

**Testimony Of Commissioner Steven Banks, New York City Human Resources
Administration**

**Oversight Hearing regarding Supportive Housing in New York City before the Committee
on Housing and Buildings jointly with the Committee on General Welfare**

November 19, 2015

Good afternoon. Thank you Chairman Williams and members of the Committee on Housing and Buildings and Chairman Levin and the members of the General Welfare Committee for giving us the opportunity to testify today regarding supportive housing in New York City.

My name is Steven Banks and I am the Commissioner of the New York City Human Resources Administration (HRA). I am joined by Craig Retchless, Assistant Deputy Commissioner, HRA Customized Assistance Services

We are here to discuss supportive housing for homeless New Yorkers with mental illness, substance use disorders and/or other disabling conditions, homeless New Yorkers with HIV/AIDS, young adults aging out of foster care, veterans, New Yorkers living on the streets, and other high-needs homeless and at-risk populations – and our efforts to expand this critical housing resource.

Every day HRA plays a critical role in homelessness prevention throughout the five boroughs. HRA is focused on providing supports to those who are working, but with income insufficient to support a family; providing temporary assistance and training to those in search of work; and providing a safety net for those unable to work. For the purposes of today's hearing it is especially important to note that some New Yorkers face challenges in securing and maintaining employment and stable housing due to psychosocial, intellectual, physical health and/or other conditions, and for these New Yorkers HRA plays a vital role in connecting them to a continuum of care and support services.

HRA has many successes in moving vulnerable, chronically homeless individuals into stable, permanent supportive housing and ultimately helping to transition many of these New Yorkers into the workforce. Not only is it the right thing to do, but researchers positively associate homelessness prevention and supportive housing with improved long-term health and quality of life outcomes for clients and substantial cost savings for both the City and State by reducing the costs associated with shelter, incarceration and care.

Since its inception in the 1980s supportive housing has become a powerful and cost-effective intervention to end homelessness among our most vulnerable neighbors. Families and individuals coping with mental health challenges, the trauma associated with domestic violence, substance

use disorders, HIV and disabling or chronic illness are eligible for stable housing accompanied as needed with an array of comprehensive services, including healthcare for people with physical and/or mental impairments, substance use treatment, employment and education. Through supportive housing these vulnerable populations are able to address the multiple barriers they face when trying to obtain and maintain stable housing and live with independence and dignity.

Yesterday, the Mayor announced a new plan to create 15,000 units of new supportive housing over the next 15 years, more than the combined number of units from the three previous supportive housing plans and more than any other supportive housing effort in the country. This sweeping and comprehensive plan will target even more New Yorkers in need than previous supportive housing plans, including homeless veterans, domestic violence survivors and street homeless individuals.

Supportive housing is affordable housing with supportive services, including both mental and physical healthcare access, alcohol and substance use programs, and other social services. It is a proven, cost-effective approach to deliver stability and to permanently house New Yorkers struggling with mental illness, homelessness, and substance use. Supportive housing reduces reliance on homeless shelters, hospitals, mental health institutions, and incarceration.

As the Mayor said yesterday in his remarks at the announcement,

Every person in supportive housing and on the road to wellness is one fewer person in a City hospital, a prison or a shelter. By making this historic investment, we are confronting the moral crises of homelessness and mental illness our city faces today.

Both the Mayor and the First Lady of the City of New York also noted that this supportive housing initiative is the housing component of the First Lady's mental health roadmap.

The City's 15,000-unit plan is comprised of roughly 7,500 newly-developed, congregate units and 7,500 scattered site units. The plan will cost \$2.6 billion in capital funds over the next 15 years to develop the 7,500 congregate units. Of the total capital costs, approximately \$1 billion will be a City cost – and all but \$380 million has already been budgeted through *Housing New York*. The remaining capital costs – approximately \$1.6 billion – will be offset with low-income tax credits and other private sources. There is also approximately \$96 million in net operating costs over the Financial Plan (through Fiscal Year 19) – starting at \$8.8 million annually in the first year and ramping-up.

Supportive housing has a proven track record of reducing costs. A Department of Health and Mental Hygiene study showed NY/NY III clients who were placed into supportive housing used public benefits, Medicaid, psychiatric institutions, jails and shelters less than clients who were not placed, resulting in net-cost savings.

Populations served by this new supportive housing:

- **Homeless families**
 - in which the head of the household suffers from a serious mental illness or a Mentally Ill Chemical Abuser disorder, a substance use disorder, a disabling medical condition, and/or HIV/AIDS.
- **Homeless single adults:**
 - with a serious mental illness, a substance use disorder, a disabling medical condition or HIV/AIDS
 - with substance use disorders that are primary barriers to independent living and who also have a disabling clinical condition
 - who have completed a course of treatment for a substance use disorder and are at risk of street homelessness or sheltered homelessness and who need transitional supportive housing to sustain sobriety and achieve independent living
 - with HIV/AIDS, and who are clients of the HIV/AIDS Services Administration or who are receiving cash assistance from the City, and who suffer from a co-occurring serious mental illness, or a substance use disorder.
- **Young adults (aged 25 years or younger)**
 - leaving or having recently left foster care or who have been in foster care for more than a year after their 16th birthday and who are homeless or at-risk of homelessness.
- **Homeless single veterans or families**
 - in which the head of the household is a veteran who suffers from a disabling clinical condition (i.e., a medical or mental health condition that further impairs their ability to live independently).
- **Domestic Violence survivors at high risk for persistent homelessness**
- **Street homeless individuals**
 - with behavioral health issues, including those in safe havens and stabilization beds
- **Individuals receiving nursing home care or medically frail individuals**
 - awaiting discharge from the public hospital system that can make the transition to independent living with medically appropriate supportive services

The agencies before you today work in close partnership to address housing insecurity and homelessness as well as to provide housing options for vulnerable clients who are eligible for supportive housing through the Mayor's new initiative.

HRA's Current Supportive Housing Application and Eligibility Process

HRA's supportive housing system permits referring agencies to submit the NYC Supportive Housing Referral Application, which is called HRA 2010e, electronically to HRA's Office of Health and Mental Health Services/Placement, Assessment and Client Tracking Unit

(OHMHS/PACT). In order to apply for any NY/NY I, II or III housing, the HRA 2010e must be submitted electronically by a service provider who has been trained by HRA's Customized Assistance Services, after which the provider receives a username and password.

The 2010e application packet is designed to gather the relevant clinical and housing information to determine if the individual/applicant is eligible for any category of supportive housing. Relevant information gathered in the application includes: demographic information, benefits, service providers, history of hospitalizations, housing history and episodes of homelessness, behavioral health and medical conditions, day-to-day functional challenges, client preferences for housing and recommendations for level of housing support needed. Additionally, the packet requires a current comprehensive psychiatric evaluation, completed by a licensed psychiatrist or psychiatric nurse practitioner within the last six months and a psychosocial summary completed within the last six months. Service providers may choose to utilize the Comprehensive Mental Health Report in lieu of a separate psychosocial summary and psychiatric evaluation. Supportive housing applications are mostly prepared by a mental health professional from a variety of referral sources, like hospitals, correctional facilities, homeless shelters, outpatient programs, care coordination and community based organizations. Other individuals, including family members, are also able to assist people with this process.

The eligibility criteria for NY/NY I and II agreements are as follows: a person who is seriously and persistently mentally ill (SPMI); meets NYS Office of Mental Health (OMH) Community Support Services (CSS) criteria; and is documented as currently homeless.

Applicants must meet not less than one of the four following criteria:

- The individual used the DHS shelter system continuously for four or more months. They may be hospitalized or incarcerated and awaiting placement, but must have used the shelter system immediately prior to being arrested or hospitalized.
- The individual has used the DHS shelter system for 14 of the past 60 days, but not necessarily continuously. The individual may be hospitalized or incarcerated and awaiting placement.
- The individual has used a drop-in center, voluntary shelter or Partnership for the Homeless shelter for 14 of the past 60 days, but not necessarily continuously. The individual may be hospitalized or incarcerated and awaiting placement.
- The individual does not meet any of the above criteria, but is known to be homeless and resides on the streets, in the parks, on the subways or other public areas, or is a shelter system user who does not meet the criteria listed above. The individual may also have been undomiciled prior to hospitalization or incarceration and is awaiting placement.

The eligibility criteria for NY/NY III agreements are as follows:

- Chronically homeless single adults who suffer from serious and persistent mental illness or who are diagnosed with mental illness and a substance use disorder.
- Single adults who are presently living in New York State-operated psychiatric centers or State-operated transitional residences and who could live independently in the community if provided with supportive housing and who would be at risk of street or sheltered homelessness if discharged without supportive housing.
- Chronically homeless single adults with HIV (who are clients of the HIV/AIDS Services Administration or have symptomatic HIV and receiving cash assistance from HRA), as well as a co-occurring serious and persistent mental illness, a substance use disorder or both.
- Chronically homeless families, or families at serious risk of becoming chronically homeless, in which the head of the household suffers from a substance use disorder, a disabling medical condition or HIV.
- Chronically homeless single adults who have a substance use disorder that is a primary barrier to independent living and also a disabling clinical condition (i.e., a medical or mental health condition that further impairs their ability to live independently).
- Homeless single adults who have completed a course of treatment for a substance use disorder and are at risk of street homelessness or sheltered homelessness and who need transitional supportive housing (which may include a half-way house) to sustain sobriety and achieve independent living.
- Young adults ages 18-24 who have a serious mental illness and are being treated in a New York State-licensed residential treatment facility, a State psychiatric facility or leaving or having recently left foster care and who could live independently in the community if provided with supportive housing and would otherwise be at risk of street or sheltered homelessness if discharged without supportive housing.
- Chronically homeless families, or families at serious risk of becoming chronically homeless, in which the head of the household suffers from a serious and persistent mental illness or mental illness and a substance use disorder.
- Young adults aged 18-25 leaving or having recently left foster care or who had been in foster care for more than a year after their 16th birthday and are at risk of street homelessness or sheltered homelessness.

As noted earlier, the new program builds on this process and includes additional categories of vulnerable clients, including homeless veterans, domestic violence survivors and street homeless individuals.

Permanent supportive housing provides individuals and families transitioning from a period of homelessness and emergency and institutional systems with integrated, quality housing. These residential apartment buildings are located in communities throughout New York City. This

supportive housing reflects housing options available in the community and meets standards for safety and quality established by local, state and federal laws and regulations.

Tenants sign a standard lease and receive rental assistance. The continued tenancy is not subject to any special rules or participation in any particular services and tenants pay 30 percent of their income toward rent.

The two primary types of supportive housing are:

- Single-site (also referred to as congregate), which is a designated building where each individual or family has private living quarters and may share kitchens and/or common recreational rooms or other facilities; and
- Scattered-site, which are units in apartment buildings spread throughout a neighborhood or community that are designated for specific populations, accompanied by supportive services.

The combination of affordable housing and support services is designed to help families and individuals, utilizing housing as a tool to promote positive long-term health and quality of life outcomes, sustained recovery and lower rates of repeat homelessness following chronic homelessness, hospitalization or incarceration or for youth aging out of foster care.

Participation in services is voluntary and is customized to meet the needs of each resident. A care management team is responsible for a person-centered assessment, care plan development, implementation and monitoring, as well as support services including:

- Case management;
- Educational, vocational and other recovery-oriented services;
- Medication management and counseling;
- Assistance in gaining access to government benefits, such as food stamps;
- Referrals to medical services, mental health care and treatment for drug and alcohol use; and
- Recommendations for other needed services, such as legal support.

This combined approach is effective in reducing homelessness and maintaining stable housing. According to a 2014 study by the Urban Institute, 85 percent of all clients remained housed in the program one year after placement, and after two years after placement 74 percent remain housed. This supportive environment can also reconnect individuals with family members and integrate individuals into a neighborhood, community and workforce creating a web of social supports that are difficult to maintain when housing is unstable or non-existent.

Supportive Housing Utilization

In a recent report, the Corporation for Supportive Housing concluded that New York needs to create 31,745 new supportive housing units statewide “in the near future” to meet the needs of homeless adults and families. Of these, 24,155 are needed in New York City. Another source, the Campaign 4 NY/NY Housing, a group of over 130 advocacy groups found that the ratio of demand to available supportive units is six to one, while more than 20,000 families qualify each year for supportive homes.

The largest challenge with supportive housing in the city is that there simply is not enough of it.

Based on HRA’s data, in FY 2015, 23,944 supportive housing applications were submitted and of these 14,623 or 61 percent were approved. There are currently, approximately 32,000 supportive housing beds in New York City.

As of last month, October 2015, HRA’s HASA program has:

- A contracted supportive housing portfolio of 5,678 units of which 5,432 units are occupied. HASA spends about \$134 million annually for these units.
- 2,672 scattered-site units, including NY/NY III and non-NY/NY III, of which 94.65% (2,529) are occupied. The average annual cost per unit is \$23,957.
- 2,181 permanent congregate units, including both NY/NY III and non-NY/NY III, of which 96% (2,099) are occupied. The average annual cost per unit is \$22,200.
- 825 transitional units, 97.45% (804 units) of which are occupied. The average annual cost per unit is \$25,160.

In addition to supportive housing units, HASA is expecting to spend about \$33 million this year for clients residing in emergency housing. As of October 17, 2015 of the 2,313 units available, HASA clients occupied 1,946 units, an occupancy rate of 84%.

An interim report concerning NY/NY III issued by the New York City Department of Health and Mental Hygiene in collaboration with the New York City Human Resources Administration and the New York State Office of Mental Health found that when NY/NY III service and operating costs were included, there were net savings for single adults coming from State-operated psychiatric facilities. In four other populations, the cost of the program was offset by savings in services and benefits not used by NY/NY III tenants. In two populations, net costs were greater for placed than unplaced individuals. When NY/NY III populations were combined, there were substantial net savings per client, per year.

We know stable housing is integral to improving health outcomes and lowering costs for high-needs, high-cost Medicaid recipients with serious mental health or disabling conditions; moreover, supportive housing can reduce disparities and avert preventable events and hospitalizations thereby additionally reducing costs.

We know that investment in prevention, rental assistance and supportive housing is more cost effective than shelter. As we have testified previously, the Administration is already investing an unprecedented \$1 billion over the next few years in rental assistance to prevent and alleviate homelessness, legal services, and other prevention assistance.

RESULTS TO DATE

It took many years to reach this level of homelessness and it will take time to reduce it. But we can already point to some concrete successes with our rental assistance programs with increasing placements in affordable housing.

To date, 9,044 New Yorkers have received eviction prevention legal assistance, including working heads of households, and this will increase to almost 33,000 households per year, including well over 113,000 people.

