



# Homelessness and Eviction Prevention

February 20, 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.

**Patricia Hernandez email ([housingishealth@nyp.org](mailto:housingishealth@nyp.org)), Bonnie Mohan email ([info@bxconsortium.org](mailto:info@bxconsortium.org))**

# 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	Click <a href="#">here</a> to view webinar	
<b>Part 5: Eviction Prevention</b>	Wednesday, February 20, 2019	10:00am – 11:00am	

# Learning Objectives

- Understand the different types of eviction cases and the basic process of eviction proceedings in New York City
- Learn the key pieces of advice to give a patient or client facing eviction
- Identify different programs and resources to help keep people housed



# Continuum of Shelter/Housing in New York City



## Other

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

# 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
- SNAP: Supplemental Nutrition Assistance Program, a Federal nutrition program for low-income individuals and families
- SPMI: Serious & Persistent Mental Illness
- SUD: Substance Use Disorder

# Pop Quiz!

How many days of notice does a landlord have to give a tenant to pay back-rent or move out before initiating eviction proceedings for **nonpayment of rent**?



# Overview of Eviction Process

- Two types of cases: nonpayment and holdover
  - Nonpayment cases are for when the tenant owes rent
  - Holdover cases are for other issues like breach of lease, nuisance, non-primary residence (for rent-stabilized units), illegal sublet, refusal of access



# Overview of Nonpayment Proceedings

- Rent demand notice (usually written, can be verbal)
- Notice of Petition and Petition
- Tenant answers at clerk's office ***within 5 days of receiving Petition***
- Court appearance: stipulation or trial
- Final judgment
- Warrant
- Marshal's notice

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& T. No.

Civil Court of the City of New York

County of KINGS

Housing Part

MAGNOLIA PLAZA HDFC

Petitioner  
Landlord

against

[Redacted]

Respondent  
Tenant

[Redacted] STREET

BROOKLYN, N. Y.

APT# [Redacted]

11216

Address

Undertenant

Amount Claimed \$ \$3,108.00

PETITION-NON-PAYMENT

DWELLING

Notice of  
Petition served on \_\_\_\_\_

Notice of  
Petition returned on \_\_\_\_\_

Notice of  
Petition issues on \_\_\_\_\_

Tenant appears on \_\_\_\_\_  
but fails to answer.

Tenant answers on \_\_\_\_\_

Answer is \_\_\_\_\_

Set for Trial on \_\_\_\_\_

Landlord notified on \_\_\_\_\_

Sufficiency of answer referred

to court \_\_\_\_\_

Raises \_\_\_\_\_ issue

Attorney for Petitioner

Judge

THE PETITION OF MAGNOLIA PLAZA HDFC

alleges: upon Information and Belief

of the premises

1. Petitioner is the landlord

2. Respondent(s)

is (are) tenant(s) in possession of said premises pursuant to a WRITTEN

rental agreement

MADE HERETOFORE

wherein respondent promised to pay to landlord as rent \$ 1,036.00 each month in advance on the 1st day of each month

3. Respondent

is the undertenant of the aforesaid respondent tenant(s) the residence of the tenant(s) and undertenants herein

4. Respondents are now in possession of said premises. Said premises are

purposes and are described as follows

5. The premises from which removal is sought were rented for dwelling

ALL ROOMS APT# [Redacted] in building known as [Redacted] KOSCIUSKO STREET

situated within the territorial jurisdiction of the Civil Court of the City of New York, County of KINGS

6. Pursuant to said agreement there was due from respondent tenant(s), the sum of \$ 3,108.00 in rent and additional rent as follows:

AUG11 \$1036.00 SEP11 \$1036.00 OCT11 \$1036.00

7. THE APARTMENT IS PRESENTLY SUBJECT TO THE RENT STABILIZATION LAW OF 1969, AS AMENDED, BECAUSE THE PROPERTY RECEIVED A REAL ESTATE TAX ABATEMENT UNDER S421(A) OF THE REAL PROPERTY TAX LAW AND IS SUBJECT TO THE FEDERAL LOW INCOME HOUSING CREDIT PROGRAM PURSUANT TO 26 CFR 1.42 ET SEQ.

7B. Reasonable Legal and Late fees to be determined by the court.

8. Said rent has been demanded BY A TEN DAY WRITTEN NOTICE from the tenant(s) since same beca. due.

9. Respondents have defaulted in the payments thereof and continue in possession of premises without permission after said default.

10. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Article 41 there is a currently effective registration statement on file with the Office of Code Enforcement which designates the managing agent names below, a natural person over 21 years of age, to be in control of and responsible for the maintenance and operation of the dwelling. Multiple Dwelling No. 00374472

PAULETTE HOLIDAY 1230 PENNSYLVANIA AVE BROOKLYN, NEW YORK 11239

WHEREFORE Petitioner requests a final judgment against respondent(s) for the rent demand herein, awarding possession of the premises to petitioner landlord, and directing the issuance of a warrant to remove respondent(s) from possession of the premises together with costs and disbursements of this proceeding. Dated: 10/04/11 MAGNOLIA PLAZA HDFC

STATE OF NEW YORK, COUNTY OF NASSAU

The Undersigned affirms under penalty of perjury

that he is one of the attorneys for the Petitioner:

and I believe the contents thereof that the same are true to his own knowledge except as to matters

# Overview of Holdover Proceedings

- For issues like breach of lease, nuisance, non-primary residence (for rent-stabilized units), illegal sublet, refusal of access
- Landlord submits notice that they want you to leave and that a court case will be started if you do not move out.
- Depending on the type of case, you might receive a notice to quit or a notice to terminate. The notice will tell you how much time the landlord will wait before starting the case.
- The case starts when you receive a petition and notice of petition.
- The petition will say the reason why your landlord wants to evict you.
- The notice of petition will have the time, date and room number for the court hearing.



NEW YORK CITY HOUSING AUTHORITY  
LAW DEPARTMENT  
250 BROADWAY, NEW YORK, NY 10007  
<http://nyc.gov/nycha>

JOHN B. RHEA  
CHAIRMAN  
EMILY A. YOUSSEF  
VICE-CHAIR  
MARGARITA LÓPEZ  
MEMBER  
VICTOR A. GONZALEZ  
MEMBER  
VILMA HUERTAS  
CORPORATE SECRETARY  
CECIL R. HOUSE  
GENERAL MANAGER

Kelly D. MacNeal  
Acting General Counsel

[REDACTED]

[REDACTED] N-2012  
[REDACTED]  
[REDACTED]  
NEW YORK, NEW YORK [REDACTED]

NOTICE

PLEASE TAKE NOTICE, that a recommendation has been made that your tenancy in the above apartment be terminated because of the following circumstances:

SEE ATTACHED SPECIFICATION OF CHARGES

A hearing on these charges will be held before a Hearing Officer designated by the New York City Housing Authority ("Authority") for that purpose at 250 Broadway, 2nd floor, Borough of Manhattan, New York City, on April 3, 2013 at 2:30 p.m.

You are requested to answer these charges, and to signify your intention to appear at the hearing, by a reply in writing addressed to New York City Housing Authority - Law Department, 7th Floor, [REDACTED] 250 Broadway, New York, N.Y. 10007. If you have any questions, please call [REDACTED] 212-306-[REDACTED]

At the hearing you may appear in person with such witnesses as you may desire, AND BE REPRESENTED BY COUNSEL OR OTHER REPRESENTATIVES OF YOUR CHOICE. If you desire legal representation and cannot afford a lawyer, it is suggested that you contact one of the agencies which provide free legal services. A copy of the procedures covering these proceedings is enclosed for your information.

IT IS IMPORTANT THAT YOU REALIZE THAT THIS HEARING WILL BE THE ONLY OPPORTUNITY TO BE HEARD, THAT THE DETERMINATION BASED THEREON MAY RESULT IN YOUR EVICTION, AND THAT SUCH DETERMINATION MAY NOT BE CHALLENGED IN THE LANDLORD-TENANT COURT. ACCORDINGLY, IF YOU DESIRE TO CONTEST THE ABOVE CHARGES, YOU MAY REPLY TO THIS NOTICE AND APPEAR AT THE HEARING. OTHERWISE, YOU WILL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO SUCH HEARING.

In order to enter the building you will be required to present a government issued photo ID and will be subjected to a security screening process. You and your belongings will be required to pass through a metal detector and you may be subjected to further searches prior to being granted entry to the building. No unauthorized weapons will be permitted in the facility. You must bring this Notice with you on the day of your appointment. Please arrive at least thirty (30) minutes prior to your scheduled hearing time in order to complete the building security screening process.

