodist Church for partnering with us and helping to care for our local community."

"Bitterly cold wind chill values are expected in our area Wednesday night into Thursday," said Steve Peterson, Ulster County Director of Emergency Management. "The average temperature for our area for the period from today through Saturday morning, January 10<sup>th</sup> is expected to be 12 degrees. These temperatures combined with wind chill can cause frostbite to set in within minutes to exposed skin. County Executive Hein is taking a proactive approach in opening the warming center for those who need to seek shelter."

Any homeless adult is encouraged to go to the warming center or if you know someone who is in a desperate situation or is homeless, they can reach out to Family of Woodstock hotline which can be reached 24 hours-a-day at 845-679-2485.


[Click Here for Map & Directions](https://www.google.com/maps/dir//122+Clinton+Ave,+Kingston,+NY+12401/) (<https://www.google.com/maps/dir//122+Clinton+Ave,+Kingston,+NY+12401/>)

(845) 340-3000 - 244 Fair Street, PO Box 1800, Kingston, NY 12402

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How can we help?

# WARMING CENTERS OPEN AGAIN

Thursday, March 03, 2022

Monticello, NY – Sullivan County plans to open its two warming shelters tonight (March 3, 2022) and tomorrow (March 4, 2022) in Liberty and Monticello.



These two locations are:

United Methodist Church, 170 North Main Street, Liberty

Ted Stroebele Recreation Center, 2 Jefferson Street, Monticello


These facilities will be open to anyone from 8 p.m. to 8 a.m. PLEASE NOTE: Masks are required due to the ongoing COVID-19 pandemic.

A comprehensive and interactive map of these locations is available on the County website at [www.sullivanny.us/Departments/RealProperty/GISData](http://www.sullivanny.us/Departments/RealProperty/GISData)

(<http://www.sullivanny.us/Department:>  oling Center  
Locator" app button at the bottom of tl Greetings! Welcome to Sullivan County Government. What can we help you with? 


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[pid=w4w3y6A3z21&fp=nysulli22\\_wel\\_rev1\\_iwd](https://www.elocallink.tv/m/v/Redesign4/?pid=w4w3y6A3z21&fp=nysulli22_wel_rev1_iwd))



How can we help?

# WARMING CENTER OPENS FOR THE SEASON IN LIBERTY

Tuesday, November 15, 2022

Liberty, NY – Sullivan County will open its Liberty warming shelter tonight (Tuesday, November 15) and keep it open every night of the winter season from 8 p.m. to 8 a.m. The shelter is located at the Liberty United Methodist Church at 170 North Main Street.

“In collaboration with the State, we have sufficient funding to keep this warming center available throughout the winter to anyone who needs it, and we’re working on doing the same at the Ted Stroebele Recreation Center in Monticello, though that location is not yet in operation,” said Sullivan County Health & Human Services Commissioner John Liddle. “In addition to the benefit to the public, staying open seven nights a week makes it easier for our valued partners, who run these shelters, to ensure adequate staffing and supplies.”

Greetings! Welcome to Sullivan County Government. What can we help you with?



During the daytime hours, various public buildings (like the Government Center in Monticello), stores and libraries are available as places to get warm, and Sullivan County's Department of Social Services can assist in more challenging circumstances (845-292-0100).

In addition, the Home Energy Assistance Program (HEAP) – which can provide funds for fuel and heating system repair/replacement – is currently taking applications. For more information, call 845-807-0142.

For a warm meal, from 12-1 p.m. Mondays through Fridays (except holidays), the Federation for the Homeless at 9 Monticello Street in Monticello offers takeout food, and afterhours emergency food requests can be made to the Federation at 845-798-8774. The Federation's pantry is open to all (no documentation required) from 11:30 a.m.-1 p.m. every Friday, as well.

#### Quick Links

[Aging \(/departments/aging\)](#)

[Airport \(/departments/airport\)](#)

[Audit and Control \(/Departments/Auditcontrol\)](#)

[Care Center at Sunset Lake \(/departments/adultcarecenter\)](#)

[Center for Workforce Development \(/Departments/Workforcedevelopment\)](#)

[Charter Review Commission \(/Departments/CharterReviewCommission\)](#)

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[Elections \(/Departments/Elections\)](#)

[Electrical Licensing Board \(/Departments/ElectricalLicensingBoard\)](#)

[Emerald Corporate Center Economic Development Corp \(/Departments/Emeraldcorporatecenter\)](#)

[Emergency Control Center, 911 \(/Departments/Emergencycommunications\)](#)

[Emergency Management/Homeland Security](#)

[\(/Departments/Emergencymanagementhomelandsecurity\)](#)

[EMS \(/Departments/EMS\)](#)

[Family Services \(/Departments/FamilyServices\)](#)

[Fire \(/Departments/Fire\)](#)

[Grants Administration \(/Department](#)

[Health and Family Services \(/Depart](#)

Greetings! Welcome to Sullivan County Government. What can we help you with?