We have also helped more people with emergency rent assistance, keeping thousands of New Yorkers in their homes. In FY 2014, HRA provided rent arrears to 42,000 households at a cost of \$121 million. Comparatively, in FY 2015, HRA provided rent arrears to nearly 53,000 households at a cost of \$180 million. The 49 percent increase in spending was due to 11,000 more households being found eligible and was due in large part to rising rents. Another major driver was the increase in HomeBase and legal services enrollments to prevent eviction and homelessness where clients are also referred to rent arrears. The FEPS anti-eviction program also provides rent arrears and HRA spent another \$25 million on about 6,300 households each year for total rent arrears spending of \$145 million in FY14 and \$205 million in FY15.

And I want to reemphasize that these programs are cost-effective. In FY 2015, the average cost of emergency rent assistance was \$3,396 per case, which is much less than the average cost of almost \$37,000 per year for a family in homeless shelter. The cost of a legal services case averages about \$2,000, which is again compared to \$37,000 per year for shelter.

Partnering for the Future

No price can be put on the human and social costs of homelessness; and the high level of homelessness over the past several years has also had a substantial fiscal impact on the City. We know that an ounce of prevention is worth a pound of cure and we are diligently working to ensure that the tools of government that can prevent and alleviate homelessness are accessible and readily available to those who are in need. We also know that investment in these preventative and restorative services is money well-spent.

As I noted earlier, the cost of supportive housing, legal services and rent arrears is much less than the cost of shelter. And those figures don't include the many other costs that homelessness imposes on adults and children, including the loss of jobs, the loss of social supports that makes

them more vulnerable to future crises, the disruption of medical and other care, and the disruption of children's education.

In order for HRA's programs to be successful in preventing and alleviating homelessness for families and individuals, it is essential that there is a sustained investment from both the City and State for today and years to come. Moreover, additional investment is needed in supportive housing to prevent homelessness and keep children and adults in stable homes and to move children and adults from shelter to permanent housing. We are hopeful that our State partners will prioritize supportive housing in the way that we have. In fact, substantial numbers of Assemblymembers and Senators have called for a dramatic increase in supportive housing at the level of 30,000 additional units for New York City and as well as thousands more units for the rest of New York State.

The first three NY/NY agreements between the City and State have clearly demonstrated that supportive housing is a proven, cost-effective and humane way to alleviate homelessness and the Mayor's historic announcement yesterday will provide permanent and stable housing and essential social services for literally thousands of eligible New Yorkers. We are committed to working together with you and your Council colleagues as this program is implemented and to further help vulnerable New Yorkers by enhancing access to supportive housing.

We have accomplished a great deal over the past 22 months, but we know that we have much more work to do and look forward to partnering with you during the coming year.

Thank you and I'm happy to answer your questions.

Testimony of Jessica Katz
Assistant Commissioner for Special Needs Housing
New York City Department of Housing Preservation and Development
New York City Council Oversight Hearing of Supportive Housing
November 19, 2015

Chairman Levin, Chairman Williams and members of the committees, thank you for the opportunity to testify today on the Department's efforts to create and preserve supportive housing. My name is Jessica Katz and I am the Assistant Commissioner for Special Needs Housing at HPD. I am joined today by several colleagues including Eva Trimble, our Deputy Commissioner for Financial Management and Tenant Resources.

It is important that I begin this testimony with a sincere note of thanks to the Council. We appreciate your support, not only by helping to keep this important issue front and center, but also as you work with and support non-profit providers in your communities. Councilmembers also serve an important role in the community engagement process. At HPD, we appreciate the Council's support as we work to combine all the necessary components of supportive housing development including financing, political and community support.

Supportive housing is a cost-effective intervention that provides a permanent, affordable place to live combined with on-site services. It is a proven solution for people with long or repeated histories of homelessness and other challenges including mental illness, addiction, or involvement in the criminal justice system or other government institutions. Peer-reviewed research on supportive housing units created through NY/NY III found that for every unit of supportive housing, taxpayers save an average of more than \$10,000 per year in public resources such as shelters, emergency rooms, jails, and psychiatric facilities.

Research has also shown that supportive housing improves the surrounding neighborhood. From the outside, supportive housing looks like most other new buildings in a neighborhood and often times brings life to blocks that may have had vacant or underutilized land. On the inside, supportive housing often includes elements such as community rooms for residents, computer rooms, and other design elements that help to make them positive and vibrant places to live. Supportive housing is a place where even those with the most severe barriers to independent living are stably housed in their own apartments, paying rent and with leases like anyone else.

Since *Housing New York* launched we've been deliberate in our announcements about achievements to not only discuss how many units we built or preserved, but to also acknowledge the New Yorkers who will reside in these homes. There is no kind of development where it is more important that we remember who is living in a unit than in supportive housing. In many - if not most cases - we've not only built a supportive housing unit, but we've literally saved a life. Anyone who has been fortunate enough to visit some of our great supportive housing providers in New York can hear stories of residents who faced death lingering on the streets, under bridges, or in cars for years, but who are now reconnecting with family, addressing their health needs, and finding gainful employment. There are many reasons for why we see such successful outcomes in supportive housing including the dedication of staff and their social services

delivery, but at its core the model is successful because the home is affordable and the services that the resident needs are made available.

There are many examples of well designed, richly programmed, and efficiently operated supportive housing projects. I'd like to highlight three:

- **The Schermerhorn:** This \$59 million project built by Common Ground – now known as Breaking Ground – is in Chairman Levin's district and, opened in 2009. It was designed by Ennead Architects, who also designed The Standard, High Line hotel. The building offers 116 units for formerly homeless individuals with special needs and, including individuals living with HIV/AIDS. The remaining units are for low-income community residents, the majority of whom are actively pursuing careers in the performing arts and entertainment industries, such as local actors, dancers, singers and filmmakers. The Actors Fund, which co-sponsored the building, provides social services and emergency financial assistance, health care, housing, and employment and training services to people who work in performing arts and entertainment. The Center for Urban and Community Services provides case management services for tenants with special needs. The building features green construction, rooftop gardens, a glass façade, a fitness room and a computer lab. It is also home to a dance studio operated by the Brooklyn Ballet, as well as a 2,000 square foot "black box" performance space, operated by The Actors Fund.
- **Morris Manor:** Is a CAMBA development that opened in 2008 in Chairman Williams's district. It is a beautiful energy-efficient and sustainable building that provides tenants a safe and permanent home, complete with on-site social services and a landscaped rear garden with Shona sculpture from Zimbabwe. Morris Manor has transformed a long-vacant City-owned lot into an attractive neighborhood asset and established a high standard for affordable housing in Brooklyn. In fact, when the building was being constructed, I overheard someone on the street saying "Not another luxury condo..."
- **True Colors Bronx (West End Residences):** One of our newest projects to open was this fall in Councilmember Cabrera's district. True Colors Bronx is permanent, affordable housing residence with on-site support services specifically for LGBT youth with a history of homelessness. Residents receive case management and ongoing assistance with every aspect of independent living as well as obtaining employment best suited to their individual interests and skills. A range of services, including GED classes and healthcare, are available through linkages with other nonprofit agencies. This new Bronx residence continues the partnership between West End Residences and Grammy award-winning artist Cyndi Lauper, and her manager.

Yesterday the Mayor announced a major commitment of \$1 billion in City capital over the next 15 years that will fund 15,000 units of supportive housing. Approximately half of these units will be new construction units, supported through HPD financing. During the time that the supportive housing commitment overlaps with *Housing New York* (the next 8 years), all supportive housing units that receive funding from city resources for renovations or that are newly constructed will count towards the City's 200,000-unit housing plan. The Administration

is committed to including supportive housing as an integral part of our housing stock and fully embraces supportive housing as a proven solution to ending homelessness.

The announcement was particularly timely because it will allow the City to avoid disrupting our supportive housing pipeline, which was beginning to feel the impact of the uncertainty related to how services would be funded. We will also be injecting more flexibility into the system by broadening the populations that will be served as compared to the previous NY/NY agreements. By doing this we will be ensuring that a wide range of people who need supportive housing in order to remain stably housed have access to it.

In fact, HPD's Supportive Housing Loan Program (SHLP) has long been the primary financing tool for the city's supportive housing production. Prior to 2013, the agency financed approximately 650 units through the Supportive Housing Loan Program per year. Starting in FY2013, the agency increased its production under the program, financing approximately 1,000 SHLP units per year.

Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Grand Total
SHLP Units Financed	440	630	562	543	663	651	659	479	1036	1009	900	7,572

While a typical affordable housing deal depends on multiple sources of funding, supportive housing deals often rely on even more sources. It is not unusual to see five, six, or more sources of capital financing listed for one project. Most deals include a combination of city capital through HPD's Supportive Housing Loan Program, low income housing tax credits, and private debt. Additional capital sources may include tax-exempt bond financing and funding from New York State sources including New York State Homeless Housing Assistance Program (HHAP), the Office of Mental Health (OMH) and the Medicaid Redesign Team (MRT). Rental assistance is typically federally funded through HUD Section 8, Shelter Plus Care or HUD-VASH vouchers.

Housing New York committed to expanded supportive housing production, which requires creative partnerships and multiple sources of support. NYC is fortunate to have some of the most accomplished supportive housing development partners who have established expertise in their field and become adept at handling developments with more complex financing that leverages public and private sources of financing. Indeed the majority of deals under our Supportive Housing Loan Program are now leveraging significant private debt in addition to resources that include tax credits, bond financing, capital loans and rental assistance.

In addition to leveraging more private debt, the city has closed on its first project through *HomeStretch*. *HomeStretch* is an innovative model that co-locates and co-finances transitional shelter and permanent affordable housing. The *HomeStretch* model leverages shared financing to provide cost effective shelter and to subsidize rents for very low-income, formerly homeless individuals and families on the same site.

As I stated earlier, I'd like to reiterate our appreciation to the Council for today's hearing and for the ongoing attention to this important topic. Supportive housing serves an incredibly vulnerable population and Councilmembers are critical partners in bringing together all of pieces necessary this housing a reality. As the Mayor's Housing New York plan states, "A measure of any great city is how effectively it cares for its most vulnerable residents." I'm happy to answer your questions about our recent announcement and any other issues of concern.

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& MILITARY AFFAIRS

November 19, 2015

Testimony Submitted to the NYC Council Committees on General Welfare and Housing and Buildings on behalf of NYS Senator Leroy Comrie, District 14 Queens

Re: Res 0504-2014 Resolution calling upon the Governor and Mayor to approve a fourth “New York/New York Agreement” to create permanent supportive housing.

Good afternoon Chairmen Levin and Williams, and Distinguished Members of the Committees on General Welfare and Housing and Buildings.

As the State Senator representing District 14 in Queens, I am greatly concerned about the fourth incarnation of the “New York/New York Agreement” to create permanent supportive housing. I speak to this specifically in reference to an as yet undeveloped property located on Hollis Ave between 202nd and 204th Streets block and lot numbers: (B1 10943, Lot 201, B1 10943 Lot 204 and B1 10943 Lot 208). While I agree that social and supportive services are a vital component to the health and well being of our city, I vehemently oppose the further saturation of our residential neighborhood with shelters and will be fighting to see that this site is developed responsibly with direct input from our community. I also have commitments from my colleagues in government, Congressman Gregory Meeks, Assembly Member Barbara Clark and Council Member I. Daneek Miller to support the community’s efforts to ensure that the site is developed in a way that doesn’t negatively impact the several surrounding schools, day care centers, houses of worship, senior facilities and many long time homeowner’s property values.

Council Member I. Daneek Miller has or is in the process of submitting legislation which requires that investors provide information on facilities usage to the New York City Council in advance so that the community can have a voice in what comes into their neighborhoods. I will also be advancing similar legislation on the state level. We are putting these legislative measures in place to help fairly balance the playing field in terms of responsible and sustainable development, and the community’s needs along with the need to provide long-term affordable supportive housing for our city’s most vulnerable populations.

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As cited by Community Board 12, based on statistics from the NYC Department of City Planning, data shows that 32% and 10% of housing for supportive housing populations in Queens are within the boundaries of Community Boards 12 and 13 respectively, within my Senate District. In fact, of the 18 identified supportive housing facilities in Queens' Community Boards, ten are located within the confines of CB 12. This oversaturation and deep concentration within our community lends to the difficulty of embracing the proposal and subsequent implementation of the New York/New York IV agreement. The disparity of distribution grows even more alarming when examining the inequality of the distribution of supportive service facilities throughout the Borough of Queens: CB1: 10%; CB2: 2%; CB3: 5%; CB4: 5%; CB6: 4%; CB7: 4%; CB8: 4%; CB9: 5%; CB10: 4%; CB11: 0%.

For these reasons I must stand in opposition to this proposal New York/New York IV Proposal. There is no question that veterans, seniors, the homeless and those with mental health issues and other challenges desperately need supportive housing along with the services that will help them remain functional and self-sustaining, but community input must be factored into the equation when making the determination of location. My office and other stakeholders will be convening a community task-force that would be happy to work with the administration, the city council and other civic organizations to help identify areas where supportive housing facilities would not result in a negative impact on the character and integrity of existing neighborhoods.

I thank you for your time and consideration of my testimony.

Yours in Service,

A handwritten signature in black ink, appearing to read 'L. Comrie', written in a cursive style.

Senator Leroy Comrie
District 14/Queens



FOR THE RECORD
We see what can be.

**Testimony of Elizabeth Garcia, Division Director of Supportive Housing and Outreach Initiatives
before
The Committee on Housing and Buildings with The Committee on General Welfare
on the Subject of:**

Resolution 0504-2014 – Calling upon the Governor and Mayor to approve a fourth “New York/New York Agreement” to create permanent supportive housing.

(November 18, 2015)

Good morning. I am Elizabeth Garcia, Division Director of Supportive Housing and Outreach Initiatives at Good Shepherd Services. I want to thank the committee for holding this hearing on the very important topic of supportive housing and the New York New York IV agreement.

Good Shepherd Services goes where children, youth, and families face the greatest challenges and builds on their strengths to help them gain skills for success. We currently run two supportive housing programs for young adults and families experiencing homelessness, the Chelsea Foyer and Edwin Gould Supportive Housing Program. We have been fortunate to see firsthand the success of the New York New York III agreement at both of these programs, with 400 units dedicated to young adults under that agreement. At the Chelsea Foyer, our transitional living program for youth 18 to 24, at completion of the program, 98% of participants secured stable housing and 83% were employed; at the Edwin Gould Supportive Housing Program at move-out 80% of participants had a stable income source and stable housing.

The need for additional supportive housing units is startling.