NEW YORK CITY HOUSING AUTHORITY

By: *Sheila Finckney*  
Director of Property Management

Dated: February 21, 2013  
zrh

*EB*

# Key Advice for People Facing Eviction

- ALWAYS respond once an eviction case has been started and pay close attention to the dates to respond.
- Get rent history breakdown from landlord (Rent vs. Fees).
- Assemble any proof of payment for rent already paid.
- Keep records of all court documents.
- If repairs needed, take pictures of apartment.
- Figure out right amount of arrears and PAYMENT strategy .
- Do not withhold rent as leverage.
- If a marshal comes to your apartment, be sure to collect your ID, wallet, medications and personal items, legal papers and small valuables.

# Housing Court Answers

- Information on Housing Court process for nonpayment and holdover cases
- How to obtain charity funds for rent arrears
- How to get repairs made in an apartment
- Information for NYCHA tenants
- Help with roommate issues
- Resources and connection to legal services
- <http://housingcourtanswers.org/answers/for-tenants/>

# Pop Quiz!

Homebase is a program that helps people **at risk of homelessness.**

True or False?



# Homebase

- Not a housing program, but a resource center. Meant for households on the brink of homelessness.
- Homebase will help you develop a personalized plan to overcome an immediate housing crisis and achieve housing stability. You may be eligible for Homebase services if you:
  - Are at imminent risk of entering the New York City shelter system
  - Are low-income
  - Want to remain stably housed in your community
- Different non-profit providers for specific zip codes
  - Services for the UnderServed (SUS) is the provider for Manhattan
    - 516 West 181st St, 4th Floor
    - 2322 3rd Avenue, 3rd Floor
    - For questions, contact Krystina Augustine @ 917-492-1019 ext. 1721
- DHS, 311, <http://www1.nyc.gov/site/dhs/prevention/homebase.page>

# CityFHEPS (Family Homelessness & Eviction Prevention Supplement)

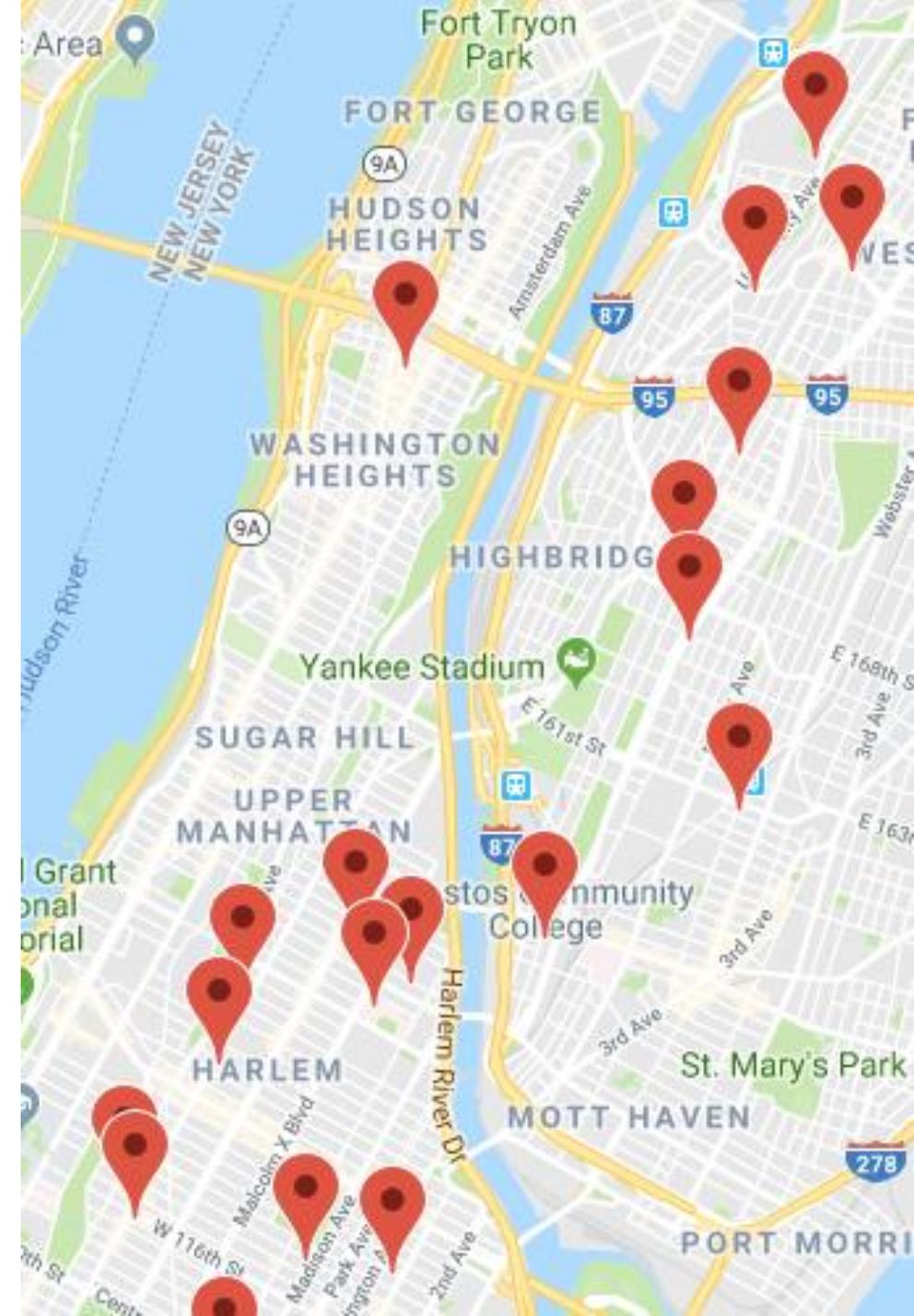
- CityFHEPS is a rent supplement to help individuals and families find and keep housing
- Combination of SEPS, CITYFEPS, and LINC 1, 2, 4 and 5
- Recipients of LINC 1, 2, 4, and 5 will be transferred to CityFHEPS at their first renewal if they remain income eligible
- HRA's Rental Assistance Call Center at 929-221-0043
- <https://www1.nyc.gov/site/hra/help/cityfheps.page>
- [CityFHEPS Fact Sheet for Clients in the Community](#)