Appendix D: Letters of Support

- 1) Senator Lea Webb
- 2) Sheriff Akshar
- 3) Broome County Department of Social Services Commissioner Nancy Williams, LCSW-R
- 4) Dr. Miesha Marzell, Associate Professor Decker College of Nursing and Health Sciences master's in public health (MPH).
- 5) Barbara Donnelly, Director of Outreach Ministries, Showers of Hope
- 6) Carole Coppens Executive Director of the YWCA
- 7) M. Justin Roberts, Director of Housing Services, Greater Opportunities for Broome and Chenango, Inc.
- 8) Kathy Regan, Operation/Program Manager, Keystone Mission
- 9) Harry Lyons, Program Supervisor, Mother Theresa Haven, St. Anthony's Haven
- 10) Paula Perna, Executive Director, United Way of Broome County
- 11) Sarah Moore, Veteran, Case Manager at the Volunteers of America

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30 West State Street  
Binghamton, NY 13901  
P: 607-723-7308  
F: 607-724-4626

306 East Main Street  
Endicott, NY 13760  
P: 607-205-1396  
F: 607-239-4115

103 Leilani Lane, Suite A  
Norwich, NY 13815  
P: 607-304-5501  
F: 607-373-3864

**District Office**  
1607 State Office Building  
44 Hawley St  
Binghamton, NY 13901  
(607) 773-8771  
FAX (607) 773-3688

**Albany Office**  
848 Legislative Office Building  
Albany, NY 12247  
(518) 455-2170  
FAX (518) 426-6787

**Email:**  
leawebb@nysenate.gov

**THE SENATE  
STATE OF NEW YORK**



**SENATOR  
LEA WEBB  
52<sup>ND</sup> DISTRICT**

**CHAIR**  
WOMEN'S ISSUES  
**COMMITTEES**  
AGRICULTURE  
CITIES 2  
HEALTH  
HIGHER EDUCATION  
MENTAL HEALTH  
PROCUREMENT AND CONTRACTS

July 19, 2023

Binghamton Planning Commission  
Binghamton City Hall  
38 Hawley Street  
Binghamton, NY 13901

Dear City of Binghamton Planning Commission,

I strongly support the Addiction Center of Broome County's (ACBC) proposed request to open a Code Blue Warming Center, at 15 Charles Street in Binghamton, New York. Like the rest of the state, the Southern Tier has been experiencing an affordable housing crisis for decades. The lack of housing exacerbates a cycle of poverty that leads to displacement and homelessness of residents.

On April 27, 2023, ACBC opened the community's first overnight shelter, the UP-Comfort Center, which operates year-round from 7pm to 7am. The UP-Comfort Center is a 42 bed facility located at 42 Chenango Street. All staff are Certified Recovery Peer Advocates who connect residents with community agencies that will meet their needs. Intensive Case management is critical to breaking the cycle of homelessness and poverty.

With the Code Blue Warming Center, individuals can enter at 6:00pm with access to safety and security measures, a meal, and connections to community resources. Individuals leave at 7:00am after a light snack. Individuals who have to spend the night will be transported in the community to DSS or other locations for assistance as needed. Warming centers are already in place in many neighboring counties and are running safely. The proposed Code Blue Warming Center at 15 Charles Street will help our community stabilize by providing individuals with an opportunity to address their current life situation. This will enable them to get back on track, and sleep in a safe environment without the worry of being abused or freezing to death.

We have a moral obligation to take care of our most vulnerable citizens, especially those who struggle with mental health and substance use disorders. We must ensure their safety and provide access to affordable housing. ACBC is a well-known, responsible community organization that has positively impacted individuals' lives in Binghamton and the Southern Tier for over 30 years.

I hope the Planning Commission will consider supporting ACBC's project.

Sincerely,

A handwritten signature in black ink that reads "Lea Webb". The signature is written in a cursive, flowing style.

Lea Webb, State Senator  
52nd District





# BROOME COUNTY SHERIFF'S OFFICE

Sheriff Frederick J. Akshar II

Undersheriff Sammy L. Davis

155 Lt. Van Winkle Drive, Binghamton, NY 13905

July 15, 2023

City of Binghamton Planning Commission  
Binghamton City Hall  
38 Hawley St.  
Binghamton NY 13901

To whom it may concern:

The Broome County Sheriff's Office strongly supports the Addiction Center of Broome County's (ACBC) request to open a Code Blue Warming Center at 15 Charles Street in Binghamton.

As you know, our region has been in the depths of a growing affordable housing crisis for decades.

In fact, a significant portion of those released from the Broome County Correctional Facility face homelessness and encounter serious barriers to housing and employment.

On April 27, 2023, ACBC opened the community's first overnight shelter, the UP-Comfort Center, which operates year-round from 7pm to 7am. All staff are Certified Recovery Peer Advocates who link guests to community agencies that best meet their needs. Intensive case management like this is essential to breaking the cycle of incarceration and homelessness. As a community, we have a moral obligation to take care of our most vulnerable citizens and ensure they have access to safe, affordable housing and the mental health and substance use disorder services they so desperately need become productive members of society.

Currently, the UP-Comfort Center accommodates approximately 25 guests each evening. They have provided 834 nights of safe, crime-free, abuse-free sleep for those in need. Fifteen guests received Sheriff IDs, health insurance, and five individuals at the center are now employed. And this is just the beginning!