- In 2013, it was discovered that between 18–26% of youth who aged out of foster care become homeless, were in shelters, or were couch-surfing on any given night.¹
- The latest Point In Time, the NYC youth count, showed that there were **6,359** youth under 25 in emergency and transitional shelters across the city (not including youth under 25 in shelters with their adult parents).²
- There were 5,041 times in 2012 where young people were turned away from shelter because there were not enough beds.³

These numbers are as heart breaking as they are startling, but there is hope for a brighter future if we make a decisive commitment for the youth of this city. With New York New York III

¹ Federation of Protestant Welfare Agencies (Jan 2014). Report. *Keeping Foster Youth off of the Streets: Improving Housing Outcomes for Youth that Age Out of Care in New York City.*

² Center for Innovation through Data Intelligence CIDI (Sept 2015). *2015 NYC Youth Count Report*
<http://www.nyc.gov/html/cidi/downloads/pdf/youth-count-report-2015.pdf>

³ State Senator Brad Hoylman, Letter to Governor Cuomo. January 16, 2015.



We see what can be.

expiring, and the ever growing need for supportive housing. We want to thank the Mayor for his dedication to creating 15,000 additional supportive housing units over the next ten years, and urge the Governor to create an additional 15,000 units in New York City and 5,000 units throughout the rest of the state. Of these units, we fully support the set aside of 1,500 units specifically designated for young people experiencing homelessness.

These 1,500 dedicated units would create a supportive housing system that is more inclusive of young people, and would help break the cycle of youth homelessness. Access to these units would ensure that young people experiencing homelessness, whether they aged out of foster care, were a part of the Runaway and Homeless Youth system, or experienced the adult shelter system have a safe and stable place to call home, protecting them from the possibility of becoming chronically homeless adults. The creation of these dedicated young adult units would put New York City at the forefront of meeting the U.S. Housing and Urban Development's goal of ending youth homelessness by 2020.

Again, thank you for your time and dedication to this very important issue.

FOR THE RECORD

November 18, 2015

Testimony to New York City Council Committees on General Welfare and Housing and Buildings; RE: Oversight – Supportive Housing in NYC

**Adrienne Adams, Chairperson
Queens, Community Board 12**

Dear Committee Chair Levin and NY City Council General Welfare Committee Members:

While Queens Community Board 12 does not oppose the right of any individual to be provided with fair and adequate housing, we firmly believe this provision must be appropriately shared throughout the borough of Queens. Although there has been some movement towards equity via new housing proposals in Elmhurst, Astoria and Glendale, the vast strain on resources in our community due to the lack of impartiality where such housing is concerned continues to take its toll and it consistently appears that Queens Community Board 12 has been singled out as the default choice for supportive housing that other communities do not want.

New York City Planning Department data shows that 32% of housing for problem populations in Queens are within the boundaries of Community Board 12. Community Board 14 has the next highest number with 12%, and 10 Queens community districts have 5% or less. As of the beginning of 2015, of the 18 identified supportive housing facilities in the 14 community districts of Queens, **10** of them are located in Community Board 12. Clearly, this represents an unfair and excessive concentration. To make the disparity even more evident, the percentages of Queens Community Boards serving problem populations are as follows: CB1: 10%; CB2: 2%; CB3: 5%; CB4: 5%; CB6: 4%; CB7:4%; CB8:4%; CB9: 5%; CB10: 4%; CB11:0%; CB 12: 32%; CB13: 9%; CB 14: 12%.

Due to the immense proliferation of supportive housing facilities within the borders of Queens Community Board 12, and the targeting of our districts for such housing, we must continue to stand in opposition to the establishment of furthering said housing within our districts.

Queens Community Board 12 cannot in good faith support Res. No. 504 until and unless there is equity of construction of such housing within the entire borough.

Sincerely Yours,

Adrienne Adams

Chairperson, Queens Community Board 12

CATHOLIC COMMUNITY RELATIONS COUNCIL

**Testimony before the New York City Council Committee of Housing and Buildings
and the Committee on General Welfare**
Joseph Rosenberg, Executive Director of the Catholic Community Relations Council
Resolution No. 504
November 19, 2015

Good afternoon, Chairman Williams, Chairman Levin and members of the Committee on Housing and Buildings and the Committee on General Welfare. I am Joseph Rosenberg, Director of the Catholic Community Relations Council (“CCRC”) representing the Archdiocese of New York and the Diocese of Brooklyn on local legislative and policy issues. I am here today to testify in strong support of this Resolution urging the State and the City to create a fourth NY/NY agreement.

Everyone in this room and throughout New York City understands that our City has been facing a critical housing crisis for decades. The creation and preservation of affordable housing continues to be a priority for all of us. The NY/NY program is an important component of the State and City’s effort in tackling this crisis, and one particularly focused on supportive housing.

We strongly support Mayor de Blasio’s plan to produce 15,000 of these much needed units. We especially applaud the focus on reserving this essential housing for the most vulnerable populations in our City which include not just homeless families and homeless single adults but also victims of domestic violence, homeless veterans, young adults leaving foster care and individuals receiving nursing home care who can make the transition, with the assistance of supportive services, to independent living.

Permanent supportive housing has long been shown to be a successful and cost effective model to combat homelessness and to provide affordable housing for individuals with substance abuse, mental health issues and other challenges. Although many programs have been developed to provide housing for the homeless, none have been as productive as NY/NY. Since its inception in 1990, over 14,000 units of supportive housing have been developed through the State and City financed NY/NY programs. NY/NY III shall provide 9,000 units of this housing but is set to expire in 2016. Although both the State and the City have indicated the need to extend the NY/NY program, it is crucial that a fourth NY/NY agreement be reached and funding allocated as soon as possible to provide a permanent housing resource for this vulnerable population.

The Catholic Church and its affiliates have developed and preserved thousands of units of affordable housing throughout New York City. These apartments have been developed primarily by the Institute of Human Development, the housing affiliate of Catholic Charities of the Archdiocese of New York, and Progress of People’s Development Corporation, the housing affiliate of Catholic Charities of the Diocese of Brooklyn. This continuing focus on constructing and preserving affordable housing, supportive housing and housing for the homeless remains an absolute priority of the Church consistent with its long standing mission of administering to the poor and the needy. Hundreds of supportive housing units have been developed by the Church, much of it through the NY/NY program.

It is not only important, however, that the program be continued and expanded. It is crucial that the fourth NY/NY agreement receive adequate capital funding to construct these units as well as sufficient operating subsidies to cover the supportive services and daily expenses required to successfully run this program and work toward ending the cycle of homelessness.

Our humanity, compassion and benevolence are called upon to assist and provide for people in need. There are many challenges, both economic and social, in trying to find remedies and assistance for the homeless population of our City. The NY/NY program has proven to be one of the successful tools in addressing the needs of this population by providing homes and essential services through the creation of permanent affordable supportive housing. We can move forward by extending and expanding this far reaching and crucial initiative.

Thank you.

Testimony of
Coalition for the Homeless
And
The Legal Aid Society

On

Oversight: Supportive Housing in NYC

Presented before

The New York City Council
Committee on General Welfare
&
Committee on Housing and Buildings

Giselle Routhier
Policy Director
Coalition for the Homeless

Beth Hofmeister
Senior Staff Attorney, Homeless Rights Project
The Legal Aid Society

November 19, 2015

The Coalition for the Homeless and The Legal Aid Society welcome this opportunity to testify before the New York City Council regarding Resolution No. 504, which calls on the Mayor and Governor to create a fourth New York/New York agreement to create permanent supportive housing.

About the Coalition and The Legal Aid Society

Coalition for the Homeless: Coalition for the Homeless, founded in 1981, is a not-for-profit advocacy and direct services organization that assists more than 3,500 homeless New Yorkers each day. The Coalition advocates for proven, cost-effective solutions to the crisis of modern homelessness, which now continues past its third decade. The Coalition also protects the rights of homeless people through litigation around the right to emergency shelter, the right to vote, and life-saving housing and services for homeless people living with mental illness and HIV/AIDS.

The Coalition operates 11 direct-services programs that offer vital services to homeless, at-risk, and low-income New Yorkers. These programs also demonstrate effective, long-term solutions and include: supportive housing for families and individuals living with AIDS; job-training for homeless and formerly-homeless women; and permanent housing for formerly-homeless families and individuals. Our summer sleep-away camp and after-school program help hundreds of homeless children each year. The Coalition's mobile soup kitchen distributes over 900 nutritious meals each night to homeless and hungry New Yorkers across the streets of Manhattan and the Bronx. Finally, our Crisis Intervention Department assists more than 1,000 homeless and at-risk households each month with eviction prevention, individual advocacy, referrals for shelter and emergency food programs, assistance with public benefits as well as basic necessities such as diapers, formula, work uniforms and money for medications and groceries.

The Coalition was founded around the effort to bring the landmark litigation on behalf of homeless men and women in Callahan v. Carey and Eldredge v. Koch and remains a plaintiff in these now consolidated cases. In 1981 the City and State entered into a consent decree in Callahan through which they agreed that, "The City defendants shall provide shelter and board to each homeless man who applies for it provided that (a) the man meets the need standard to qualify for the home relief program established in New York State; or (b) the man by reason of physical, mental or social dysfunction is in need of temporary shelter." The Eldredge case extended this legal requirement to homeless single women. The Callahan consent decree and the Eldredge case also guarantee basic standards for shelters for homeless men and women. Pursuant to the decree, the Coalition serves as court-appointed monitor of municipal shelters for homeless adults.

The Legal Aid Society: The Legal Aid Society, the nation's oldest and largest not-for-profit legal services organization, is more than a law firm for clients who cannot afford to pay for counsel. It

is an indispensable component of the legal, social, and economic fabric of New York City – passionately advocating for low-income individuals and families across a variety of civil, criminal and juvenile rights matters, while also fighting for legal reform.

The Legal Aid Society has performed this role in City, State and federal courts since 1876. It does so by capitalizing on the diverse expertise, experience, and capabilities of over 1,100 of the brightest legal minds. These Legal Aid Society lawyers work with some 700 social workers, investigators, paralegals and support and administrative staff. Through a network of borough, neighborhood, and courthouse offices in 26 locations in New York City, the Society provides comprehensive legal services in all five boroughs of New York City for clients who cannot afford to pay for private counsel.

The Society's legal program operates three major practices — Civil, Criminal and Juvenile Rights — and receives volunteer help from law firms, corporate law departments and expert consultants that is coordinated by the Society's Pro Bono program. With its annual caseload of more than 300,000 legal matters, The Legal Aid Society takes on more cases for more clients than any other legal services organization in the United States. And it brings a depth and breadth of perspective that is unmatched in the legal profession.

The Legal Aid Society's unique value is an ability to go beyond any one case to create more equitable outcomes for individuals and broader, more powerful systemic change for society as a whole. In addition to the annual caseload of 300,000 individual cases and legal matters, the Society's law reform representation for clients benefits some two million low-income families and individuals in New York City and the landmark rulings in many of these cases have a State-wide and national impact.

The Legal Aid Society is counsel to the Coalition for the Homeless and for homeless women and men in the Callahan and Eldredge cases. The Legal Aid Society is also counsel in the McCain/Boston litigation in which a final judgment requires the provision of lawful shelter to homeless families.

Mayor de Blasio's Historic Commitment and the Unprecedented Need for Supportive Housing

Yesterday, Mayor de Blasio made history by announcing a plan to create 15,000 units of supportive housing in New York City over the next 15 years. This is the largest commitment to supportive housing made by any mayor and its importance cannot be overstated. Supportive housing pairs permanent affordable housing with voluntary support services to move homeless people out of shelters, off the streets and into stable homes. It is the most successful and cost effective way to end the trauma of homelessness for New York's most vulnerable.

The Mayor's announcement comes at a critical juncture. New York City is currently facing an unprecedented homelessness crisis. There are currently over 59,000 men, women, and children sleeping each night in the City's municipal shelter system, including an all-time high of over 13,500 single adults. In addition to the number of individuals in shelter, there are countless more individuals and families sleeping rough on New York City streets. Between July 2014 and June 2015, over 10,000 unique individuals utilized services at New York City's handful of drop-in centers—where services are specifically geared towards street homeless individuals.

A significant subset of both the street and sheltered homeless populations struggle with severe disabilities including mental illness, drug and alcohol addiction, and physical or intellectual disabilities. For these individuals and families, permanent supportive housing is the most successful and cost effective way to end the trauma of homelessness. Unfortunately, there is not nearly enough supportive housing to meet the need. Currently, four out of every five persons found eligible for supportive housing are not able to receive it because of a lack of units. The Mayor's announcement yesterday is the first step towards filling this needs gap and making sure a sufficient number of supportive housing units are available to those in need.

The Governor Must Match the Mayor's Commitment

However, there must be a second crucial step—the support and partnership of Governor Cuomo to match Mayor de Blasio's 15,000, for a total of 30,000 supportive housing units in New York City. The first groundbreaking NY/NY agreement creating supportive housing was signed in 1990 by Governor Cuomo's father, Mario Cuomo, and New York City Mayor David Dinkins. Two successive agreements were signed in 1998 and 2005. Altogether, these agreements have created thousands of units of supportive housing for New York City. Today, a number no less than 30,000 is crucial to match the current scale of need in New York City. Over 300 organizations have signed on to the campaign for 30,000 units, as well as 133 members of the New York State Assembly, 26 members of the New York State Senate, and hundreds of faith leaders—all recognizing the dire need for 30,000 units. Now, Mayor de Blasio has made an unprecedented commitment to the 30,000. It is time for the Governor to step up with State resources and do his part to address this homelessness crisis.

Supportive housing is proven to be highly effective. It has been shown to decrease chronic homelessness among single adults by 47 percent and the vast majority of individuals and families housed remained so after one year. In addition, supportive housing is not only effective at ending homelessness; it also saves tax dollars and improves neighborhoods. A recent study examining the third NY/NY agreement showed that for each unit of supportive housing, tax payers saved an average of \$10,100 within the first year of placement, due to a reduction in the use of shelters,

hospitals, psychiatric hospitals, and jails.¹ Additionally, a recent study by the Furman Center concluded that properties closest to supportive housing increased in value and experienced strong and steady growth in the years after the supportive housing opened.²

We support the Council in this resolution calling on the Governor to aid the city in creating 30,000 units of supportive housing in New York City. The need now is urgent and the benefits of a renewed agreement are clear: Thousands of homeless individuals and families suffering from physical or psychiatric disabilities will be saved from the trauma of homelessness; taxpayers will save money by preventing the most vulnerable among us from utilizing options of last resort, including shelters, hospitals, and jails; and neighborhoods, as well as the collective conscience of New York City, will reap the benefits of helping those most in need.

¹ New York City Department of Health and Mental Hygiene. (2014). New York/New York III: Supportive Housing Evaluation.