# 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
- Select community-based organizations are designated FHEPS providers and are the only ones who can process applications.
- 311, <https://www1.nyc.gov/site/hra/help/fheps.page>
- [FHEPS Fact Sheet](#)

# Single Stop Centers

- Services include income support, legal services, financial coaching, and referrals
- [Locations](#)
  - Northern Manhattan Improvement Corporation (NMIC)
    - 76 Wadsworth Avenue, New York, NY 10033; Licelyn Colon at 212-453-5362;  
<https://www.nmic.org/socialservices-2/benefitsscreening/singlestop/>
  - NMIC Housing Legal Services
    - Walk-in Intake Hours: Main Office - Tuesdays starting at 8am (first come, first served).
    - Bronx Office - Tuesdays, Wednesdays, and Thursdays from 9am - 1pm.
    - Manhattan residents may also request to be assigned to a NMIC attorney through housing court.
    - <https://www.nmic.org/legal/housing/>



# Rent Arrears Assistance

## ■ One Shot Deal

- One time payment from HRA to pay back rent to avoid an eviction.
- To qualify, you must have a source of income other than public assistance such as employment or SSI. HRA does not require that you have a case in Housing Court. They should process your application if you receive a demand letter from the landlord.
- Apply at your local Job Center. Call 311 to find out the center that serves your neighborhood. If you have a marshal's notice you can go to the HRA office in Court to see if they can help the application process go faster.

## ■ Charity Assistance

- you must have a case in housing court or a rent demand from your landlord
- explain how you fell behind
- the ability to pay the current rent going forward, and
- back rent that is not too high (typically only pay one month back rent)

# 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 Eviction Prevention Efforts

## Pilot with NYP Outpatient Social Workers and Services for the UnderServed

- Assessing patients for eviction risk using screening form
- Closed-loop referrals to SUS' Homebase Program

Has the client received an eviction notice or been asked to leave by a landlord?  Yes  No

Has the client applied to shelter in the last three months?  Yes  No

Does the client have any disagreement with their landlord or the primary tenant?  Yes  No

Does the client's apartment have serious repair issues?  Yes  No

Does the client currently receive any assistance with rent or housing costs from a New York City agency?  Yes  No

Are you requesting a Homebase referral for a reason not included above?  Yes  No

Explain:

If you answer "yes" to any question, please provide further details:

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# HOMEBASE

Homeless Prevention Network

**Krystina Augustine**

Program Supervisor, Homebase  
Services for the UnderServed  
917-432-1019 ext. 1721

# Q&A



# Thank You!

Patricia Hernandez email ([housingishealth@nyp.org](mailto:housingishealth@nyp.org)), Bonnie Mohan email ([info@bxconsortium.org](mailto:info@bxconsortium.org))