The Code Blue Warming Center at 15 Charles Street will help our community stabilize by offering critical services such as intensive case management. It will also provide peers to work alongside the individuals to help them find housing, obtain identification and health insurance, and ultimately achieve employment. The center, which will be open from 6pm to 7am on 32-degree days, will be equipped with showers and laundry facilities, and will provide nutritious daily meals for those in need.

---

**General Information:**  
(607) 778-1911

**Fiscal:**  
(607) 778-2928

**Garnishees:**  
(607) 778-2926

**Civil:**  
(607) 778-2145

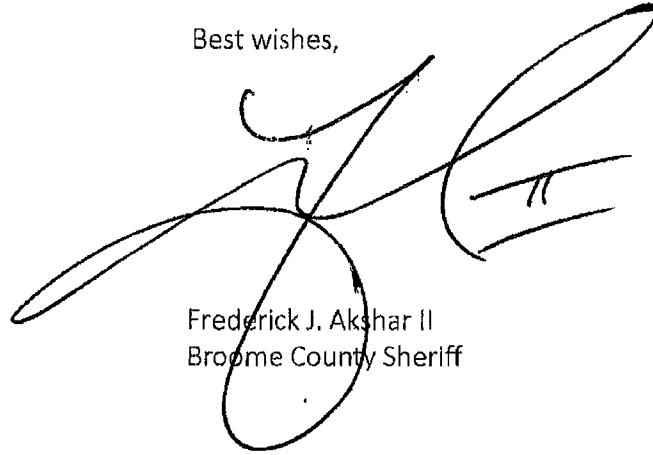
**Identification:**  
(607) 778-2924

**Records:**  
(607) 778-2166

ACBC is a responsible, well-managed agency that provides a safe and supportive environment for community members who are striving to turn their lives around.

I appreciate your time and consideration and hope you'll give ACBC's request every possible consideration.

Best wishes,

A handwritten signature in black ink, appearing to read 'F. Akshar II', written in a cursive style. The signature is positioned above the printed name and title.

Frederick J. Akshar II  
Broome County Sheriff



State of New York  
County of Broome Government Offices

---

Broome County Department of Social Services  
Jason T. Garnar, County Executive · Nancy J. Williams, LCSW-R, Commissioner

July 20, 2023

Dear City of Binghamton Planning Commission

The Broome County Department of Social Services is writing this letter in support of the Addiction Center of Broome County's (ACBC) proposed Code Blue Warming Center, at 15 Charles Street in Binghamton, NY. Like the rest of the nation, Broome County and the City of Binghamton have a growing problem with homelessness and lack of affordable housing. In Binghamton the fair market value of a one-bedroom apartment is \$600 to 800. If you are a person eligible for Public Assistance, the housing allotment from NYS OTDA is set at \$401 for a single individual. For most people, this amount will not be sufficient to find a safe place to live and will result in their being homeless.

Although there are local homeless shelters run by The Volunteers of America, the YWCA, and the YMCA, their beds fill up quickly during frigid temperatures. In addition, there are those individuals who will not access those shelters due to their needing a higher level of support than is available at those facilities.

One strategy to assist these individuals who need a safe, warm place to sleep in frigid temperatures is a *Code Blue Warming Center*. A *Code Blue Warming Center* opens when temperatures fall to 32 degrees or lower and provides cots and food overnight.

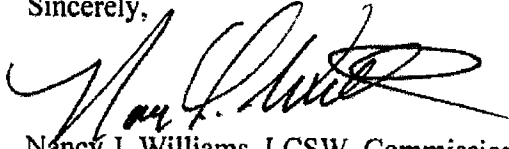
The Addiction Center of Broome County currently operates 42-bed facility housing individuals from 7pm to 7am nightly. Their UP-Comfort Center, 42 Chenango Street, Binghamton, provides necessary and critical connections to community agencies to help guests better their current life situation.

The Code Blue Warming Center will allow individuals to enter at 6:00pm and with necessary safety and security measures, a meal, and linkage to community resources. Individuals will leave the facility at 7:00am after a light breakfast. Individuals who have spent the night will be transported in the community to DSS or other locations for assistance as needed.

Warming centers are already in place in many neighboring counties and running safely. *The Code Blue Warming Center* at 15 Charles Street will help our community stabilize by providing individuals with an opportunity to address their current life situation. This will enable them to get back on track, and sleep in a safe environment without the worry of being victimized or freezing to death. It will also reduce calls to Law Enforcement and EMS.

I hope the community and Planning Commission advance ACBC's request to allow this much needed program/service. Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy J. Williams". The signature is fluid and cursive, with a large initial "N" and "W".

Nancy J. Williams, LCSW, Commissioner  
Broome County Department of Social Services

July 20, 2023

Dear City of Binghamton Planning Commission,

I am writing to express my enthusiastic support for the Addiction Center of Broome County's (ACBC) Code Blue Warming Center at 15 Charles Street in Binghamton, NY. As a public health professional, I know the need to support the housing crisis that has impacted our community.