² Furman Center for Real Estate and Urban Policy. (2008). The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City

Campaign 4 NY/NY Housing

One out of every seven homeless people in the United States lives in New York. Statewide there are roughly 67,000 men, women and children who staying in shelters at any given time.¹ In New York City (NYC) alone, over 59,000 people, including 24,000 children, sleep in a homeless shelter each night.² An additional 7,700 people³ stay in a shelter outside NYC. Thousands of others sleep on the streets or in abandoned buildings and makeshift campsites while thousands more exit foster care, hospitals and other institutions each year without a home.

Homelessness in New York has nearly doubled in the last decade. New York State (NYS) must end this crisis and invest in the most cost-effective strategy proven to solve homelessness for those with the greatest needs: Supportive Housing, which pairs affordable housing with on-site supportive services. We call on Governor Cuomo to work with NYC and the other localities with large and growing homeless populations across NYS, to create 35,000 units of supportive housing over the next ten years, 30,000 units in NYC and 5,000 units outside NYC.

Supportive housing is by far the most successful way to end homelessness for individuals and families living with disabilities and other challenges. However, there is not nearly enough supply to meet the record need, and the current City-State supportive housing production initiative, the New York/New York III Agreement (NY/NY III), is expiring.

Unfortunately, four out of every five people found eligible for supportive housing in NYC have had to stay in shelter or on the street because there are too few supportive housing units available to meet the current need. Outside of NYC, where there is no NY/NY program, there are even fewer resources.

Supportive Housing Solves Homelessness, Improves Neighborhoods, and Saves Tax Dollars

By almost every measure, supportive housing has been a success. It has:

- Reduced use of shelters, hospitals, psychiatric centers and incarceration, for an average net public savings of \$10,100 per unit per year;
- Decreased chronic homelessness among single adults by 47% in the first five years of the NY/NY III agreement;
- Provided stability, as more than 86% of NY/NY III tenants remain housed after one year; and
- Raised real estate values for properties located closest to supportive housing developments.

¹ 2014 HUD Point In Time Homeless Populations Data

https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_State_NY_2014.pdf

² Coalition for the Homeless, The Catastrophe of Homelessness <http://www.coalitionforthehomeless.org/the-catastrophe-of-homelessness/facts-about-homelessness/>

³ 2014 HUD Point In Time Homeless Populations Data

https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_State_NY_2014.pdf

A new statewide NY/NY supportive housing program should continue to prioritize individuals with long histories of homelessness and illness. Specifically, it should:

- Target the vast majority of resources toward individuals, families (including adult families) and young adults who are homeless and vulnerable, including those living with serious and persistent mental illnesses, chronic health conditions including HIV/AIDS, and long term addiction. This would include people living on the street and in the various shelter systems. It should continue what NY/NY III began by also allowing certain units targeted toward people exiting institutions into homelessness who have multiple disabilities and/or barriers to obtaining housing on their own.
- Allocate greater resources to help those with the greatest needs. Research shows that an estimated 20% of homeless families need housing with onsite supports – more than simple rental assistance – in order to overcome homelessness. Much greater proportions of homeless individuals, particularly those with disabilities, need both the housing and services that supportive housing provides. We recommend dedicating two-thirds of the units in the new statewide NY/NY program to individuals (23,350 units) with the remaining one-third for families (10,150 units) and youth (1,500 units).
- Promote creation and use of a coordinated assessment and referral system with a risk assessment tool that can match need with resources, and ensure that the most vulnerable families and individuals can access supportive housing.
- Provide adequate funding to operate the housing and provide support services. To be a viable resource, scattered-site supportive housing will need adequate funds to keep pace with market rents over time and all supportive housing will require long-term contracts as well as adequate operating and service funds to provide sufficient supports to help tenants remain healthy and stable.

*For more information, please visit:
<http://www.nynycampaign.org/>*

Submitted on behalf of:

Abba Realty Associates, Inc.
ACMH, Inc.
ADD, Inc.
AIDS Center of Queens County
Albany Housing Coalition, Inc.
Alembic Community Development
Ali Forney Center
Amida Care
Arbor Housing and Development
Ardent Construction and Development, Inc.
Artemis Development
ASCNYC
Association for Community Living
Association of New York Catholic Homes
Astoria First Presbyterian Church
Bailey House, Inc.
Barrier Free Living
Benchmark Title
Betts Housing Partners LLC
Black Veterans for Social Justice, Inc.
BOOM!Health
Brainpower
BRC
Bridging Access to Care, Inc.
Broadway Housing Communities
Bronx Park Phase 1 Tenant Association
BronxWorks
Brooklyn Community Housing and Services, Inc.
Brooklyn Community Services, Inc.
Butler Consulting
CAMBA
CAMBA Housing Ventures

Cardinal McCloskey Sunrise Drop In Center
Care for the Homeless
CARES, Inc.
CASES
Catholic Charities
Catholic Charities Community Services
Catholic Charities Housing of Albany
Catholic Charities of Onondaga County
Catholic Charities, Brooklyn and Queens
Catholic Charities/Casa Betsaida
Catholic Family Center
Cazenovia Recovery Systems, Inc.
Center for Behavioral Health Services
Center for Community Alternatives, Inc.
Center for Independence of the Disabled, NY
Center for Urban Community Services
Central New York Services, Inc.
Chadwick Residence, Inc.
Chances and Changes, Inc.
CHOP, Inc.
Christ Lutheran Church, Manhattan
Christa Construction LLC
Citizens' Committee for Children of New York
CLUSTER, Inc.
CNY Fair Housing
Coalition for Behavioral Health Agencies
Coalition for Homeless Youth
Coalition for the Homeless
Coalition for the Homeless of the Southern Tier, NY Inc.

Coalition Of Concerned Citizens For Complete Justice (COCFOJU)
Coalition of Institutionalized Aged & Disabled
CoC NY-505 Housing and Homeless Coalition of Syracuse and Onondaga County
COFCCA
CohnReznick LLP
Columba Kavanagh House
Common Ground
Community Access, Inc.
Community Counseling & Mediation
Community Housing Innovations, Inc.
Community Voices Heard
Comunilife, Inc.
Concern for Independent Living
Concourse House
Covenant House New York
CREATE, Inc.
CSD Housing, LLC
CSH
Curtis + Ginsberg Architects, LLP
Daughters of Charity of Harlem
Daughters of Charity-Bayside, NY
Denham Wolf Real Estate Services, Inc.
DePaul, Inc
Development Resource Group
Diaspora Community Services
Dominican Sisters
Dunn Development Corp.
EAC Network
East House
EFMNY

Emergency Shelter
 Partnership
 Encore Community Services
 Enterprise Community
 Partners, Inc.
 Fairview Recovery Services,
 Inc.
 Federation of Organizations
 First Sterling
 Forsyth Street
 Fountain House
 Fox House
 Franciscan Sisters of the
 Atonement
 FREE
 Friends House
 Friends Shelter
 Fulton Friendship House
 GHMC
 Goddard Riverside Community
 Center
 Goldstein Hall PLLC
 Good Shepherd Services
 Goodwill Industries of Greater
 NY & Northern New Jersey
 Grace & St. Paul's Church
 Gran Kriegel Associates
 Architects + Planners
 Greater NYC for Change
 Greater Syracuse Tenants
 Network
 Greenhope Services for
 Women, Inc.
 Greenwich House
 GSG
 Gustavus Adolphus Lutheran
 Church
 Hamilton-Madison House
 HANAC, Inc.
 Harlem Independent Living
 Center
 Harlem United
 Harm Reduction Coalition
 HeartShare St. Vincent's
 Services

HELP USA
 Henry Street Settlement
 Hirschen Singer & Epstein
 LLP
 Holy Name Province -
 Franciscan Friars
 Homeless Alliance of Western
 New York
 Homeless and Travelers Aid
 Society of the Capital District,
 Inc.
 Homeless Services United,
 Inc.
 HOPE'S DOOR
 Hour Children
 Housing and Services, Inc.
 Housing Visions
 Housing Works
 Hudson Housing Capital
 Hudson River Housing, Inc.
 Human Development Services
 of Westchester
 Human Services Council of
 New York
 ICL, Inc.
 Independence Plaza North
 Tenants Association
 Institute for Family Health
 Interfaith Assembly on
 Homelessness and Housing
 Interfaith Partnership for the
 Homeless
 JCTOD Outreach, Inc.
 Jericho Project
 Jewish Board of Family and
 Children's Services
 Jewish Child Care Association
 Joseph's House and Shelter
 Kairos: The Center for
 Religions, Rights, and Social
 Justice, Union Theological
 Seminary
 Kolot Chayeinu/Voices of Our
 Lives
 Lakeview Health Services, Inc.
 Lantern Community Services

Legal Action Center
 Lenox Hill Neighborhood
 House
 Lettire Construction Corp.
 Leviticus 25:23 Alternative
 Fund, Inc.
 Lexington Mental Health &
 Vocational Centers for the
 Deaf
 Liberty Resources, Inc.
 Lifting Up Westchester
 Local Initiatives Support
 Corporation
 Loeb House, Inc.
 Low Income Investment Fund
 Lutheran Social Ministries
 Madison Avenue Presbyterian
 Church
 Manhattan Church of Christ
 MCCNY Charities, Inc.
 Mega Contracting
 Mental Health Association in
 Orange County, Inc.
 Mental Health Association in
 Ulster County, Inc.
 Mental Health Association of
 Columbia-Greene Counties,
 Inc.
 Mental Health Association of
 New York City
 Mercy Haven, Inc.
 Met Council on Housing
 MFY Legal Services, Inc.
 Mohawk Valley Housing and
 Homeless Coalition
 Moravian Open Door
 NAMI-NYC Metro
 Nazareth Housing, Inc.
 Neighborhood Care Team,
 Inc.
 Neighborhood Coalition for
 Shelter
 Neighbors Together
 New Alternatives for LGBT
 Homeless Youth
 New York Foundling

New York Housing Conference
New York Society for Ethical Culture
New York State Association for Affordable Housing
Nixon Peabody, LLP
Northeast Brooklyn Housing Development Corp.
Northern Manhattan Improvement Corporation
Northside Center for Child Development
NY Statewide Senior Action Council/NYC Chapter
NYAPRS
NYC Association of Homeless and Street-Involved Youth Organizations
OCV Architects
Odyssey House, Inc.
Ohel Children's Home and Family Services
Options for Community Living, Inc.
Osborne Association
Oswego County Opportunities, Inc.
Palladia, Inc.
PathStone Corporation, Inc.
PEOPLE, Inc
Peoples First Baptist Church
Phoenix House
Pibly Residential Programs, Inc.
Pratt Area Community Council
Praxis Housing Initiatives, Inc.
Preparation Church Of God
Program Design and Development LLC
Project FIND
Project Hospitality
Project Renewal, Inc.
Project Urbanista
Providence House, Inc.

PSCH, Inc.
R. Randy Lee, PC
Rauschenbusch Metro Ministries
RBC Capital Markets
Real Estate Property Group
Red Stone Equity Partners, LLC
Rehabilitation Support Services, Inc.
Residential Experience in Adult Living Inc.
Richman Housing Resources, LLC
Richmond Community Services
Riverdale Mental Health Association
Rochester's Cornerstone Group
Rockaway Wildfire
Rockland Hospital Guild
RUPCO, Inc.
Rural Housing Opportunities Corporation
Saint Joseph's Medical Center
Samaritan Village
Saratoga County Rural Preservation Company
Schenectady Community Action Program, Inc.
SCO Family of Services
SDI Laundry Solutions
Search for Change, Inc.
Service Program for Older People, Inc.
Services for the Underserved
Settlement Housing Fund
Siena House
Sisters of Charity of New York
Sisters of Social Service of Buffalo, Inc.
Sisters of St. Joseph of Rochester Leadership Team and Justice Committee
SKA Marin

Sky Light Center
South Shore Association for Independent Living
St. Catherine's Center For Children
St. Dominic's Home
St. Francis Residences
St. Joseph's Hospital Health Center Syracuse
St. Mary of the Assumption Church
St. Vincent's Hospital Westchester
Staten Island Mental Health Society
Steinway Child and Family Services
STEL, Inc.
Support Ministries/SASH
Supportive Housing Network of New York
Syracuse Behavioral Healthcare
Teens Against Crime
Tempro Development Company Inc.
Tenants Political Action Committee
The Actors Fund
The Arker Companies
The Bridge
The Center for Alternative Sentencing and Employment Services
The Church of the Ascension
The Church of the Epiphany
The City Congregation for Humanistic Judaism
The Community Builders, Inc.
The Community Healthcare Network
The Doe Fund
The Door
The Fortune Society, Inc.
The Guidance Center of Westchester

The Housing Collaborative, LLC
The Hudson Companies, Inc.
The Legal Aid Society
The Vecino Group
The Way Back, Inc.
Thorpe Family Residence, Inc.
Tompkins Community Action
Transitional Living Services of Northern New York, Inc.
Transitional Services, Inc.
Transitional Services for New York, Inc.
Trinity Lower East Side Lutheran Parish
Trinity Lutheran Church of Manhattan
Trinity's Services And Food for the Homeless
Union Church of Bay Ridge
Union Settlement Association
Unique People Services, Inc.
United Helpers
United Neighborhood Houses
Unity House of Troy, Inc.
University Settlement
Urban Architectural Initiatives RA P.C.
Urban Builders Collaborative, LLC
Urban Pathways, Inc.
Venture House, Inc.
Violence Intervention Program
VIP Services
VOCAL-NY
Volunteers of America Greater New York
Volunteers of America Upstate New York
West 112th Street (Broadway-Amsterdam) Block Association
West End Presbyterian Church
West End Residences HDFC, Inc.

West Side Campaign Against Hunger
West Side Federation for Senior and Supportive Housing, Inc.
Westchester County Veterans Service Agency Committee
Westhab, Inc.
Wilson Commencement Park
Weston United
Win, Inc.
YWCA of Binghamton and Broome County
YWCA of Brooklyn
YWCA of Rochester and Monroe County
YWCA of Syracuse and Onondaga County Inc.
YWCA of the Greater Capital Region, Inc.
YWCA of the Niagara Frontier
YWCA White Plains & Central Westchester
Zion-St. Mark's Lutheran Church

DAILY NEWS

There's a way to curb homelessness: Supportive housing works, and it's affordable — so Gov. Cuomo should step up

BY ANDREW HEVESI, SHELLY NORTZ, NEW YORK DAILY NEWS

Thursday, November 12, 2015

As most of us know by now, homelessness in New York City is at near-record levels. Each night, more than 59,000 New Yorkers, including 24,000 children, bed down in homeless shelters. While most homeless families and some homeless individuals simply need an affordable place to call home, the most costly subset of homeless New Yorkers are people coping with mental illness, substance abuse and chronic illnesses that, left unaddressed, will keep them cycling in and out of shelters, hospital beds and institutions.

