



# Affordable Housing

January 30, 2019

# Presenter Biographies



Patricia Hernandez, LCSW is a Manager in the Division of Community and Population Health at NewYork-Presbyterian Hospital. Patricia has committed her five years at NYP to providing direct services to high-risk, vulnerable populations as well as managing efforts to integrate the community into the healthcare system. Patricia also helped develop and lead the NYP Health Home. Most recently, Patricia has lead NYP's housing efforts. These efforts

include, developing programming aimed at addressing our patients' housing needs, consultation on difficult cases, community network development, and education/training for care coordination staff in and outside the hospital. Before joining NYP, much of Patricia's experience was around providing direct clinical services to individuals with significant behavioral health and housing needs in inpatient and outpatient settings. Patricia graduated with a Masters of Social Work from New York University's Silver School of Social Work with a focus on clinical practice.



Bonnie Mohan has spent the past 15 years navigating the worlds of housing and health care, learning how they intersect, and identifying ways they can become more integrated in order to better serve people with complex health and housing needs. Bonnie began her career in affordable housing at the University Neighborhood Housing Program (UNHP) in the Northwest Bronx, moved on to homeless services at BronxWorks, and then made the leap to health care, serving as Assistant Director of the Bronx Lebanon Health Home during its implementation. In 2011, Bonnie helped found The Bronx Health & Housing Consortium, a collaborative network of health, housing, government, and community-based organizations in the Bronx. Under her leadership as Executive Director, the Consortium has grown to over 70 member organizations, cultivated innovative partnerships, and emerged as a go-to thought leader on health and housing in New York City. Bonnie has a BA in Urban Studies and Political Science from Fordham University and served for two years in Ethiopia in the United States Peace Corps.

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# Logistics

- This presentation will be recorded and shared with attendees
- All attendees are muted and in listen only mode.
- Use the question box and chat function throughout the session. At the end of the presentation, we will answer your questions.
- Please do not put us on hold. If you have to take a call, please hang up and rejoin after.

# Housing Instability Webinar Series

|  |                              |  |  |
|--|------------------------------|--|--|
| <b>Part 1: The Intersection between Health and Housing</b> | November 14, 2018            | Click <a href="#">here</a> to view webinar |  |
| <b>Part 2: Navigating the Shelter System</b>               | December 12, 2018            | Click <a href="#">here</a> to view webinar |  |
| <b>Part 3: Permanent and Supportive Housing</b>            | January 16, 2019             | Click <a href="#">here</a> to view webinar |  |
| <b>Part 4: Affordable Housing</b>                          | January 30, 2019             | 10:00am – 11:00am                          |  |
| <b>Part 5: Eviction Prevention</b>                         | Wednesday, February 20, 2019 | 10:00am – 11:00am                          | Click <a href="#">here</a> to register |

# Learning Objectives

- Define rent regulation in New York
- Identify different categories of affordable housing how to access them
- Describe innovative partnerships between hospitals, MCOs, and affordable housing



# Continuum of Shelter/Housing in New York City



## Other

- Jail\*
- Nursing Home\*
- Hospital\*

# Pop Quiz!

**Severe Cost Burden** is spending more than what percentage of income on housing costs?



# Housing Crisis in New York City

- **Decimation of rent-controlled apartments:** In the early 1950s, there were around 2 million rent controlled units of housing in NYC. In 2017, there were just 22,000\*
- More than **half of New Yorkers are rent burdened**
- **Not enough Section 8** to meet the needs of people with high rent burden
- For decades, the Federal government has **gutted funding for public housing**, leaving insufficient resources to maintain the buildings
- **Salaries for service workers** don't keep up with housing market
- Between 2005 and 2015, **New York rents increased by 13.8%**, while renter income increased by just 1.9%

\*2017 NYC Housing and Vacancy Survey

# Glossary

- ACS: Administration for Children’s Services
- AMI: Area Median Income
- COD: Co-occurring disorder (2 or more of substance use, mental health, physical, or cognitive disorders)
- CR/SRO: Community Residences/Single Room Occupancy
- DHS: New York City Department of Homeless Services
- DV: Domestic Violence
- DOH: State Department of Health
- DYCD RHY: Dept. of Youth and Community Development – Runaway Homeless Youth
- HASA: New York City HIV/AIDS Services Administration
- HH: Health Home
- HCR: State Department of Homes & Community Renewal
- HDC: New York City Housing Development Corporation
- HFA: State Housing Finance Agency
- HRA: New York City Human Resources Administration
- HUD: U.S. Department of Housing and Urban Development
- MCO: Managed Care Organization
- MICA: Mentally Ill and Chemically Addicted
- MLTC: Managed Long-Term Care
- MRT: Medicaid Redesign Team
- OASAS: State Office of Alcohol and Substance Abuse Services
- OMH: State Office of Mental Health
- OPWDD: State Office of People with Developmental Disabilities
- OTDA: State Office of Temporary and Disability Assistance
- PPS: Performing Provider System
- SH: Supportive Housing
- SMI: Serious Mental Illness
- SNF: Skilled Nursing Facility
- SPMI: Serious & Persistent Mental Illness
- SUD: Substance Use Disorder