I am a professor at Binghamton University where my research focus centers around substance abuse prevention among at-risk population. In this capacity, I am heavily involved in developing and testing implementation strategies across a wide range of service contexts. My enthusiasm around this proposed project by ACBC is because I know the work and the importance of the work that they do specifically with mental health, physical health, substance use disorder, and now homelessness. I served as a board member for several years and have confidence that ACBC will provide this service for our community with compassion and the utmost professionalism.

I am writing this letter in full support of ACBC's request to open a Code Blue Warming Center at 15 Charles Street in Binghamton, NY. I hope the Planning Commission approves their site. I look forward to a continuation of collaborative work by helping with this impactful community work.

Sincerely,



Miesha Marzell, PhD, MSW  
Associate Professor  
Public Health Division  
Decker College of Nursing and Health Sciences  
Binghamton University

Dear City of Binghamton Planning Commission,

My name is Barb Donnelly Director of Outreach Ministries/ Showers of Hope located 16 St. Cyril Avenue serving the less fortunate in our area. Currently, we are distributing an average of 3500 pounds of food a day/five days a week, clothing and a bagged lunch to our clients.

Due to food insecurity, inflation and housing shortage in our area the need has dramatically increased. The month of June we serve over 10,000 individuals. Many of our clients are struggling with homelessness as their basic daily needs are not being met. Men, women and families in our area are homeless due to no fault of their own.

Broome County and City of Binghamton have a dire problem with homelessness which is nationwide. The average rent for a one bedroom in our area is \$600 to \$800. If you are in need of assistance from DSS, if available, you will be allocated \$401. One way to assist individuals in this situation is to open a Code Blue Warming Center. A Code Blue Warming Center opens when the temperature reaches 32 degrees and provides a safe secure place to sleep overnight with food to prevent unnecessary death.

Individuals will be allowed to enter at 6 pm after going through necessary safety and security measures. A meal and linkage to community services will be offered. At 7AM in the morning they will be provided a light breakfast and transportation to DSS or other locations they might need to receive assistance. This will offer the clients many opportunities they might not have known about or capable of getting transportation to.

Warming Centers are already in place throughout many counties with a very high success rate and running safely. Many of the clients with individual guidance from ACBC will be helped to find housing and employment. The warming station will be lifesaving for many individuals who need assistance during the frigid freezing weather. It will be life changing for many. Also will create many new job opportunities in our area. I am writing this letter in support of the Addiction Center of Broome County (ACBC) proposed Code Blue Warming Station at 15 Charles Street in Binghamton, NY. This can be reality in a well managed safe manner by ACBC if approved by The Binghamton Planning Commission. Thank You in advance for your consideration.

Sincerely,

Barb Donnelly

Director of Outreach Ministries/Showers of Hope

July 17, 2023

Dear City of Binghamton Planning Commission,

The YWCA Binghamton and Broome County strongly supports the Addiction Center of Broome County's (ACBC) proposed request to open a Code Blue Warming Center, at 15 Charles Street in Binghamton, New York.

Like the rest of the nation, the Southern Tier has been experiencing an affordable housing crisis for decades. The lack of housing exacerbates a cycle of poverty that leads to homelessness.

On April 27, 2023, ACBC opened the community's first overnight shelter, the UP-Comfort Center, which operates year-round from 7pm to 7am. The UP-Comfort Center is a 42 bed facility located at 42 Chenango Street. All staff are Certified Recovery Peer Advocates who link guests to community agencies that will meet their needs. Intensive case management is critical to breaking the cycle of homelessness and poverty.

A Code Blue Warming Center opens when temperatures reach 32 degrees. With the Code Blue Warming Center, individuals can enter at 6:00pm with access to safety and security measures, a meal, and connections to community resources. Individuals leave at 7:00am after a light snack. Individuals who have spent the night will be transported in the community to DSS or other locations for assistance as needed.

Warming centers are already in place in many neighboring counties and running safely. The proposed Code Blue Warming Center at 15 Charles Street will help our community stabilize by providing individuals with an opportunity to address their current life situation. This will enable them to get back on track, and sleep in a safe environment without the worry of being abused or freezing to death.

We have a moral obligation to take care of our most vulnerable citizens to ensure their safety, access to affordable housing, and those with mental health and substance use disorders.

ACBC is a well-known, responsible organization that has positively impacted individuals' lives for over 30 years.

I hope the community and Planning Commission consider ACBC's request carefully.

Sincerely,



Carole Coppens  
Executive Director

for every woman



Empowering communities.

Empowering you.

June 30, 2023

Dear City of Binghamton Planning Commission,

Like the rest of the nation, Broome County and the City of Binghamton have a dire problem with homelessness and a lack of affordable housing. In Binghamton the average value of a one-bedroom apartment is \$600 to 800. If you are a person in need of DSS to assist you with housing, the housing allotment is \$401, which if available, will secure abhorrent conditions.

One strategy to assist individuals who need a safe, warm place to sleep in frigid temperatures is a Code Blue Warming Center. A Code Blue Warming Center opens when the temperatures reach 32 degrees and provides cots and food overnight to prevent unnecessary death.

I am writing this letter in support of the Addiction Center of Broome County's (ACBC) proposed Code Blue Warming Center, at 15 Charles Street in Binghamton, NY. The Code Blue Warming Center will allow individuals to enter at 6:00pm and with necessary safety and security measures, a meal, and linkage to community resources. Individuals will leave the facility at 7:00am after a light breakfast. Individuals who have spent the night will be provided transportation in the community to DSS or other locations for assistance as needed.