As costly to taxpayers as these temporary quarters are, a large proportion of people in them quickly wind back up on the street, often without food, medicine or adequate clothing. We can no longer ignore the reality that our current system fosters a brutal cycle that is inhumane, ineffective and far too expensive for taxpayers.

It's important to understand how we reached this point. In the 1960s, a new generation of psychotropic medications gave many people with serious mental illness the ability to live safely within the community, rather than being confined to psychiatric hospitals. This helped spur the downsizing of large psychiatric centers that once housed over 93,000 New Yorkers.

Thousands of men and women returned to our neighborhoods with the promise of community mental health care and safe housing. Yet most of the housing never materialized.

In response, New Yorkers pioneered supportive housing in the 1980s and expanded it in the 1990s, building 15,000 units under three New York/New York Agreements jointly funded by the city and state. Supportive housing units are not temporary shelters; they are permanent housing with essential support services.

The last agreement, New York/New York III, saw more than 85% of its tenants remain stably housed after a year and successfully reduced chronic homelessness by 47% within five years. Detoxification visits decreased by 82%; hospitalizations decreased by 57%.

In real dollars, each homeless individual moved into supportive housing saves taxpayers more than \$10,000, and each homeless patient transferred from hospitalization to supportive housing saves taxpayers nearly \$47,000.

Despite these results, which indicate that supportive housing is the best long-term solution with a proven track record of reducing homelessness and saving tax dollars, New York has not yet invested in supportive housing on scale to address our current crisis.

Gov. Cuomo recently acknowledged the scope of homelessness here, saying “it’s hard not to conclude that we have a major homeless problem.” He is right; the numbers have reached tragic levels.

However, as it stands today, our public policy continues the short-term stopgap approach.

In an effort to put an end to our current crisis and the cycle of homelessness for thousands of families, myself and more than 130 colleagues in the state Assembly have called on Cuomo to support the development of 35,000 new units of supportive housing by 2025 — 23,350 units for adults, 10,150 for families and 1,500 for youth.

Joining in that call are state senators from both parties, 250 faith leaders, 300 social service groups and hundreds of homeless people and supportive housing residents.

We are confident Mayor de Blasio will soon come forward with the city’s share. Now the burden is on Cuomo to do his part. Experienced organizations stand ready to build thousands more permanent homes for our homeless veterans and their families, women and children overcoming domestic violence and abuse, people recovering from addictions, and men and women struggling with debilitating mental illnesses.

It is time for New York to embrace this proven long-term solution to our homelessness crisis by creating and adequately funding 35,000 units of supportive housing over the next 10 years.

Hevesi chairs the state Assembly’s committee on social services. Nortz is deputy executive director for policy with the Coalition for the Homeless.



Testimony of

Elizabeth Hoffman
Policy Associate for Housing and Homelessness
Citizens' Committee for Children

Before the

New York City Council
Committees on General Welfare and Housing and Buildings

Oversight Hearing:

Supportive Housing in New York City

November 19, 2015

Good morning. My name is Elizabeth Hoffman and I am the Policy Associate for Housing and Homelessness at Citizens' Committee for Children (CCC). CCC is a 72-year-old independent, multi-issue child advocacy organization dedicated to ensuring every New York child is healthy, housed, educated and safe.

I would first like to thank Chair Levin, Chair Williams, and the members of the Committees on General Welfare and Housing and Buildings for holding today's oversight hearing on supportive housing and on Resolution 0504-2014, which calls upon the Governor and the Mayor to approve a fourth New York/New York Agreement to create permanent supportive housing. We are grateful for the City Council's long-standing support for supportive housing and the development of additional units of supportive housing to help homeless New Yorkers secure permanent housing.

Notably, today's hearing is especially timely. We are thrilled that Mayor de Blasio announced yesterday his commitment to create 15,000 new supportive housing units over the next 15 years. Supportive housing has the potential to be a game changer in the efforts to combat homelessness.

We remain committed to seeking either a New York/New York IV supportive housing agreement with the state or a State commitment. To reach the target of 30,000 additional supportive housing units in New York City, we still need the State to commit to creating an additional 15,000 for NYC. We look forward to partnering with the administration and the City Council in urging the State to commit to 15,000 units for NYC and 5,000 additional units for the rest of the state. Finally, it is critical to CCC that these additional units of supportive housing include set asides for families with children and youth aging out of foster care.

Background on Supportive Housing

Supportive housing was first created in the 1980s as a response to the increase in the number of street homeless in New York City. Research at the time showed that many of the street homeless were battling with issues such as mental illness and substance abuse, as well as a lack of housing. Grappling to find a solution that would work to keep this population permanently off the streets, a group of non-profit providers began offering services to help street homeless clients remain housed in a renovated single room occupancy hotel.¹ This small model eventually grew and by 1990 the first New York/New York (NY/NY) Agreement was signed by Mayor Dinkins and Governor Mario Cuomo creating a groundbreaking City and State partnership to create 3,615 units of supportive housing for the mentally ill homeless in New York City.

A second agreement was signed in 1999 creating an additional 1,500 units of supportive housing for homeless people suffering from mental illness. In 2005, NY/NY III was signed, which created an additional 9,000 units.² New York/New York III also expanded eligibility for supportive housing by allowing chronically homeless families and at-risk families, as well as youth existing the foster care system, the opportunity to live in supportive housing. Additionally, families and individuals facing other barriers to housing were allowed to apply and supportive housing became an affordable housing option for more than just mentally ill single adults. Single

¹ The Supportive Housing Network, *Network History*. Available at: <http://shnny.org/about/network-history/>

² The New York/NY III agreement expired in 2014. The 9,000 additional units will be complete by 2016.

adults battling mental illness were still given the highest priority for housing units under NY/NY III.

Supportive housing has been proven to be an effective and efficient means to address homelessness. The investment in supportive housing has proven to be cost effective. Placement in supportive housing reduces the use of costly emergency services such as shelters, emergency rooms and correctional facilities.³ A 2004 report from the Bloomberg Administration determined the following: the average cost for a shelter bed in New York City was \$18,615 per year or \$1,555 a month; an acute hospital bed costs \$18,250 to \$48,666 per month; and a jail cell costs \$3,406 per month. By comparison, a supportive housing unit with services costs an average of only \$1,034 a month.⁴ A more recent 2013 analysis by the City's department of health found that NY/NY agreements reduced the use of shelters, hospitals, psychiatric centers and incarceration for an average savings of \$10,100 for every unit of supportive housing annually.⁵

Studies specifically looking at homelessness also show the benefits to using this model to house homeless. A study of NY/NY III found that, on average shelter use decreased by over 60%, saving \$3,779 a year for each housing unit that was constructed.⁶ Additionally, a study of NY/NY II found that it decreased homelessness among single adults by 47% in the first 5 years and provided housing stability with more than 75% of NY/NY III tenants remaining housed after 2 years.⁷

While thousands of units of supportive housing were created under the previous NY/NY agreements, homelessness in New York City remains a critical issue warranting the need for additional supportive housing units. In fact, homelessness in New York City has reached levels not seen since the Great Depression. As of November 6, 2015, there were nearly 12,000 families with over 23,000 children living in New York City shelters administered by the Department of Homeless Services (DHS).⁸ Families with children are also living in shelter for increasing long periods of time. The average length of stay in DHS shelters for families with children was 375 days in Fiscal Year 2013, 427 days in Fiscal Year 2014 and 430 days last year. Shelter is not the ideal place for a child to grow up and increasing available supportive housing units for families would help many families be able to exit the shelter system.

³ The Supportive Housing Network of New York, *Funding the Solution to Homelessness: An Analysis of the New York/New York III Agreement*. Available at: <http://shnny.org/images/uploads/Funding-the-Solution-to-Homelessness.pdf>

⁴ *Id.*

⁵ Campaign for New York/New York Housing, *What are the NY/NY Agreements*. Available at: <http://www.nynycampaign.org/what-are-the-nynny-agreements>

⁶ The Supportive Housing Network of New York, *The New York/New York Agreement Cost Study*. Available at: http://shnny.org/uploads/NY-NY_Agreement_Cost_Study.pdf

⁷ Campaign for New York/New York Housing, *supra* note 11.

⁸ New York City Department of Homeless Services. Daily Report 11/9/15.

<http://www1.nyc.gov/assets/dhs/downloads/pdf/dailyreport.pdf>. Accessed 11/10/15. On November 6, 2015 there were 11,990 families with 23,370 children. The entire shelter population was nearly 60,000.

Notably, supportive housing combines affordable housing with supportive services to help people use housing as a platform for recovery following periods of homelessness, hospitalization, incarceration or for youth aging out of the foster care system.⁹ Housing is permanent, tenants have leases, and they are responsible for paying rent. Notably, rent is affordable and tenants typically pay only 30% of their income on rent and utilities.¹⁰ Supportive housing also provides on-site services for tenants as well as linkages to the community for additional resources. Supportive housing is funded by a blend of Federal, State and City dollars and buildings and programs are owned and administered by non-profit partners.¹¹

Supportive housing is generally accessed by referrals from social services providers and case workers. This is due to the fact that in order to live in supportive housing the individual or family must first be found eligible. A person is typically found eligible if they are chronically homeless, have a mental illness, or have a substance abuse disorder.¹² Additionally, youth aging out of foster care, seniors, and those living with AIDS/HIV may be found eligible.¹³ The range of services available varies, as services are person specific and geared towards each individual client. Services can include medical and mental health care, employment services, child care, independent living skills training and substance abuse counseling.¹⁴

Recommendations

CCC is pleased that the City has committed to creating 15,000 additional supportive housing units over the next 15 years. We hope this commitment is the springboard needed to ensure NYC has enough supportive housing to meet the growing demand for units.

We look forward to working with the City Council and the de Blasio administration to take the following additional steps:

- ***Urge the State to commit to creating 15,000 additional supportive housing units in NYC and 5,000 in the rest of the State.***
Passing City Council Resolution Number 504-2014 is an important step towards making sure the State understands how important their commitment to supportive housing is for NYC. We urge the City Council to pass the resolution.
- ***Ensure the new supportive housing units once again include units specifically for families with children and youth aging out of foster care.***
Families with children are now the majority of people living in DHS homeless shelters. In addition, youth aging out of foster care are struggling to maintain housing in the City. There is no question that the units created for families and youth aging out of foster care

⁹ New York City Department of Health and Mental Hygiene, *Supportive Housing*. Available at: <http://www.nyc.gov/html/doh/html/mental/housing-services.shtml>

¹⁰ The Supportive Housing Network of New York, *Elements of Supportive Housing*. Available at: <http://shnny.org/learn-more/what-is-supportive-housing/elements-of-supportive-housing/>

¹¹ *Id.*

¹² New York City Department of Health and Mental Hygiene, *supra* note 2.

¹³ The Supportive Housing Network of New York, *Frequently Asked Questions*. Available at: <http://shnny.org/learn-more/faq/>

¹⁴ *Id.*

have been successful at helping these highly vulnerable families and youth maintain stable housing.

- ***Consider creating a model of supportive housing that provides a continuum of care for families, youth and individuals for those who need support services but may not have severe mental illnesses.***

As the plans for the new supportive housing units are developed, CCC suggests that the state and the city consider creating a continuum of supportive housing that serves a broader array of need, rather than focusing solely on those with high-end needs.

Currently, there are many families and individuals in shelter, as well as youth aging out of foster care, who are in need of supportive services to live independently in the community, but who do not have the diagnoses needed to participate in the current supportive housing model. Creating a model that provides a continuum of services could potentially help these families, youth and individuals successfully transition out of the shelter system and/or prevent their entry to the shelter system.

Thank you for the opportunity to testify.



Testimony to the New York City Council about Supportive Housing, Campaign for NY/NY 4 Housing.

In support of Resolution 504-2014

Carla Rabinowitz
Advocacy Coordinator
Community Access
November 19, 2015

My name is Carla Rabinowitz and I am the Advocacy Coordinator at Community Access. I have worked for Community Access for 12 years.

Community Access is a 41 year old nonprofit dedicated to restoring the lives of people recovering from mental illness, homelessness and institutional confinement.

Community Access operates or provides support to 22 supportive housing sites throughout New York City.

We are grateful for the Mayor's announcement of 15,000 new permanent supportive housing apartments. Now we need the Governor to also step up and match that number of housing units. Your city council resolution 504 would do just that.

Supportive housing is affordable housing in which on-site support services are available for people to break the cycle of homelessness, hospitalizations and prison, and help people lead productive lives.

As a community organizer for 10 years, I know that the number one concern of mental health recipients is housing. I get so many calls from people facing eviction, people living

in ¾ housing, people in shelters trying to get out, people living on the street, living on trains. There is just a lack of housing. Permanent housing at Community Access has about a 10 year waiting list.

How can a person maintain their mental wellness if their medications are lost living on a train? How can they make appointments to doctors when they have to strategize how to get their meals and which spot they are going to sleep in for a night?

Shelters are no answers. I have gone to visit people in shelters and they are unsafe and not a long term solution to mental wellness. They are noisy, congested, dangerous. Not a place to get well mentally. And shelters are not a home.

Most of Community Access' permanent housing integrates mental health recipients and low income families without a diagnosis.

Services are provided to all tenants.

To gain and maintain a stable life one needs a stable home and support to attend to one's health concerns. Many people Community Access houses have been homeless for years. They have cycled between sleeping in cardboard boxes,

vacant buildings, prison and hospitals. And many of these tenants worked before being homeless, they were cooks, business owners, nurses' aides, teachers, theatre workers you name it.

Once they come to Community Access, they get a home of their own. Permanent housing at Community Access comes with a back yard, a beautiful lobby, front desk staff, free computers and internet, events in the building, support staff, career services, employment training programs and a 24 hour reception desk.

Many tenants in Community Access go on to participate in our 6 month employment training and placement program Community Access operates, the Howie T Harp Center.

Supportive housing is a home of one's own. The buildings at Community Access provides tenants with activities and support. People who may have been homeless for 10 or more years rebuild their lives and gain their dignity back; they volunteer, these mental health recipients reconnect with family and the lives they knew before becoming homeless.

One tenant ran one of the only black owned manufacturing companies in Brooklyn. His business fell on hard times. He went bankrupt, lost his business, started drinking and lost his apartment. He was homeless for 10 years on and off before becoming a tenant at one of our buildings. Since living at community Access for 10 years he got a CASAC license and now counsels others with drug addiction.

Most Community Access buildings provide a home and a community. In one building, the tenants wanted a bus stop near their home. Ten tenants attended their community board together. They all waited 2 hours to speak. And they spoke in unison.