# Definitions

- **Area Median Income (AMI):** The median family income in the metropolitan or nonmetropolitan area
- **Extremely Low Income (ELI):** Households with income at or below the Poverty Guideline or 30% of AMI, whichever is higher
- **Very Low Income (VLI):** Households with income between 31% and 50% of AMI
- **Low Income (LI):** Households with income between 51% and 80% of AMI
- **Middle Income (MI):** Households with income between 81% and 100% of AMI
- **Above Median Income:** Households with income above 100% of AMI
- **Cost Burden:** Spending more than 30% of household income on housing costs
- **Severe Cost Burden:** Spending more than 50% of household income on housing costs

# Rent Regulation in New York

## Rent Control

- Residential buildings constructed before February 1947
- Tenant (or their lawful successor) must have been living in that apartment continuously since before July 1, 1971.
- When a rent controlled apartment becomes vacant, it either becomes rent stabilized, or, if it is in a building with <6 units, it is generally removed from regulation.

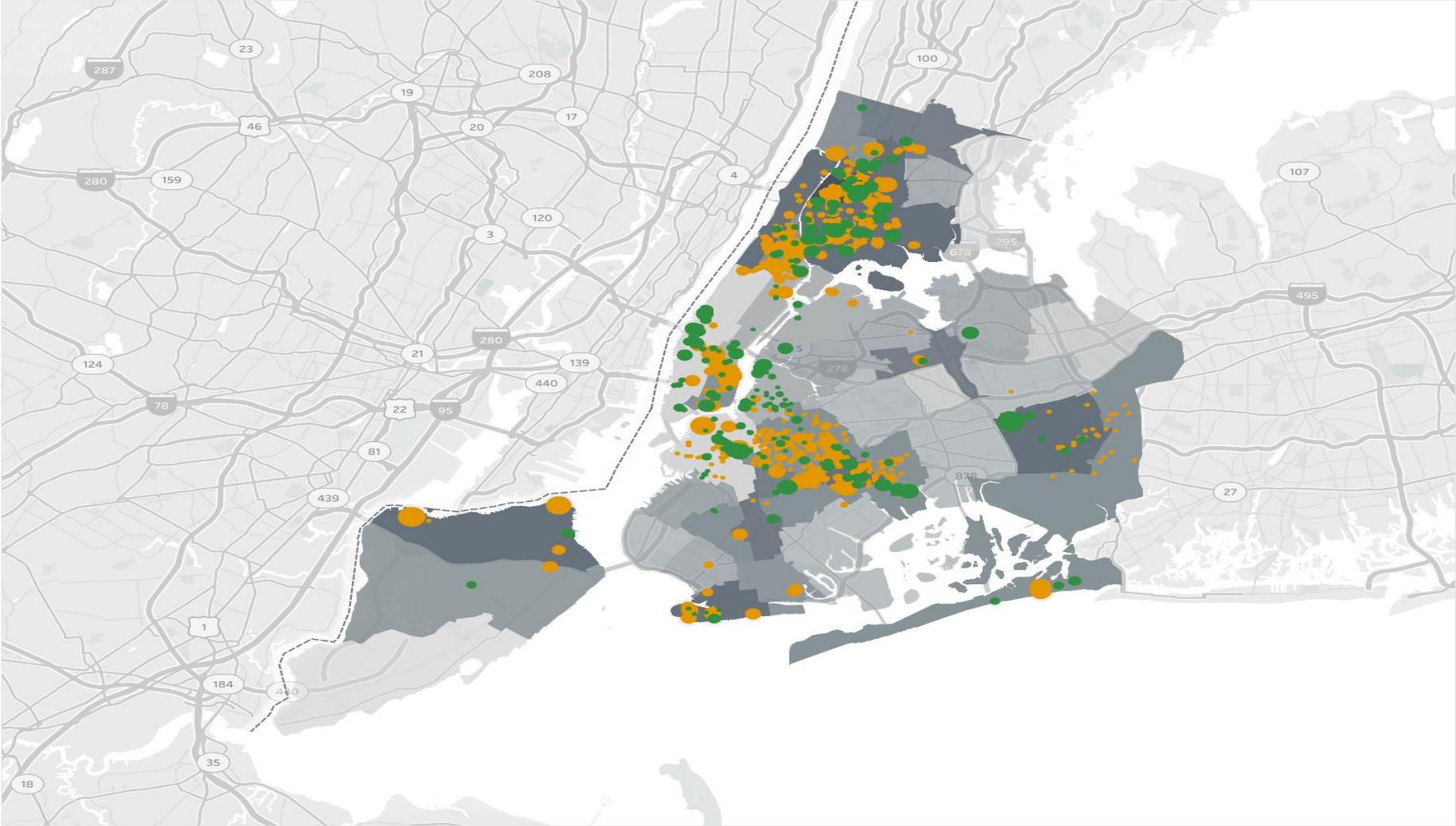
## Rent Stabilization

- Apartments in buildings of 6+ units built between February 1, 1947 and January 1, 1974
- Tenants in buildings of 6+ units built before February 1, 1947 and who moved in after June 30, 1971
- Buildings with 3+ units constructed or extensively renovated since 1974 with special tax benefits. Generally, these buildings are stabilized only while tax benefits continue (e.g. after 30 years)

## History and Current Status

- Early 1950s: over two million rent controlled apartments
- 1996: 70,572 (Housing and Vacancy Survey)
- 2017: 22,000 rent control apartments remaining in NYC
- Currently ~1 million rent stabilized units
- Advantage Program

# Citizens Budget Commission Mapping



Total Affordable Units

- 0
- 100
- 200
- 300
- 400
- 539

Project Type

- Null
- New Construction
- Preservation

Share of Rent-Burdened ..



# 2018 Area Median Income (AMI) In New York

|                    | <b>Federal Poverty Level</b> | <b>Extremely Low-Income</b> | <b>Very Low-Income</b> | <b>Low-Income</b> | <b>Moderate-Income</b> | <b>Middle-Income</b> |
|--------------------|------------------------------|-----------------------------|------------------------|-------------------|------------------------|----------------------|
| <b>Family Size</b> | <b>100%</b>                  | <b>30% of AMI</b>           | <b>50% of AMI</b>      | <b>80% of AMI</b> | <b>120% of AMI</b>     | <b>165% of AMI</b>   |