Warming Centers are already in place in many neighboring counties running safely. The Code Blue Warming Center at 15 Charles Street will help the area stabilize by providing funding, employment opportunities and a lifesaving resource to individuals who need assistance during freezing weather.

This can be done in a well-managed, safe manner by the Addiction Center of Broome County if approved by the Planning Commission. To site a specific example, our organization worked directly with the UP Center which provided a safe place to sleep and meals for a single mother with four children. The parent was employed and due to the amount of income they were not eligible for DSS services. After speaking with the staff of the UP Center and working with the family we were able to secure quality, safe, and affordable housing. When working with the family they stated they felt safe and supported during their stay at the UP Center. I thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Justin Roberts', written over a white background.

M. Justin Roberts  
Director of Housing Services  
Greater Opportunities for Broome and Chenango, Inc.





July 15, 2023

Dear City of Binghamton Planning Commission,

I represent Keystone Mission. Our organization serves both Lackawanna and Luzerne Counties in Northeastern PA. We understand the importance of emergency shelters that serve the homeless population in our area.

Like the rest of the nation, Broome County, New York, and the City of Binghamton have a dire problem with affordable housing and homelessness. In Binghamton the fair market value of a one-bedroom apartment averages \$725. Social services recipients receive \$401 for housing. In our community, \$401 will only secure housing in abhorrent conditions if it is available.

A Code Blue Warming Center is a place where homeless community members can stay to avoid freezing to death. It is also a place to avoid being beaten up and raped or even more horrendous. A Code Blue Warming Center provides a warm place to sleep, nourishment, and protection from the elements. When temperatures reach 32 degrees, Code Blue Warming Centers open.

I am writing this letter in support of the Addiction Center of Broome County's (ACBC) proposed Code Blue Warming Center, at 15 Charles Street in Binghamton, NY. Their Code Blue Warming Center will open its doors at 6:00pm and guests will be housed until the following morning at 7am. What sets ACBC apart from other centers is their staff are trained to provide linkages to community resources such as social services, the Broome County Career Center to receive necessary employment readiness skills and assistance to find sustainable employment, as well as substance use treatment and mental health services. Each person will receive sustenance, a cot, blanket, and transportation to their identified services the following morning.

Warming Centers and temporary overnight shelters are already in place in many neighboring counties and are running safely. The need for Code Blue and yearly temporary shelter is a growing concern in all areas of the country.

This includes the UP-Comfort Center at 42 Chenango Street in Binghamton. They opened their doors to homeless individuals in Broome County on April 27, 2023. Since opening to just six individuals, they now see close to 30 every night. As of this writing they have provided 834 nights of safe, crime-free, abuse-free sleep.

The Code Blue Warming Center at 15 Charles Street will help the area stabilize by providing funding, employment opportunities, and a lifesaving resource. This will help individuals who need assistance during freezing weather. With the homeless housed there will no longer be individuals sleeping in the bushes, on the railroad tracks, or in your backyard.

The Addiction Center of Broome County is a responsible agency that is well-managed and provides a safe place for community members to be safe while getting their lives back on track. I hope the Planning Commission approves their site. Please accept my sincere thanks in advance.

Sincerely,

Kathy Regan  
Operation/Program Manager  
Keystone Mission



July 15, 2023

Dear City of Binghamton Planning Commission,

My name is Harry Lyons. I work for Catholic Social Services of the Diocese of Scranton as the program supervisor of *St. Anthony's Haven Emergency Men's and Women's Homeless Shelter* in Scranton, Pennsylvania. St. Anthony's Haven is the only permanent Homeless Shelter in Lackawanna County that is open year around and not dedicated to a specific population. Our program aims to assist the most vulnerable among us through both the provision of emergency overnight shelter services, as well as providing supportive services and case management designed to increase these individual's self-sufficiency and assist them with the overall goal of obtaining permanent housing. In the 2022/2023 fiscal year we served 476 individuals and provided a total of 6410 nights of lodging.

Like the rest of the nation, Broome County, New York, and the City of Binghamton have a dire problem with a lack of affordable housing and homelessness. In Binghamton the fair market value of a one-bedroom apartment averages \$725. An individual receiving social services receives just \$401 as a housing allotment. If available, the only housing \$401 will secure in our community are those in abhorrent conditions.

A Code Blue Warming Center is a place where homeless community members are able to go to keep from freezing to death, to keep from being beaten up, and to keep from being raped or even worse. A Code Blue Warming Center provides an individual a warm place to sleep, nourishment, and protection from the elements. A Code Blue Warming Center opens when the temperatures reach 32 degrees.

I am writing this letter in support of the Addiction Center of Broome County's (ACBC) proposed Code Blue Warming Center, at 15 Charles Street in Binghamton, NY. Their Code Blue Warming Center will open its doors at 6:00pm and guests will be housed until the following morning at 7am. What set's ACBC apart from other Centers is their staff are trained to provide linkages to community resources such as social services, the Broome County Career Center to receive necessary employment readiness skills as well as assistance to find sustainable employment, as well as substance use treatment and mental health services. Every person will be offered sustenance, a cot, blanket and transportation the following morning to their identified services.