One tenant who is a mental health recipient spoke so eloquently he was approached by a member of the Community Board.

One month later the tenants woke up to find a bus stop in front of their door.

These are the types of homes permanent supportive housing provides.

And they are in short supply. The corporation for supportive housing recently found the 2013 need for supportive housing

was 36,000 units statewide. And that is not accounting for those leaving prison or domestic violence victims. The NY/NY 4 campaign is asking for only 35,000 units statewide.

I ask the council to pass Resolution 504-2014 urging the Mayor and the Governor to fund 35,000 new apartments in a new agreement to help homeless people with mental illness known as Campaign for NY/NY 4 Housing.



TESTIMONY

New York City Council Oversight Hearing
Supportive Housing in New York City
Presented by Nicole Bramstedt

November 19, 2015

Good Morning. My name is Nicole Bramstedt. I am the Director of Policy at Urban Pathways. Thank you to the New York City Council Committee on General Welfare and the Committee on Housing and Buildings for holding this joint hearing on supportive housing in New York City, your leadership on this issue, and the opportunity to testify.

In this testimony, Urban Pathways will address our experience with New York/New York (NY/NY) supportive housing. We will also provide recommendations for ensuring it succeeds to its fullest potential, namely the City including rent escalations in its contracts with scattered-site supportive housing providers, the City continuing its investment in the wages of supportive housing staff and the need to educate communities on supportive housing.

About Urban Pathways

Since 1975, Urban Pathways has worked to engage New York City's most vulnerable – chronically homeless individuals and those exiting state psychiatric hospitals – and provide them with “a way home”. Our continuum of programs, operating in four of the five boroughs include six street outreach programs, the Olivieri Drop-in Center, the Hegeman and Travelers Safe Havens, seven supportive housing residences, and nearly two hundred scattered site units. We provide assistance to all homeless adults, especially those who have tried and failed to remain in shelter or housing. In Fall 2015, we are opening the 43-unit Boston Road Apartments permanent supportive housing residence in the Bronx for homeless and low-income veterans as well as 30 units of justice-involved scattered-site supportive housing.

Background

In Fiscal Year (FY) 2015, Urban Pathways assisted 1,976 vulnerable individuals by consistent engagement and the utilization of a “housing first” approach. Nearly 300 individuals that we assisted reside in an apartment financed by the second and third NY/NY supportive housing agreements. Almost 100 individuals reside in Manhattan, Brooklyn and the Bronx in scattered site supportive housing – affordable, permanent, single or shared, market rate apartments “scattered” throughout the community. Nearly 200 individuals reside in congregate supportive housing – affordable, extended stay or permanent single apartments in one building with on-site support services - in three Council districts. Sixty-three individuals reside at the Residence at Hallet's Cove located in the 22nd Council district of Council Member Costa Constantinides. Fifty-three individuals reside at Cluster House in the seventh Council district of Council Member Mark Levine. Eighty individuals reside at the Clinton Avenue Apartments in the 16th Council district of Council Member Vanessa Gibson. In addition, in FY 2016, 43 individuals will reside in supportive housing financed by the third NY/NY agreement at the Boston Road Apartments, also in the 16th Council district of Council Member Gibson.

TESTIMONY
New York City Council Oversight Hearing
Supportive Housing in New York City
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November 19, 2015

The NY/NY agreements have provided more than a way home for these over 300 individuals. They have imparted stability, putting these individuals on a path to become self sufficient members of their communities. After all, more than three quarters of individuals who moved into supportive housing financed by the three NY/NY agreements have remained stably housed after two years.

In addition, the NY/NY agreements have saved taxpayer dollars. This is because the daily cost of supportive housing (\$54) is less than the daily cost of a single adult homeless shelter (\$79)¹ and street homelessness (\$110)². This is also because supportive housing reduces the use of public institutions such as jails, prisons and hospitals. A 2013 NYC Department of Health and Mental Hygiene analysis found that the most recent NY/NY agreement reduced the use of shelters, hospitals, psychiatric centers and incarceration, for an average net public savings of \$10,100 per unit per year, after taking into account housing and service costs.

Developing and operating supportive housing does have challenges. Routinely, we encounter resistance when we site supportive housing. Too often, those in opposition harbor the same concerns about supportive housing as they do about a homeless shelter. However, supportive housing is *not a shelter*. Residents/tenants sign a lease or enter into an occupancy agreement with the goal to become members of the community. Supportive housing also enhances neighborhoods. A 2008 NYU Furman Center for Real Estate and Urban Policy study revealed a steady growth in property values for buildings neighboring supportive housing.³ As a result of this opposition, to the detriment of our mission of bringing individuals inside, we devote increasing amounts of time in response.⁴

Another consistent challenge that we face is inadequate government investment that complicates service delivery and staffing. This insufficient investment comes in the form of City contracts with supportive housing providers that are devoid of rent escalations. Particularly this presents challenges for our scattered site units, which are in market rate apartments subject to the tight housing market. Inadequate investment also exists in the form of low wages for those staffing supportive housing. Accordingly, our staff may seek the same services as their clients, and our clients may incur multiple case managers to the detriment of their path from the streets towards self-sufficiency.

¹ The Mayor's Management Report Fiscal 2015.

http://www1.nyc.gov/assets/operations/downloads/pdf/mmr2015/2015_mmr.pdf. September 2015.

² The daily cost of street homelessness is estimated by dividing the annual \$40,000 per person cost of street homelessness by 365 days per year. The \$40,000 cost figure may be found at the following: Moorhead, M. *Secretary Says a Homeless Person Costs Taxpayers \$40,000 a Year*. <http://www.politifact.com/truth-o-meter/statements/2012/mar/12/shaun-donovan/hud-secretary-says-homeless-person-costs-taxpayers/>. March 12, 2012.

³ The Furman Center for Real Estate and Urban Policy at New York University. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*.

http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf. November 2008.

⁴ See NYS Assembly Bill 02553A/Senate Bill 04542A, Requires the NYC Planning Commission to Hold a Public Community Forum prior to Approving the Location or Continued Operation of a Supportive Housing Facility or Social Services Center. See also NYC Council Intro 906, Requiring Community Notification prior to the Siting of Certain Social Services Facilities.

TESTIMONY
New York City Council Oversight Hearing
Supportive Housing in New York City
Presented by Nicole Bramstedt

November 19, 2015

Recommendations

While we face a homelessness crisis in New York City, we have a cost-effective and successful tool to address the crisis, supportive housing. However, we have not employed this tool as robustly as we should. This is despite its success and cost-effectiveness. This is also despite the need. Each year, more than 20,000 New York City households are found eligible for supportive housing. However, they must knock on another door since there is only one unit available for every six eligible applicants. *Accordingly, Urban Pathways urges the creation of a new supportive housing agreement - NY/NY IV - consisting of 35,000 units of supportive housing across New York State over the next ten years.*

Adopting a NY/NY IV supportive housing agreement would constitute an instrumental step forward in addressing the City's homelessness and affordable housing crisis. Still, to truly address the crisis, we need to ensure human service nonprofits and their workforce can develop and run their supportive housing residences to their fullest capabilities.

Here, the City should focus on three items. First, *educate communities on supportive housing* to diminish the association of supportive housing with homeless shelters, and the overall opposition to siting supportive housing. Second, *include rent escalation clauses in City contracts with nonprofits running the scattered-site supportive housing*. The escalation clause could include a rent increase tied to an indicator such as the Consumer Price Index or the NYC Rent Guidelines Board increases. It could also be a straightforward two or three percent increase. Third, *continue to invest in those who staff supportive housing, the human services nonprofit workforce*. We appreciate the City FY 2016 budget investment in the form of an \$11.50 wage floor, a 2.5 percent cost of living adjustment and a career ladder pilot program. However, there is more work to do. In particular, *we ask the City to increase the wage floor to \$15 by FY 2018. We also ask the Council to codify this wage floor* to ensure salaries do not return to amounts that do not reward work because of who occupies Gracie Mansion. In addition, *we encourage the Council to lend its support to state advocacy around fifteen and funding*, a campaign to ensure a NYS government funded \$15 hourly wage for human service nonprofit workers.

Conclusion

Urban Pathways thanks the Committees for the opportunity to testify on this cost-effective homelessness solution and to provide recommendations on its adoption and implementation. We also again want to thank the City for its leadership on this issue. Urban Pathways looks forward to working with the City to create a more robust portfolio of supportive housing.

Nicole Bramstedt
Director of Policy, Urban Pathways
Phone: 212-736-7385X233
Email: nbramstedt@urbanpathways.org

November 18, 2015

To the Council of the City of New York
Council Chambers of City Hall

To the Council of the City of New York,

I come before the Council today to express the Neighborhood Concerns for Community Board 12.

I live in the confines of Community Board 12; it has come to my attention within Community Board 12 lies a disproportionate amount of Supportive Housing. To be exact, Community Board 12 accounts for 68% of ALL supportive housing in the Borough of Queens. I don't understand how this has happened, but it must stop.

Bluestone Group a private investment firm, is currently leasing six buildings on Hollis avenue from 202 St. to 204 St. Bluestone has remained ambiguous as to what their intentions for the properties are, but their known for turning such properties into some sort of supportive housing. How is this happening? Queens Community Board 12 has more Department of Homeless Services facilities than any other community board in the borough. The above area I speak of has a day care center on the west side of the above buildings. A church and library are adjacent, public school 134, grades 1-5 one block north. On the other side of the above listed buildings (east side). You have a City Park which is attached to two schools, Intermediate school 192 and Charter school, Pathways to college. There is an untold amount of children who pass through this corridor on a daily basis to travel to schools and the library. To place these children in harms way for the sake of Bluestones gain would be unimaginable. It is insulting to our community, that a developer of this magnitude would consider revitalizing the above buildings with the intentions of placing supportive housing at this location. Why would a corporation as large as Bluestone consider such a task? I say, Bluestone doesn't care. Bluestone is simply after profit. If Bluestone cared, they would have done a simple survey of the area long before they leased the property. If Bluestone cared, they would have consulted the neighborhood via the Community Board. There are several vacant buildings on Hillside Avenue sitting on acres of land where old Creedmoor mental institution once thrived. Why didn't Bluestone choose this location to revitalize? Now Bluestone wants to cry foul ball, Bluestone has begun to lobby some of the very politicians in this room to help their cause. I want to reiterate, that Community Board 12; already has 68% of all supportive housing in Queens. This Council must hold every neighborhood accountable for supportive housing. How is it, neighborhoods like Bayside, Whitestone, Little Neck, and Douglaston have little, or no SUPPORTIVE HOUSING. This is becoming a greater issue. If the City of New York continues to allow this to happen in south east Queens, the City will be held liable on a federal level. Home owners such as myself, will sue the City for a disproportionate placement of supportive housing in minority neighborhoods compared to Caucasian neighborhoods. We ask, all neighborhoods take their fare share of Supportive housing. The City has allowed corporations like Bluestone, to arbitrarily place supportive housing where ever they want simply for the sake of profit. Corporations like these have unfairly targeted minority neighborhoods. This administration is either asleep or simply does not care. Ultimately it is the City who will end up liable. The people for the neighborhood are not against homeless or people in need, but we are against the disproportionate placement of theses facilities in South East Queens.

Anthony Rivers

Spokes Person
People for the Neighborhood

Contact info; peopleforthenighborhood@gmail.com

A.R.



**NEW YORK CITY COUNCIL
OVERSIGHT HEARING ON SUPPORTIVE HOUSING**

JOINT COMMITTEES ON HOUSING AND BUILDINGS AND GENERAL WELFARE

November 19, 2015 at 1P.M.

Good morning, my name is Michael Czaczkes and I am the Director of Policy and Public Affairs at the Gay Men's Health Crisis (GMHC). Thank you to Housing and Buildings Chair Williams and General Welfare Chair Levin for hosting today's oversight hearing on supportive housing.

Founded in 1982, GMHC is the world's first AIDS service organization. As a not-for-profit, volunteer-supported and community-based organization, we have been a leader since 1982 in the national fight to end HIV and AIDS. In 2014, we served 9,336 clients across New York City. GMHC is also a member of Governor Andrew Cuomo's Ending the AIDS Epidemic Task Force. This plan calls for ensuring access to stable housing. The greatest unmet need of people at risk or living with HIV in New York State is housing and in turn, research findings show that a lack of stable housing is a formidable barrier to HIV care and treatment effectiveness. The plan also calls for reducing new HIV incidence among homeless youth through the use of stable housing and supportive services.

Just yesterday, Mayor de Blasio announced a new plan to create 15,000 units of supportive housing over the next 15 years. This is a major step forward in ending the epidemic. At GMHC, we know that New York must invest in the most cost-effective strategy proven to solve homelessness for those with the greatest needs: supportive housing, which pairs affordable housing with on-site supportive services. Along with providing beneficiaries a space to call home, supportive housing affords job training, substance abuse counseling, therapy, medication, housing maintenance, building security, and even dentistry.

As a member of the Campaign for NY/NY 4 Housing, GMHC is one of the 327 endorsers of the call to create 35,000 units of supportive housing over the next ten years: 30,000 units in NYC and 5,000 units outside NYC.

We are very happy to see the Mayor put a focus on homeless families where the head of the household is living with HIV and AIDS; homeless single adults living with HIV and AIDS; clients of the HIV/AIDS Services Administration and who suffer from a co-occurring serious mental illness, or a substance use disorder; and young adults who are leaving or having recently left foster care or who have been in foster care for more than a year after their 16th birthday. According to the CDC, homeless youth who have become dependent on drugs are at high risk for HIV infection if they exchange sex for drugs, money, or shelter.

Supportive housing has reduced the use of shelters, hospitals, psychiatric centers and incarceration, for an average net public savings of \$10,100 per unit per year. It has decreased chronic homelessness among single adults by 47% in the first five years of the NY/NY III



FIGHT AIDS. LOVE LIFE.

agreement; and provided stability, as more than 86% of NY/NY III tenants remain housed after one year.

Supportive housing is key not just to ending homelessness, but also to fulfilling New York's historic goal of ending the AIDS epidemic. Albany and New York City must now come together to fully fund this proven resource.

