

**TESTIMONY BEFORE THE ZONING AND FRANCHISE COMMITTEE
REGARDING THE EAST TREMONT AVENUE REZONING
FEBRUARY 8TH, 2023**

Applicant: M521 Tremont LLC
Site: 521 East Tremont Avenue, Bronx, NY
ULURP No. C220306ZMX
229397ZRX
Block 3043
Lots: 43, 46, 47, 48, 50 (partial), 67 (partial), 72, 77, 80, 84

Good morning. Thank you for this opportunity to testify on this important proposal. I am Eunia Destine-Latinwo, Vice President of 1199 SEIU-UHWE representing the Community Based Organizations and Pharmacy Division. I represent workers of Community Healthcare Network (CHN), a network of 14 federally qualified health centers, that also staff school-based health centers and mobile medical vans. CHN facilities are affiliated with the New York Presbyterian Hospital network and are located in the Bronx, Manhattan, Brooklyn and Queens.

This application is for a joint venture between CHN, Community Access and the applicant, presenting a unique opportunity to expand the existing medical clinic, thereby allowing CHN to almost double its capacity. The application will allow construction of 205 very much needed units of affordable housing, including some supportive housing units, and the creation of retail space.

Currently, the CHN clinic on this site consists of 3,800 square feet and serves almost 3,400 patients annually. The new facility will expand to 10,000 square feet, allowing an increase in the number of patients to over 6,700. Moreover, the expansion will allow space for a much-needed dental clinic and expand the number of exam rooms from 8 to 15. With a modest increase in staff, the number of appointments are expected to more than double from 15,000 visits to about 32,000 in the larger space.

The benefits to the community will be enormous. CHN provides comprehensive primary and behavioral health care. Demand for their services increased as more and more patients sought outpatient care outside of hospital settings during the COVID-19 pandemic, thereby growing the number of patients requesting care. According to the District Needs Statement of Bronx Community Board 6 where the clinic is located, this neighborhood needs more affordable housing, a need that will be met with this project. The district ranks among the poorest in the City, with 31% of its residents foreign born, many of them undocumented, uninsured, underinsured, and living below the poverty level.

High rates of obesity, diabetes, child asthma, and adult psychiatric hospitalizations attest to the need for expanded services at CHN. Expanding services at this facility to include dental services is extremely important to our patients. According to the US Health Resources and Services Administration, this district suffers from a severe lack of dental health professionals. On the HPSA scale of 0-26 (26 being the highest priority) this district scores a dismal 23.

CHN does not turn people away, offering judgment free care and high quality care regardless of age, race, religion, sexual orientation or gender identity, immigration status or ability to pay. Services include behavioral health – including opioid addiction services --, care coordination, optometry, podiatry, LGTBQ health, pediatrics, nutrition, family planning, pre- and post-natal care, care to veterans, refugees, and more. Psychiatrists and psychiatric nurse practitioners are an integral part of the behavioral health component. Adding dental care will greatly enhance the benefits offered to the community at this facility.

In closing, expansion of CHN's East Tremont facility will increase and improve much needed health care services provided to this community. 1199 SEIU-UHWE requests your support for this project.

Thank you for this opportunity to testify before you today. I'm available to answer any questions you might have.

**THE COUNCIL
THE CITY OF NEW YORK**

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2983

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

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Name: THOMAS FURMAN

Address: _____

I represent: SLCE ARCHITECTS

Address: 1359 BROADWAY NY NY

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Name: EMANUEL KOKINAKIS

Address: 46-02 75th Ave, Suite 400, Astoria

I represent: MICA DEVELOPMENT LLC

Address: "

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Name: Cal Hedigan

Address: 64 Beaver St, NY NY 10004

I represent: Community Access

Address: same address

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Name: Paul Regoort

Address: 4215 3rd Ave Bronx, NY 10457

I represent: CUN

Address: 4215 3rd Ave Bronx, NY 10457

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Name: Joseph Sbarro

Address: Part Washington, NY 11050

I represent: M541 Tremont LLC

Address: 48-02 25th Ave, Ste 400, Astoria, NY 11003

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Name: Eunice Destine-Lahno

Address: NY NY 10018

I represent: 1199 SEIU

Address: Ave

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Name: Michelle Fonce

Address: _____

I represent: _____

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