Warming Centers and temporary overnight shelters are already in place in many neighboring counties and are running safely. Lackawanna County in Pennsylvania has St Anthony's Haven which has been operating continuously since 1987 as well as a code blue shelter that operates at the Weston Fieldhouse on the coldest nights of the year. Both have had positive impacts on the community.

This includes the UP-Comfort Center at 42 Chenango Street in Binghamton. They opened their doors to homeless individuals in Broome County on April 27, 2023. Since opening to just six

individuals, they now see close to 30 every night. As of this writing they have provided 834 nights of safe, crime-free, abuse free sleep.

The Code Blue Warming Center at 15 Charles Street will help the area stabilize by providing funding, employment opportunities, and a lifesaving resource to individuals who need assistance during freezing weather. With the homeless housed there will no longer be individuals sleeping in the bushes, on the railroad tracks, or in your backyards.

The Addiction Center of Broome County is a responsible agency that is well-managed and provides a safe place for community members to be safe while getting their lives back on track. I sincerely hope the Planning Commission approves their site. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'H-R-Lyons'.

Harry R. Lyons, MA  
Program Supervisor  
Mother Teresa Haven  
St. Anthony's Haven

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PORT JERVIS WARMING STATION  
c/o First Presbyterian Church  
60 Sussex St; Port Jervis NY 12771  
July 24, 2023

City of Binghamton Planning Commission  
38 Hawley St; Binghamton, NY 13901

Dear Members of the Planning Commission:

I am writing to support the "Code Blue" warming Station, as proposed by the **Addiction Ctr of Broome County** (ACBC), where homeless people can receive emergency shelter overnight, to protect them from freezing to death during our cold winter nights (temps at 32 or below). In addition to shelter from the elements, their "guests" will receive a hot meal in the evening, warm clothing that has been donated, a safe environment, and social casework services, linking them to a variety of local agencies that help the guests to address the obstacles that prevent them from achieving a more stable & socially productive lifestyle. These referrals are aimed at bringing them to alcohol and addiction treatment, mental health services, and employment & training programs, with a goal of assisting them in obtaining their own housing and leaving the ranks of those lacking housing.

Here in Port Jervis, just 90 miles or so to your east, we have been operating such a program for the last 7 years, with Code Blue funding from Orange County's Dept of Social Services. This past winter we served 82 different people, who stayed a total of 1671 nights, from Nov 15 to April 2, 2023, open every night in between. We had 5 Veterans stay with us, and we were able to quickly connect them with Westcop and Vet2Vet programs that found them housing in a matter of days. Of our total of 82 guests, about 25% are chronically homeless, staying 31 nights or more each. In addition to this county funding, we are supported by hundreds of local people, churches and other organizations who provide the hot meals, clothing, hygiene kits, and funds to help some of our guests enter their own apartments when they show positive improvements and stability. The reasons for this strong support are many, and include a spiritual calling, as well as their knowing many of our guests from their own families and neighbors. Our local Police Dept has been very supportive (Chief Wm Worden), because when our guests are in the warming station, they are not out-in-public where they can be vagrants, trespassing, shoplifting, and otherwise acting as a major policing burden. Our guests leave in the morning in a more clean and sober manner, and better emotionally prepared to face the day with positive objectives. We have assisted some in finding employment, getting DMV ID cards and drivers licenses, and starting the treatment services they so badly need.

I have every confidence that the **Addiction Center of Broome County** will successfully follow the same model, based upon their proposal, skills and substantial experience working with the homeless population, and not only provide valuable services and save lives of these people, but will also reduce the burdens of the police, businesses and your many local and caring citizens. We believe this program will be a WIN – WIN for everyone! Please don't hesitate to contact me if you have any further questions.

Respectfully,

John F. Austin, MEd Psychology  
Retired, Orange County DSS  
Cell: 845-649-8720



United Way  
of Broome County

July 25, 2023

Binghamton Planning Commission  
Binghamton City Hall  
38 Hawley Street  
Binghamton, NY 13901

United Way of Broome County strongly supports the Addiction Center of Broome County's (ACBC) proposal to open a Code Blue Warming Center at 15 Charles Street in Binghamton, NY.

There has been a growing affordable housing crisis in the Southern Tier for decades, as you are already aware. In the same manner as the rest of the country, this lack of housing contributes to poverty and homelessness in the community.

When temperatures reach 32 degrees, a Code Blue Warming Center is opened. Code Blue Warming Center allows individuals to enter at 6:00pm and provides them with necessary safety and security measures, a meal, and access to community resources. After a light breakfast, individuals depart at 7:00am. The individuals who spent the night will be transported in the community to DSS or other locations for assistance, as necessary.

Several neighboring counties already have warming centers that are operating safely. By providing individuals with an opportunity to address their current life circumstances, the proposed Code Blue Warming Center at 15 Charles Street will assist our community in stabilizing. In this way, they will be able to get back on track, and they will be able to sleep in a safe environment without fear of being abused or freezing to death.