Contact:

Michael Czaczkes
Gay Men's Health Crisis (GMHC)
Director of Policy and Public Affair
michaelc@gmhc.org or 212-367-1185

COVENANT HOUSE NEW YORK

460 WEST 41ST STREET, NEW YORK, N.Y. 10036 • (212) 613-0300

**Testimony of Clayton Brooks
Director of Advocacy, Covenant House New York**

before

The Committee on Housing and Buildings with The Committee on General Welfare

on the subject of:

**Resolution 0504-2014 – Calling upon the Governor and Mayor to approve a fourth
“New York/New York Agreement” to create permanent supportive housing.**

(November 19, 2015)

Covenant House New York firmly supports the creation of a New York / New York IV agreement in partnership between the City and State of New York. We further applaud the New York City Council for its leadership in proposing this resolution to further encourage the Governor and Mayor to prioritize the formation of this agreement. We would, however, like to encourage this body to amend the proposed resolution to include a specific carve-out of 1,500 units earmarked for young adults. Further, we would urge that the young adults which might qualify for these units include those which qualify for similar units in the New York / New York III agreement, but also include any young person who has stayed for any amount of time with a Runaway & Homeless Youth (RHY) provider.

Covenant House has served the homeless youth of New York City since our formation in 1972 and since that time has grown to serve youth entering homelessness in 28 cities throughout the world. The continuum of services created at Covenant House New York has served tens of thousands of young people over the last four decades. Specifically, within this last year, our crisis shelter has provided housing to over 2,000 young people. Our transitional housing program has housed 242 young people for up to an 18-month stay, with 39 of those individuals being mothers with children. Approximately 1,800 youth have received services through our Federally Qualified Health Center, through nearly 11,000 total visits. Our Covenant Works (CovWorks) program has helped 257 young people find gainful employment as well as offering a number of certificate courses for skilled jobs. Our preparation courses for the High School Equivalency Exam have yielded a 70% passage rate despite a strong majority of our young people entering our doors with math and reading skills below an 8th grade level.

Despite the best efforts of our transitional program and Covenant House staff, most of our young adults leave nearly a two year stay at Covenant House without the financial means to sustain a Fair Market Rate apartment (defined as rental cost set at 40% of the area median). Although some residents are able to maintain significant savings or make headway in a college degree program while at Covenant House, most residents leave making \$8 per hour on-average, while working significantly less than 35 hours per week. In the US Department of Housing and Urban Development's (HUD) most recent Fair Market Rent documentation system statistics, it indicates the monthly fair market rental cost for a one-bedroom

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apartment in New York City is \$1,249. This rental cost represents over 100% of a typical youth's gross adjusted monthly income currently living in our transitional program.

As a result, many young people who actually have the good fortune to locate an apartment or room which they can rent usually exhaust their savings in order to pay rent within 6 months. Unfortunately, these resident eventually wind up returning to our doors, becoming marginally housed, or entering the adult shelter system within a year of transition. **These youth are 100% the type of New Yorkers who would most benefit from the pending New York / New York IV agreement.**

In addition to the stark economic realities facing our young people, our current and former residents also face several other hurdles:

- 1) Age can hamper youth in at least two ways. Those who exit our transitional program under the age of 22 find that landlords are reluctant to rent to them because they lack a history of stable employment and a substantial credit history.
- 2) Despite laws against racial discrimination in the housing market, audit studies continue to demonstrate its persistence, posing a real problem for Covenant House alumni, who are disproportionately non-white.

As a result of these challenges, the majority of our youth now transition to either their family or friends after they leave our program. From July 1, 2012 up to June 30, 2013, you will see that barely a third of residents living in our transitional living facility had the opportunity to transition into rental housing as our data system indicates:

Transitional Program Exit: 2013

Family	133	35.56%
Friends	45	12.03%
Rental	117	31.28%
Psych. Hospital	2	0.53%
Don't Know	9	2.41%
Jail	6	1.60%
Other	3	0.80%
PSH	14	3.74%
Shelter or other TH program	43	11.50%
Detox clinic	1	0.27%
Military	1	0.27%
TOTAL	374	100.00%

An additional internal study of post-transitional program exits underscores how many of these individuals transitioning to a rental unit or return to family end up returning to the adult shelter system. In fact, 50% of our residents transitioning between 2012 and 2013 ended up back in the adult shelter system at some point after transitioning out of Covenant House's transitional program.

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Here are just two stories we have gathered from our transitional program staff, highlighting an all-too-common reality for some of our former residents:

One young woman entered Covenant House's shelter program at the age of 19 after the death of her mother and without any other family in New York. Finding success and stability at Covenant House, she soon located a job as a barista at Starbucks. This job helped her secure placement in our transitional program, which works with residents to set aside income and to plan for self-sustainability after an 18-month stay. After six months at Starbucks, she lost the job and was unable to locate additional employment throughout the remainder of her time at Covenant House. Despite this, she invested herself totally in working to complete our high school equivalency program and working to gain certification in our real estate program. Though being offered the flexibility to stay several weeks past our 18-month term of stay, we ultimately required her bed for another young person and prepared this young woman for her transition out of Covenant House. Though initially staying with a friend for some time, she currently resides in Franklin Women's Shelter in the DHS system.

Another young woman entered our program at the age of 19 with her young son. After the incarceration of both her parents, she was placed with her grandmother through ACS. Immediately upon reaching the age of 18, her grandmother pushed her out, inflicting both physical and verbal abuse on her. This young mother sought services through the PATH program of DHS, which requires a 2-year housing history, exploring all possibilities for diversion back to a previous residence. Upon speaking with the grandmother, PATH employees were led to believe she would take the young woman back and thus sent her to her grandmother's house. Upon her return, the grandmother continued to verbally and physically abuse the young mother. This time, she also withheld food from the mother and her son as well as prohibiting her from using the kitchenware for her own use. Upon her return to PATH, she was again diverted, but this time to Covenant House. During her stay in our transitional program, she found employment at McDonald's, but this work was not full-time and only offered her minimum wage. Midway through her term of stay, she left with her son to care for another grandparent. Unfortunately, this grandparent soon passed away and this mother and son are now couch-surfing wherever they can stay.

Covenant House New York has long stood as the place where youth can go when they are unable to find help anywhere else. We will continue to be this for as long as we are fortunate enough to keep our doors open. However, we have never been anything other than a place where youth can come on a short-term basis to find stability, gain life skills, and be empowered to enter a fully self-sustaining adulthood. The youth who we see and serve on a daily basis are desperately in need of options for housing after their 18-month stay in our transitional program. Some are able to weather the demands of the New York job and renter's market, but many more are still working to develop into adulthood and are still gaining the skills and education that can make them competitive. We owe it to the younger generation of New Yorkers who have fallen through our city's safety nets to carve out 1,500 of the units planned in the impending New York / New York IV agreement for them. Covenant House New York and our partner organizations urge you to reflect this need in your resolution to Mayor DeBlasio and Governor Cuomo.



**Comments of the Corporation for Supportive Housing
Joint Hearing of the Committee on Housing and Buildings and the Committee on Child Welfare
November 19, 2015**

My name is Kristin Miller, and I am the Director of the New York Program at the Corporation for Supportive Housing (CSH). CSH's mission is to advance solutions that use housing as a platform to deliver services, improve the lives of the most vulnerable people, and build healthy communities. CSH has 24-year track record of innovation and investment in New York City, leading demonstration projects, analyzing data and assisting in the creation of over 15,000 permanent supportive and affordable housing units across NY. CSH is deeply committed to sustaining and increasing access to permanent housing solutions. We strongly support City Council Resolution 0504-2014 for the partnership it implies, calling upon the Governor and Mayor to approve a fourth New York/New York Agreement and together fully fund a supportive housing initiative.

I am excited to be here today to thank the City Council and Mayor de Blasio for their unprecedented commitment to supportive housing in New York City. Yesterday, Mayor de Blasio announced the City's commitment of \$2.6 Billion to develop 15,000 new units of supportive housing over the next 15 years. We applaud the City for taking this action, as supportive housing is by far the most successful way to end homelessness for individuals and families living with disabilities and other challenges. We don't need more shelters. We need more permanent affordable housing with services to support New York's most vulnerable people, to strengthen neighborhoods and save our city money.

This action isn't a moment too soon - as homelessness has increased tremendously both in New York City and throughout New York State. Nearly 65,000 people in NYC and nearly 8,000 outside NYC sleep in shelters. Thousands of others sleep on the streets or in abandoned buildings and makeshift campsites while thousands more exit foster care, hospitals and other institutions each year without a home. CSH's recently released *Real Supportive Housing Need in New York State: A Statewide Supportive Housing Needs Assessment* provides the foundation from which to build the strategic planning and resource allocation necessary to increase supportive housing supply. This study estimates that over 36 thousand homeless households were in need of supportive housing in New York State 2013 and nearly 32,000 supportive housing units must be created just to meet this pressing need.

Problems of this scale need equally matched solutions. New Yorkers are unified in their support of NY/NY supportive housing agreement as the solution, and our champions have organized – the City Council, the Mayor, the Assembly, and the Senate.

Homelessness is not unique to New York. In fact, very recently the City of Los Angeles declared a state of emergency on homelessness - calling it a "shelter crisis". This is not a shelter crisis. This is a housing crisis. We are thankful to have a City Council and a Mayor that are setting an example for the rest of the country, in funding permanent supportive housing, a proven solution to ending homelessness.

Please don't hesitate to contact me at (Kristin.miller@csh.org) or call (212.986.2966 x231) with questions. Thank you for your time today.

Testimony of Housing Works
before
The New York City Council
Committees on General Welfare, Housing and Buildings
regarding
Supportive Housing in NYC
November 19, 2015

Thank you Chairman Levin, Chairman Williams, and members of the Committees on General Welfare and Housing and Buildings for the opportunity to speak this afternoon. My name is Vinay Krishnan, and I am here today representing Housing Works—a healing community of people living with and affected by HIV/AIDS. Our mission is to end the dual crises of homelessness and AIDS through relentless advocacy, the provision of lifesaving services, and entrepreneurial businesses that sustain our efforts. Currently, we are working to implement the New York State *Blueprint for Ending the AIDS Epidemic* by the year 2020. Expanding access to supportive housing is an integral part of that plan.

Housing Works supports the City Council’s Resolution 0504-2014, which calls for the creation of a NY/NY IV agreement between the City and the State. We applaud Mayor de Blasio’s historic announcement yesterday to create 15,000 new supportive housing units in New York City (NYC) over the next 15 years. This is an important and necessary step for a city that has seen the number of its homeless people residing in shelters almost double over the past 10 years, from approximately 32,000 in September, 2005 to over 59,000 today.ⁱ We call on Governor Cuomo to match this investment by creating 15,000 additional units of housing in NYC and to create an additional 5,000 units in the rest of the state—for a total of 35,000 units statewide.

Based on the previous NY/NY agreement, we expect that up to 20% of new units created through a robust NY/NY IV agreement could be targeted to homeless people with HIV (PWH) and co-occurring behavioral health issues—or up to 7,000 new units for homeless and unstably housed PWH across NYS.

Over the past decades, Housing Works has relentlessly worked to provide homeless and unstably housed New Yorkers with stable housing and health care. At Housing Works, we have long proven that “housing *is* health care.” Expanding supportive housing can do more than combat the homelessness crisis. It can also greatly improve public health and even help end New York’s HIV/AIDS epidemic. On April 29, 2015, Governor Andrew Cuomo released and endorsed a *Blueprint for Ending the AIDS Epidemic*, which sets a goal of reducing the number of new HIV infections in NYS from approximately 3,000 this year to 750 or fewer by the end of the year 2020.

Ending AIDS in New York State will require increased efforts to retain persons diagnosed with HIV in health care and on effective anti-retroviral (ARV) therapy that sustains good health and prevents ongoing HIV transmission. The 2015 *Blueprint* recognizes that effective efforts to maximize HIV viral suppression must include new action to ensure that low-income PWH are able to meet basic subsistence needs—the safe housing, food, and transportation necessary to manage any chronic illness

Currently, an estimated 6,000 PWH in NYC are homeless or unstably housed, including 700 to 1,000 PWH who use NYC shelters each night. In addition, the September 2015 NYC HIV/AIDS

Services Administration (HASA) fact sheet reports that over 1,900 PWH with advanced HIV disease are relegated to inappropriate commercial single room occupancy hotels. HIV housing supports are even more limited upstate and on Long Island, leaving an additional 4,000 to 6,000 PWH homeless or unstably housed.

A comprehensive study just published in the *American Journal of Public Health* —“Housing Status, Medical Care, and Health Outcomes Among People Living With HIV/AIDS: A Systematic Review”—reviews 152 peer reviewed articles on the association between housing status, medical care, and health outcomes among people living with HIV. The findings reviewed provide overwhelming evidence that a lack of stable, secure, adequate housing is a significant barrier to consistent and appropriate HIV medical care, access and adherence to antiretroviral medications, sustained viral suppression, and transmission risk reduction.ⁱⁱ As the report explains, “Housing comprises more than just physical shelter. Where we live is where our personal, social, and economic lives come together. People who lack stable, secure, adequate housing lack a protected space to maintain physical and psychological well-being—finding themselves consistently in stress-producing environments with consequences for mental health and immunological functioning.”ⁱⁱⁱ

This review also confirms our understanding of the impact of housing supports on the health of PWH. Improved housing status for people with HIV is strongly linked to reduced viral load and better health outcomes and has been found to reduce avoidable health care spending on emergency and inpatient care. Improved housing status is also independently linked to reduced risk of ongoing HIV transmission, which prevents infections and leads to significant savings in avoided lifetime treatment costs.

Public investments in safe, stable housing for homeless and unstably housed New Yorkers with HIV will save both lives and money—producing net savings of at least \$1 billion in public spending between now and 2020, according to one estimate, including savings in Medicaid spending from improved HIV health outcomes and averted HIV infections, as well as at least \$120 million in savings from reduced reliance on inappropriate NYC shelters.^{iv}

Constructing a fourth NY/NY agreement, then, would decrease homelessness, support efforts to end the NYS AIDS epidemic, and save money for the City and the State. We stand ready to become the first jurisdiction in the world to end its AIDS epidemic, but to do that, we will need significant investments in housing supports. We applaud the Mayor’s bold action and call on the Governor to complete a NY/NY IV agreement through which the City and the State can invest in housing, optimize healthcare, and work towards an AIDS-free New York.

Thank you for your time.

ⁱ Coalition for the Homeless. Number of Homeless People in NYC Shelters Each Night.

<http://www.coalitionforthehomeless.org/the-catastrophe-of-homelessness/facts-about-homelessness/>

ⁱⁱ Aidala et al., Housing Status, Medical Care, and Health Outcomes Among People Living With HIV/AIDS: A Systematic Review. *American Journal of Public Health*, November 2015. Available online first at:

<http://ajph.aphapublications.org/doi/pdf/10.2105/AJPH.2015.302905>

ⁱⁱⁱ *Ibid.*

^{iv} Housing Works, Treatment Action Group. Ending the HIV Epidemic (ETE) in NYS: Projected Fiscal Impact of Recommended Expansions of HIV Prevention, Antiretroviral Treatment, and Housing Supports. March 2015.