| 1                  | \$12,140                     | \$21,930                    | \$36,550               | \$58,480          | \$87,720               | \$120,615            |
| 2                  | \$16,460                     | \$25,050                    | \$41,750               | \$66,800          | \$100,200              | \$137,775            |
| 3                  | \$20,780                     | \$28,170                    | \$46,950               | \$75,120          | \$112,680              | \$154,935            |
| 4                  | \$25,100                     | \$31,290                    | \$52,150               | \$83,440          | \$125,160              | \$172,095            |
| 5                  | \$29,420                     | \$33,810                    | \$56,350               | \$90,160          | \$135,240              | \$185,955            |
| 6                  | \$33,740                     | \$36,300                    | \$60,500               | \$96,800          | \$145,200              | \$199,650            |

# Affordable Housing

## Public Housing

- Affordable housing for low- and moderate-income residents
- 18+, income restricted/ criminal background restrictions
- NYC – NYCHA
- 10+ year waitlists
- <https://www1.nyc.gov/assets/nycha/downloads/pdf/factsheet.pdf>

## Section 8

- Housing Choice Voucher: tenant-based to extremely low-income (30% AMI), very low-income (50% AMI) and low-income (80% AMI) families
- Project-based Section 8 subsidy remains with the apartment not person
- Section 8 Home Ownership Program
- 18+, Income-based, restrictions (background)
- NYCHA <https://www1.nyc.gov/site/nycha/section-8/about-section-8.page>
- NYC HPD <https://www1.nyc.gov/site/hpd/section-8/rental-subsidy-programs.page>
- NYS HCR <http://www.nyshcr.org/Programs/Section8HCV/>

## 80/20

- Multi-family rental developments where at least 20% of units are set aside for very low-income residents (50% or less local AMI)
- Similar to 80/20 but targeted specifically to homeless, usually 10-30%
- HCR/HFA
- Discontinued

# Affordable Housing

## CityFHEPS (Family Homelessness & Eviction Prevention Supplement)

- CityFHEPS is a rent supplement to help individuals and families find and keep housing
- Combination of SEPS, CITYFEPS, and LINC 1, 2, 4 and 5
- Recipients of LINC 1, 2, 4, and 5 will be transferred to CityFHEPS at their first renewal effective on or after April 19, 2019, if they remain income eligible
- HRA's Rental Assistance Call Center at 929-221-0043
- <https://www1.nyc.gov/site/hra/help/cityfheps.page>