UP-Comfort Center was opened by ACBC on April 27, 2023, and operates year-round from 7 p.m. to 7 a.m. nightly, with a capacity of 42 individuals. In addition to providing necessary and crucial connections to community agencies, the UP-Comfort Center is located at 42 Chenango Street, Binghamton, and is dedicated to helping its guests improve their current living conditions. It is impossible to predict the future. Over 400 homeless individuals reside in Broome County, and something must be done to alleviate this situation.



United Way  
of Broome County

**In order to ensure the health and well-being of our most vulnerable citizens, we must provide them with safe, affordable housing as well as the mental health and substance use disorder treatment that they so desperately require. ACBC's request should be given every consideration by the Planning Commission.**

Sincerely,

A handwritten signature in cursive script that reads "Paula Perna".

**Paula Perna  
Executive Director  
United Way of Broome County**

July 26, 2023

Binghamton Planning Commission  
Binghamton City Hall  
38 Hawley Street  
Binghamton, NY 13901

I am writing to support the "Code Blue" warming center, as proposed by the Addiction Center of Broome County (ACBC), where homeless people can receive emergency shelter overnight, to protect them from freezing to death during on cold winter nights when the temperature drops to 32 or below.

As a case manager in one of the homeless shelters in Binghamton, I have seen first-hand the need for more centers like this. With limited spots, we are only able to take in so many residents, but having warming centers allows our community to meet the increasing need for emergency shelter. I want to ensure that we put a very human face to the word homelessness – these are real people with lives, families, and meaningful contributions. Many have served alongside us in the community as caregivers, veterans, family, neighbors, colleagues, and more. They are deserving of humane treatment and for a community to come together as a safety net for those in need.

I have worked alongside Jeff Pryor in previous years, who has spear headed reentry and homelessness in the Southern Tier. His success in opening the UP-Comfort Station this past spring is a testament to his ability to lead us into the next chapter towards bringing homelessness to a close here in Broome County through the use of warming stations. Many of our residents have used the comfort station's services at 42 Chenango St. since opening and their testimonies speak for themselves. They receive a hot meal, clothing, and case management which makes all the difference to someone who is struggling to meet their basic needs. Being a case manager myself, I can attest that linkage through case management to resources in the community is one of the most important keys to breaking the cycle of homelessness.

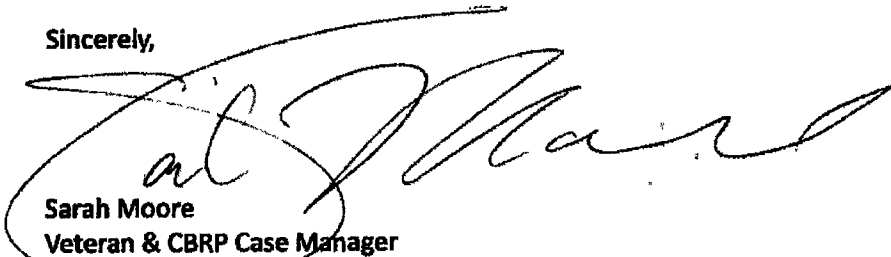
The housing crisis is very real in the Southern Tier. Where it used to take case managers a month to find an apartment for a homeless resident in years past, it is now taking upwards of 4-6 months sometimes. This lack of available affordable housing contributes to poverty and homelessness in the community. If it takes skilled case managers that long to find housing, we could only imagine what folks face on the streets when they don't know all of the available resources, don't have access to phones/computers, or their basic needs met to even begin to think about housing.

We have found that many come to our shelter as a result of their leases ending, significant life events/loss, divorce, reentering from prison, or coming out of military service. These events can happen to any one of us. We need comfort stations like the one proposed for 15 Charles Street

by the Addiction Center of Broome County (ACBC) to safely provide individuals with the opportunity to address their current life circumstances while they gain stable footing with housing. The support they receive through referrals to alcohol and addiction treatment, mental health services, and employment/training programs at the UP Comfort Center and future centers, will help them achieve a more stable and productive lifestyle.

Lastly, as a veteran of the armed forces myself who works predominately with homeless veterans, I would like to say that it hurts my heart to have so many veterans coming home to the Southern Tier without a safe place to sleep for the night. We see veterans who have fought for our country and come home to face the challenges of finding safe housing and linkage to much needed services. We as a community need to be the safety net for these veterans, for everyone. We can do our part by opening the proposed Code Blue Warming Center at 15 Charles Street. Many of our neighboring counties have opened warming stations that have been operating successfully and safely in these communities. I am very confident that the Addiction Center of Broome County will offer the same model of services for this new warming station that they offer at their 42 Chenango Street location and will be able to help bridge the gap in homelessness in the Southern Tier.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Moore". The signature is written in a cursive style with a large, sweeping initial "S" and "M".

Sarah Moore  
Veteran & CBRP Case Manager  
Volunteers of America  
320 Chenango St.  
Binghamton, NY 13901  
(607) 772-1156



## Martinez, Tito

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**From:** Weslar, Bob X. <Bob.Weslar@broomecountyny.gov>  
**Sent:** Friday, July 28, 2023 5:12 PM  
**To:** COB\_Planning  
**Cc:** Pirich, Carmela; Eric Paoletti  
**Subject:** ACBC Code Blue warming shelter

Dear Commissioners,

I write this to you to voice my unending support for ACBC in its new home on Charles Street. I know you have received a letter of support from Ms. Nancy Williams , Commissioner of the Broome County Department of Social Services. I echo each word of that letter.

