

COMMUNITY LIVING CENTERS

The Best Longterm Solution for Poverty and Homelessness

A Plan For A Revitalized America - Financially, Physically & Spiritually



COMMUNITY LIVING CENTERS A Plan for Implementation

Community Living Centers, including one for getting the homeless vets of America off the streets, would put Gov. Cuomo on the national radar in a big way.

HUD's Department of Planning & Community Development has, on their web page, their mission as follows"

"Seeks to develop viable communities by promoting integrated approaches that provide decent housing, a decent living environment & expand income opportunities for low & moderate income people. The primary means to this end is the development of partnerships among all levels of government & the private sector, both profit & non-profit."

My Community Living Center concept is exactly this. My idea is to work with the most sympathetic group that needs what is described above, homeless vets as well as the population of homeless in NYC. It is my understanding that there are 40 - 50,000 vets who are homeless each night in America. Their plight as well as the homeless in NYC can be carried out in unison through 2 different "Intake" CLC's.



The first CLC would be in the building now vacant & in foreclosure in downtown Buffalo, One Seneca Tower. It is important to secure this building as it is perfect for the first CLC. The building is 1.2 million sq. ft. tower designed in the 70's by Skidmore, Owings & Merrill. There could be approx. 700 "member" living units for a total, with halls, etc. of approx.. 325,000 sq. ft. If there were units for administration housing & those who want to rent at the CLC to participate, help out, or

just live there, this would be a total of 650,000 sq. ft. This would leave over 500,000 sq. ft. for common, working, learning & caring for facilities.

I would move forward with this concept in the following way:

1. Secure One Seneca Plaza with the Governor planning that.
2. Prepare an overall proposal to submit to corporations and the wealthy to allow them to consider being the "partners" in future CLC's.
3. I propose the 2nd Intake Community Living Center be developed either in another city in NY State that could use revitalization or by creating a new town on now

inexpensive land. Community Living Centers would be beneficial to cities that require revitalization throughout the country, like Detroit, as well as to becoming new towns in some of our less expensive real estate. (My philosophy is that it is better to take care of poverty not in the most expensive real estate, like New York City).

4. Each CLC would have architectural integrity. I envision the “Intake” CLC could accommodate 500 or 1,000 people at a time. New CLC’s would have to be built for movement out of the “Intake” CLC. These would be “Working” CLC where there would be a profit business - light manufacturing, farming (indoor & out), call centers, cottage industries, etc., “Learning” CLC’s which would train & teach and “Caring For” CLC’s which would be for those who did not fit into either of the others. In each CLC, “members” would assist in the operation of the CLC as well as cooking, cleaning, child care, etc. Each new member would be assessed on many levels, physical, psychological, interest in working or going to a CLC to learn a trade or a skill, etc. Experts would be hired to determine the size of staff needed and plans would be made to hire the people or to find people who want to volunteer their services for the Intake CLC’s . If each new member would have their own self contained apt., of approx.. 350 sq. ft., and there would be approx.. 20% more units built for other support staff and those who want to rent at the CLC to be part of this new way of living in America. Space would be provided for common areas including indoor & outdoor recreation, work out, and sports facilities, a large dining room/kitchen

space to accommodate 250 people at a time, office, administrative & other support services would require a large amount of space.

My concept is that the Corporation or Donor could actually get a return on their investment as the units would be eventually sold. The now Condo CLC's would continue to operate.

After determining the nature of new CLC's, each of which might accommodate 500 residents, would be determined. If it turns out a large number of homeless vets want to work, it would be determined the best business plan & then approach business that would be interested in "bringing jobs back to America", helping homeless vets and contributing to the redevelopment of America. These could be anything from light manufacturing, cottage industries, indoor & outdoor farming, call centers, etc.

Community Living Centers are the most viable way to deal with "income inequality". Many wealthy would love the idea of creating a CLC to fulfill a dream, add to their legacy - the Oprah Winfrey CLC in Oprah Winfrey, NY. Their contribution would be in helping or educating those less fortunate than themselves.

This plan can be moved forward in good time to allow for the possibility of getting all homeless vets off the streets in 2 or 3 years. The homeless should be enthusiastic about getting off the street to go to a facility they will participate in operating & will be able to work, be educated or taken care of in the destination CLC.

I can allow this to happen with the direction of Governor Cuomo &/or HUD. On a personal note, I have owned, managed and

developed residential property in New York City, from 160 units (Gov. Cuomo's daughter lived in this building in Flatbush in 1975) to brownstones since 1974. In addition, I opened Sugar Hill Art Center, in October 2001. That turned out to be bad timing! The web sites for the apartment house I last owned is 555w151.com. It is on Broadway & 151 St. in Manhattan. It is 60 families & 9 stores, 100 ft. on Broadway & 150 ft. on 151 St, 6 story elevator. It was built in 1908. I paid \$125,000 for it in 1976. NYC was falling into the ocean then, rent control prevented turnover of units and most buildings were losing money - they were no longer considered assets of consequence, and were a lot of trouble to run. The middle class were fleeing NYC. The 160 family house, a nice post war building with a garage in Flatbush, Brooklyn, was 90% white in 1975 when it was purchased, and 90% black 1 year later. I experienced the "Flight of the Middle Class" from NYC. Most of these new tenants were working poor or welfare, the most being welfare. Most middle class tenants were not sticking around. Sugar Hill Art Center was a significant undertaking. It was located in the apartment house on Broadway & 151 St. It consisted of 5 retail store galleries, one of approx. 3,500 sq. ft., 3 apartment galleries & a newly constructed & designed Roof Garden - Sculpture Park of about 14,000 sq. ft. The web site is SugarHillAC.com. I had purchased the sculpture, Nathanael, by Polles, as the "Center Piece" for the Art Center. He is "Monumental with a Strong Libido". The sculpture, as well as information on Polles, can be viewed at PollesNathanael.com. My idea was to bring people to this neighborhood, which in 2001 was in the very early stages of recertification, which just means an upgrading in the economics

of the new population - not a dirty word. I wanted to start a discussion of The Rent Stabilization Law and it's impact on the City and how it does not allow change to take place. There is a way to solve that problem, but that is another day's work. Nathanael weighs 5 tons, is 9 ft. tall and was sculpted from marble obtained in Carrera, by Polles, from the same quarry where Michelangelo got the marble for The David. Polles wanted to sculpt the "Modern Day David" showing the contemporary contours of the male form, as well as addressing the plight of most males, an inflated libido. It is pure elegance. A man, a block of marble, a hammer & chisel and energy like Nathanael has never been created before, nor could it in the future. It is the symbol of change, as was The David a symbol of the Renaissance.

It would be very exciting for me to be able to move forward with a way to take care of our homeless vets, move the homeless in NYC and other places in America off the streets and to provide a new way of living for what might be a large group of people in America.

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