



OFFICE OF THE MAYOR
THE CITY OF NEW YORK

RANDY MASTRO
FIRST DEPUTY MAYOR

September 24, 2025

BY HAND & ELECTRONIC MAIL

Speaker Adrienne Adams
New York City Council
City Hall
New York, NY 10007

Re: LU 0353-2025, Application No. G 230022 HHX (NYC Health & Hospitals/ Jacobi Just Home)

Dear Speaker Adams:

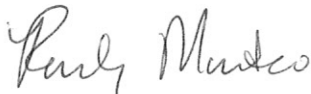
Per the Mayor's delegation to me, I write to advise you and the Council that the Mayor will not be approving Application No. G 230022 HHX in its current configuration, in which NYC Health & Hospitals/Jacobi sought approval to proceed with a specific supportive housing and multifamily affordable residential building in the Morris Park neighborhood of the Bronx, including a Just Home component that would create 58 supportive units for formerly incarcerated Rikers inmates who have medical needs on a portion of what is now the Jacobi Hospital campus. Council staff, apparently on your behalf, already announced that the Council intends to vote on this authorizing resolution application tomorrow morning, despite the prior request of NYC Health & Hospitals head, Dr. Mitchell Katz, that any Council consideration of this request be postponed. In light of the Mayor's withdrawal of the application as currently constituted, there would be no purpose to such an authorizing resolution vote and the application should be deemed withdrawn.

Based upon consultation with the Corporation Counsel and review of the relevant statutory text, Mayoral approval is required to proceed with this project under the New York City Health & Hospitals Corporation Act, and without the Mayor's approval, the project cannot proceed as currently contemplated. See N.Y.C. Health & Hosps. Corp. Act § 5(6) (providing that "no health facility or other real property acquired or constructed by the corporation shall be sold, leased or otherwise transferred by the corporation . . . without the consent of the board of estimate of the city"). To be clear, the Mayor supports many aspects of this

application—in particular, all of the supportive housing for homeless persons with medical needs, other affordable housing units, and the creation of a new community medical clinic at this site. The only part of the project the Mayor no longer supports is the Just Home component, given the opposition of the local Councilmember, Kristy Marmorato, and the overwhelming opposition in the surrounding Morris Park community that has arisen since this project was first announced. But the Mayor supports the same amount of supportive homeless housing being created there for those with medical needs, just not as a Just Home devoted to formerly incarcerated Rikers inmates, and understands that NYC Health & Hospitals will be revising this application to proceed with just such a project.¹ We understand Councilmember Marmorato is also supportive of this approach. In any event, we will be going forward with a Just Home project (along with more affordable housing) at another location, where we expect more local elected and community buy-in.² So this will be a “win-win,” where more than three times as many units of supportive and affordable housing end up being produced than contemplated for the Bronx site alone, and double the number of Just Home units will end up being created as well.

Accordingly, the Council should deem this application withdrawn and take no further action on an application that will never go forward as currently constituted. As the Council is already aware from Dr. Katz’s written testimony on September 18, 2025, we are preparing “a new proposal that would identify a different location for Just Home and also deliver supportive and affordable housing at the Jacobi Hospital site.” The Mayor’s Office will continue to support this entire effort.

Respectfully,



Randy M. Mastro

CC: Councilmember Kristy Marmorato, District 13; Councilmember Kamillah Hanks, Chair, Committee on Landmarks, Public Sitings & Dispositions; Councilmember Rafael Salamanca Jr., Chair, Committee on Landmarks, Public Sitings & Dispositions

¹ Indeed, the Council waited nearly two years to address this application yet now is inexplicably rushing it through when there is no longer any need to vote on it at all. We can only hope the revised application to locate as much supportive and affordable housing on this Bronx site as the original application (just not with a Just Home component) will be addressed more expeditiously.

² The locations we have identified are both near Broadway Junction in Brooklyn, and are both City-owned properties. This project at either location would create approximately 200 units or more, comprised of a mix of supportive (Just Home) housing and affordable housing. We intend to contract with the Fortune Society for this project. And we are confident of greater local elected and community buy-in at this site. There are no other Just Homes in this district, and the local Councilmember has already expressed support for this type of project.