I do understand that there may be some difficulties with this application at this time. It is my hope that you will work with ACBC to get through this and will do all you can to let ACBC be successful in providing this new invaluable service to our community.

For over 50 Years, ACBC has been an uplifting provider of services for the least among us. They have expanded their mission to provide more and more to more and more with great successes, both for the agency and for those they serve. This new chapter is yet more growth for our city and county. Where there is a need , something to meet that need must be created. The need for the warming shelter and other services provided by ACBC is getting larger and larger. I am proud to say that ACBC is stepping up to the plate.

I am asking that you do all in your power to teach them the rules of the game so they will be able to win.

My very best to you.

Thank you for your service to our community .

Bob Weslar

Robert Weslar  
Minority Leader, Broome County Legislature  
13<sup>th</sup> District Legislator

**Caution:** This email originated from outside the organization. BE SUSPICIOUS of any links in the email. If this email is asking for something unusual, do not reply to the email. Contact the sender through another method, or contact the City IT department for help.

ROAD

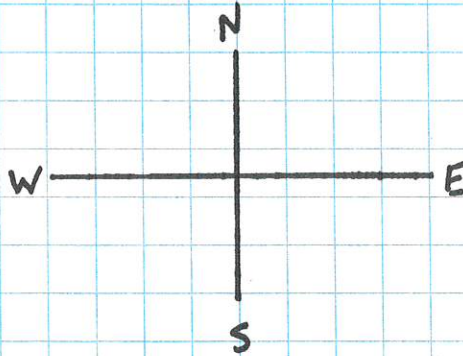
SIDEWALK

107'

100'

PROPERTY LINE

POWER POLE



BELKNAP



NEW BLDG

5'

3'



SHED

D/R

80'

0'

SCALE - EACH SQUARE IS 3'x3'



# City of Binghamton Planning Department

PROPERTY ADDRESS & TAX ID	APPLICANT		PUBLIC MEETING DATE
20 Emma St & 5 Belknap Ave 143.67-2-45 & 143.76-1-1.1	J & R Upholstery		August 1, 2023

SUMMARY OF APPLICATION	LOCATION OF PROPERTY
<p>The applicant is seeking Site Plan review for the for the construction of a one-story 720ft<sup>2</sup> industrial building. The purpose of the building is undercoating of vehicles and equipment. The vehicles will be driven from 20 Emma St through the building at the rear of 5 Belknap Ave and back to 20 Emma St.</p>	<p style="text-align: right; font-size: small;">SOURCE: GOOGLE</p>

PARCEL INFORMATION	SURROUNDING ZONING & LAND USE
<p><u>Zoning District:</u> I-2 Light and Medium Industrial District  <u>Existing Land Use:</u> Industrial/Automotive  <u>Parcel Information:</u> <b>20 Emma St:</b> .44 acre rectangular lot on the southeast corner of Emma St and Belknap Ave <b>5 Belknap Ave:</b> 3.87 acre irregular lot fronting on Belknap Ave to the north and Glenwood Ave to the east.</p>	<p>North: C-6 Commercial and R-3 Multi-Unit Residential Dwelling District            East and West: I-2 Light &amp; Medium Industrial District            South: railroad</p>

STAFF COMMENTS & FINDINGS
<ul style="list-style-type: none"> <li>▪ The proposal involves the construction of a structure under 4,000ft<sup>2</sup>, which is a Type II. No further environmental review is required.</li> <li>▪ The proposal involves a permitted use and does not require SEQRA review. As such, it is eligible for a waiver of the public hearing. Because this project requires a variance and is subject to a public hearing with the Zoning Board of Appeals, staff recommends that the Planning Commission public hearing be waived in accordance with § 410-39.D.</li> </ul>

ADDITIONAL REVIEW REQUIRED
<ul style="list-style-type: none"> <li>▪ The proposed project requires a rear setback variance from the Zoning Board of Appeals</li> </ul>

STANDARDS FOR SITE PLAN REVIEW	
<ol style="list-style-type: none"> <li>1. Movement of vehicles and people</li> <li>2. Public safety</li> <li>3. Off-street parking and service</li> <li>4. Lot size, density, setbacks, building size, coverage and height</li> <li>5. Landscaping, site drainage, buffering, views or visual character</li> </ol>	<ol style="list-style-type: none"> <li>6. Signs, site lighting</li> <li>7. Operational characteristics`</li> <li>8. Architectural features, materials and colors</li> <li>9. Compatibility with general character of neighborhood</li> <li>10. Other considerations that may reasonably be related to health, safety, and general welfare</li> </ol>

ATTACHMENTS	PHOTOGRAPHS		
RELATED DOCUMENTS	APPLICATION	SUBMITTED PLANS	

## PHOTOGRAPHS



View of site from Belknap Ave. New building to be located between Belknap Ave and the white shed shown in the photo.