## FHEPS A and B

- Old FEPS is now FHEPS A and old LINC 3 is now FHEPS B
- For families with children who receive Cash Assistance and have been evicted or are facing eviction, who lost their housing due to a domestic violence situation, or who have lost their housing because of health or safety issues.
- FHEPS B is limited to 1000 approvals per City Fiscal Year
- <https://www1.nyc.gov/site/hra/help/fheps.page>

## Pathway Home

- Formerly LINC 6, enables families and individuals to move out of shelter by moving in with friends or family members ("host families").
- Provides monthly payments to host family for up to 12 months.
- Open to all eligible families or individuals who have resided in shelter for at least 90 days.
- <https://www1.nyc.gov/site/hra/help/pathway-home.page>

# Affordable Housing

## Senior Citizen Rent Increase Exemption Program (SCRIE)

- Exempts low-income renters who are 62 or older from some or all rent increases.
- Elderly persons living in Mitchell-Lama housing, Article XI cooperatives, federally assisted cooperatives, or rent regulated apartments may be eligible
- NYC – NYC Dept. of Aging
- <https://www1.nyc.gov/nyc-resources/service/2424/senior-citizen-rent-increase-exemption-scrie>

## Disability Rent Increase Exemption (DRIE)

- Offers qualifying tenants with disabilities an exemption from future rent increases
- Eligible persons must be at least 18, receive either SSI, SSDI, VA disability pension, or disability-related Medicaid, living in Mitchell-Lama housing, Article XI cooperatives, federally assisted cooperatives, or rent-regulated apartments
- NYC - Applications can be mailed to NYC Finance Dept, SCRIE/DRIE Walk-In Center, on online
- <https://www1.nyc.gov/nyc-resources/service/1522/disability-rent-increase-exemption-drie-program>

## Home Ownership (Mitchell-Lama)

- Affordable rental and cooperative housing to moderate and middle-income families
- Income requirements set by each development
- HCR for lists, apply directly to development
- <http://www1.nyc.gov/site/hpd/renters/mitchell-lama-rentals.page>

# Pop Quiz!

**Housing Connect** is a website where you can search for affordable housing and apply.

True or False?



# Affordable Housing

## Homebase

- Not a housing program, but a resource center. Meant for households on the brink of homelessness.
- Different non-profit providers for specific zip codes
- DHS, 311
- <http://www1.nyc.gov/site/dhs/prevention/homebase.page>

## ACS Housing Subsidy

- Reuniting families, preventing children from entering foster care, assisting youth over 18 leaving foster care
- Pays up to \$300 per month for up to 3 years or \$10,800
- ACS Hotline (212) 442-4273
- <http://www1.nyc.gov/site/acs/child-welfare/housing-support.page>

## Low-Income Housing Lotteries

- Completed application and enter it in an apartment lottery via the development/project
- NYC Housing Connect <https://a806-housingconnect.nyc.gov/nyclottery/lottery.html#home>
- NYC – HDC <http://www.nychdc.com/pages/Now-Renting.html>

# Additional Affordable Housing Resources

- **NYS Homes and Community Renewal – [Rental Housing](#)**
  - [NYHousingSearch.gov](https://nyhousingsearch.gov): HCR's fast, easy-to-use, FREE search tool that lets people look for affordable rental housing
  - [Apply for HCR Financed Affordable Rental Units](#): HCR financed projects around the state currently holding lotteries or accepting applications
  - [HCR In Action](#): View the HCR construction developments in your area and completed operational sites that may be accepting applications
- **NYC Housing Preservation & Development – [Affordable Housing Opportunities](#)**
- [NYC Housing Connect](#)
- [Mitchell-Lama Connect](#)

# Innovations between Health Care and Affordable Housing

- Cooper Gardens Health & Wellness Center and Affordable Housing Project
  - St. Barnabas Hospital Health System land on Third Avenue in the Bronx
  - BronxWorks social service provider
  - Health & Wellness Center: urgent care, population health space, nutrition, women and children's center
  - 419 units of affordable housing, 50 MRT units, and 45 working homeless units
  - Commercial space for day care, pharmacy, retail



# NYP Health and Housing Goals

Improve  
knowledge through  
housing curriculum  
/ consultation

Improve patient  
outcomes through  
dedicated housing  
team

Improve housing  
access through  
established  
network

Improve patient  
outcomes through  
medical respite

# NYP and Affordable Housing Efforts

- **Efforts to increase NYP's access to the Coordinated Assessment and Placement System (CAPS)**
- **Building relationships with local Homebase Programs and Manhattan Legal Services**

**If you are an NYP employee and are interested in obtaining access to CAPS, email Patricia Hernandez.**

# Q&A



# Thank You!

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