^v *Ibid.*



L E G A L

S E R V I C E S

INCORPORATED

TESTIMONY

“Oversight: Supportive Housing in New York City”

PRESENTED BEFORE:

**THE NEW YORK CITY COUNCIL’S
COMMITTEE ON HOUSING AND BUILDINGS, COMMITTEE ON
GENERAL WELFARE**

PRESENTED BY:

**SAMANTHA RAUER
STAFF ATTORNEY
MFY LEGAL SERVICES, INC.**

November 19, 2015

I. Introduction

MFY Legal Services, Inc. (“MFY”) envisions a society in which no one is denied justice because he or she cannot afford an attorney. To make this vision a reality, for over 50 years MFY has provided free legal assistance to residents of New York City on a wide range of civil legal issues, prioritizing services to vulnerable and under-served populations, while simultaneously working to end the root causes of inequities through impact litigation, law reform and policy advocacy. We provide advice and representation to more than 10,000 poor and working poor New Yorkers each year benefitting over 20,000 people.

MFY’s Mental Health Law Project and Adult Home Advocacy Project address the needs of people with mental illness in the five boroughs of New York City. The Mental Health Law Project works in partnership with inpatient and outpatient behavioral health providers throughout the city and seeks to prevent homelessness, stabilize income, support employment, and promote recovery for adults living with mental illness. Last year, the Mental Health Law Project served over 2,000 clients with mental illness. The Adult Home Advocacy Project advocates for the rights of adult home residents and works to end the unnecessary segregation of people with psychiatric disabilities in large adult homes.

This testimony is being submitted to comment upon the Committee on Housing and Building’s Resolution No. 504 calling upon the Governor and Mayor to approve a fourth “New York/New York Agreement” to create permanent supportive housing. Resolution No. 504 describes the current shortage of supportive housing to house people with mental illness and the ongoing need for additional supportive housing in New York City. We appreciate the Committee’s work on this resolution and submit this testimony to highlight the potential impact for our client population.

II. Additional Supportive Housing is Necessary in New York City

A. There is a severe lack of affordable housing for people with mental illness and other disabilities

MFY supports the expansion of supportive housing for people with mental illness in New York City. The current supply of housing simply does not meet the needs of persons with mental illness living in the city. Federally subsidized public housing continues to be extremely limited and the cost of private apartments remains unaffordable for those relying on public benefits for income.

People with disabilities are more than twice as likely to live in poverty than people without disabilities. In New York, the poverty rate for people with disabilities is 28.6%.¹ Many New

¹ Press Release, Gov. Andrew M. Cuomo, *Governor Cuomo Signs Executive Order Establishing Commission to Create Employment First Policy for New York* (September 17, 2014) available at <http://www.governor.ny.gov/news/governor-cuomo-signs-executive-order-establishing-commission-create-employment-first-policy-new>.

Yorkers with disabilities rely solely on public assistance or Supplemental Security Income (SSI) to meet their expenses. Public assistance provides only a \$215 monthly allowance for shelter, an amount that has not increased since 1990 and is grossly inadequate.² SSI beneficiaries receive \$820 monthly, which includes an \$87 supplement paid by New York State.³ A 2012 report found that an SSI recipient in the New York City area would have to pay 152% of her income for the average efficiency apartment.⁴

People with disabilities are employed at lower rates than other New Yorkers, but even full-time work at minimum wage only pays approximately \$1,400 monthly. With rents increasing faster than wages, many people with disabilities, even those who are employed, cannot afford the rising New York City rents.⁵

B. Supportive Housing is a critical resource for individuals with mental illness and other vulnerable populations

The creation of additional supportive units will help more vulnerable New Yorkers be able to afford safe, stable housing. People with mental illness benefit most from housing that is integrated in the community, rather than in shelters or institutional settings. Likewise, providing stable housing reduces hospitalizations, incarcerations, and unnecessary institutionalization. Studies examining the cost effectiveness of supportive housing have found that public investment in supportive housing results in long-term savings.⁶ Funding of additional supportive housing improves the lives of individuals living with mental illness, and ultimately saves taxpayer money. Our experience has shown that stable housing is crucial to positive outcomes for people living with mental illness. Two other common options for people with mental illness—adult homes and three-quarter houses—are not conducive to recovery.

1. Adult Homes

Many individuals with serious mental illness are unnecessarily institutionalized in adult homes. Residents often enter adult homes from nursing homes or hospitals and find themselves unable to leave. The adult home system has been criticized for being abusive, discriminatory, and expensive – more expensive than supportive housing. Many adult homes in New York City have hundreds of residents, almost all of whom are people with mental illness. Adult homes often have restrictive environments where residents receive services they do not want or need. Residents of adult homes must abide by regimented schedules for eating, taking medication, and

² *Jiggetts v. Grinker*, 75 N.Y.2d 411, 416 (1990).

³ New York State Office of Temporary and Disability Assistance, *SSI and SSP Benefit Levels Chart effective January 1, 2015* (October 30, 2014) available at <http://otda.ny.gov/policy/directives/2014/INF/14-INF-12-Attachment-1.pdf>.

⁴ Technical Assistance Collaborative Inc., *Priced Out in 2012: The Housing Crisis for People with Disabilities* (May 2013), p. 30.

⁵ NYU Furman Center, *NYU Furman Center & Capital One Release Affordable Rental Housing Landscape Illustrating NYC Rental Housing Trends* (April 24, 2014) available at http://furmancenter.org/files/pr/NYUFurmanCenter_NYCRentalLandscape_23APR2014.pdf.

⁶ Dennis Culhane et al., *Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supported Housing*, *Housing Policy Debate*, Vol. 13, Issue 1 (2002) available at http://repository.upenn.edu/cgi/viewcontent.cgi?article=1067&context=spp_papers.

other aspects of daily life. They are subject to curfews and have little to no private space or freedom. Not only does this system create unnecessary expenses, it also infringes upon the rights of those residents who wish to, and would be able to, live independently.

MFY's advocacy and litigation helped bring widespread public attention to the plight of adult home residents and the lack of viable community-based housing and supports for people exiting New York State's psychiatric hospitals. Over the years, numerous reports have raised questions about overbilling, unnecessary medical services, and Medicaid abuse in adult homes.⁷

On July 23, 2013, three adult home residents, represented by MFY and our co-counsel, filed a class-action lawsuit on behalf of themselves and similarly situated residents against New York State. The U.S. Department of Justice filed a similar lawsuit at the same time. Both cases alleged that New York State violated the Americans with Disabilities Act (ADA) by failing to give adult home residents an opportunity to live in the most integrated setting appropriate to their needs. The cases were settled, ensuring that thousands of residents of large adult homes will have the opportunity to live in their own homes with the services they need to succeed and be part of their communities.

During the fairness hearing to determine the adequacy of the settlement, one of the plaintiffs, Ilona Spiegel, described in a poem what the move from an adult home to supported housing meant to her. It ended with this testimonial for supported housing:

This place is my home, my haven
my shrine
It's special most of all this
Place is mine!

On March 17, 2014, the Court approved the settlement. As a result, qualified residents with serious mental illness in 23 New York City adult homes will have the opportunity to move to supported housing if they want to move. The State will fund at least 2,000 units of supported housing for adult home residents and more if needed. Every adult home resident who qualifies will have the choice to move to community housing within five years.

This settlement followed years of litigation in a related case, *Disability Advocates, Inc. v. Paterson*. In 2009, after a trial, a federal court held that New York's practice of segregating thousands of people with mental illness in large adult homes is discrimination in violation of the ADA. The court emphasized that "Adult Homes bear little resemblance to the homes in which people without disabilities normally live."⁸ In contrast, supported housing provides a "home" where "people with mental illness live much like their peers who do not have disabilities."⁹ The court concluded that "supported housing is a far more integrated setting than an Adult Home."

⁷ See, e.g., *Disability Advocates, Inc. v. Paterson*, 653 F.Supp.2d 184 (E.D.N.Y. 2009); New York State Commission on Quality of Care and Advocacy for Persons with Mental Disabilities (CQC), *A Review of Assisted Living Programs in "Impacted" Adult Homes* (2007); CQC, *Health Care in Impacted Adult Homes: A Survey* (2006); CQC, *Adult Homes Serving Residents with Mental Illness: A Study on Layering of Services* (2002); The New York Times, *Broken Homes* (April 28-30, 2002).

⁸ *Disability Advocates, Inc.*, 653 F.Supp.2d at 200.

⁹ *Id.* at 219 ("Scattered site supported housing is a "normalized" residential setting. In other words, it is a setting much like where individuals without disabilities live. It is a person's home.").

One witness, who moved into supported housing after living in an adult home for sixteen years, summarized the difference between the two settings: “I can limit what I eat or I can expand my choices. I can have as much salad as I like. I can have as little grease as I like. I can eat foods that were not permitted in the home. . . . I do my own shopping. I do my own food selection. It's free. It's freedom for me. It's freedom. It's being able to actually live like a human being again.”

2. Three-Quarter Houses

In addition, the lack of affordable housing options has led to an underground industry of unlicensed houses that hold themselves out as transitional residences for individuals coming out of prisons, jails, and substance abuse programs.¹⁰ These so-called “three-quarter houses” are usually one of the few options available for thousands of single adults who rely on the \$215 HRA shelter allowance to pay for their housing. The houses tend to be drastically overcrowded, with multiple housing code violations. The houses are rife with harassment and abuse, including illegal lockouts and mandated substance abuse treatment programs even for residents who do not need treatment.¹¹ There appears to be a financial relationship between the houses and the outpatient treatment programs, which bill Medicaid. A tenant who fails to attend a program or who successfully completes it is unlawfully evicted with no notice and no court process, enabling the house to bring in a new Medicaid-eligible tenant.¹² This revolving door creates instability and disruption in the lives of individuals attempting to rebuild their lives following incarceration, substance abuse treatment, and homelessness.

MFY’s Three-Quarter House Project, which began in September 2009, provides advice, counsel, and representation to residents on housing and related legal matters and conducts workshops for residents on their rights. Our work to defend residents of three-quarter houses and end abusive practices was recognized in a major recent exposé in the New York Times on May 31, 2015. The article exposed how operators exploit tenants, get kickbacks from treatment providers, and force tenants to “relapse” and re-enter treatment in order to keep their room. Following the publication of this article, Mayor de Blasio appointed a multi-agency taskforce to conduct emergency inspections of three-quarter houses and allocated \$5 million to taskforce efforts.

People like three-quarter house residents with criminal justice histories have been ignored in every supportive housing agreement to date. As a result, very few supportive housing units in New York City have been targeted at this population, which has forced many into these three-quarter houses. The need is growing, as the proportion of inmates diagnosed with mental illness has climbed dramatically over the last decade who have no housing to go to upon discharge. In

¹⁰ Prisoner Reentry Institute, John Jay College of Criminal Justice, *Three Quarter Houses: The View from the Inside* (hereinafter “PRI Report”) 5-6 (October 2013), available at <http://johnjayresearch.org/pri/files/2013/10/PRI-TQH-Report.pdf>. For background on policies that fed the growth of three quarter houses, see Coalition for the Homeless, *Warehousing the Homeless: The Rising Use of Illegal Boarding Houses to Shelter Homeless New Yorkers* (hereinafter “Warehousing the Homeless”) 5-7 (January 2008), available at http://coalhome.3cdn.net/ddc8dd543ded03ff12_lpm6bh1cr.pdf.

¹¹ Jake Bernstein, *Inside a New York Drug Clinic, Allegations of Kickbacks and Shoddy Care*, ProPublica (September 9, 2013) (detailing complaints by former staff at an outpatient program of payments to a three quarter house operator); PRI report supra note 10 at 25-26.

¹² *Id.*

Rikers, for example, 40 percent of inmates have mental illness.¹³ Mayor de Blasio and Governor Andrew Cuomo should not only finalize a new City-State supportive housing agreement, but should also dedicate 15% of new supportive housing resources to individuals and families with criminal justice histories. New York City should also create a supportive housing pilot program for 18-25 year olds with juvenile justice or criminal justice involvement.

III. The Supportive Housing Program Should Be Improved

A. The application process for supportive housing should be reformed

In addition to funding more supportive housing, MFY supports improved access to the application process for individuals with disabilities. Presently, the process for applying to supportive housing is inaccessible for many consumers. The supportive housing application, called the HRA 2010E, is a computerized form that must be filled out by someone who has received special training. Even if an individual is connected to services, his or her service providers have often not received training on how to fill out the application. By denying the actual consumer a way to submit the application by him or herself, this process inserts a third-party as gatekeeper to the consumer's autonomy, choices, and security.

Additionally, after six months, the HRA 2010E approval and referrals expire. This means that the applicant must start the process all over again if any of the documentation or the application itself is over six months old. We have seen cases where a person was approved for housing, was accepted to a particular supportive housing program from a long waiting list, and then had to re-submit all of their documentation because the six month time frame expired. The process should be reformed to allow for flexibility, case-by-case determinations regarding whether additional documentation is needed from an applicant, and provision of assistance in obtaining that documentation, if needed.

B. The supportive housing program should expand its targeted priority populations

If an individual is not a member of a target population, he or she may be unable to access supportive housing. The program currently targets a number of populations, including chronically homeless individuals suffering mental illness or substance abuse problems. However, people with a mental illness facing imminent homelessness are not prioritized under the current system. As a result, a person facing eviction must often actually become homeless in order to access supportive housing.

Requiring someone to enter a shelter before accessing supportive housing makes little sense, considering the physical, emotional, and financial toll of entering the shelter system. The supportive housing program should expand its priority population to include individuals facing eviction or who are exiting hospitals or institutions. And, as noted above, the new City-State supportive housing agreement should dedicate 15% of new supportive housing resources to individuals and families with criminal justice histories.

¹³ Winerip, Michael and Schwartz, Michael. April 10, 2015. *For Mentally Ill Inmates at Rikers Island, a Cycle of Jail and Hospitals*. The New York Times.

C. The subsidy for supported housing must be increased

The most cost-effective and integrated form of supportive housing is supported housing. Supported housing is an apartment in the community that comes with rent assistance and support services. Eligible individuals can live alone or with roommates. Support services can include visits from case managers and help with moving, health care, shopping, cleaning, medication, or personal care. Almost 20,000 individuals with mental illness are served in supported housing statewide,¹⁴ and over 11,000 in New York City alone.

The current New York City scattered-site supported housing rate is \$15,043 per client per year. This amount includes not only the rent subsidy, but also the housing-related case management that a resident needs. Unfortunately, given the increases in rent in New York City, this amount is no longer adequate.

D. Leases for supported housing should be in the resident's name

Residents of supported housing live much like other tenants. They live in their own apartments with privacy and choice of activities. They tend to these and other daily needs to the degree they are able, with supportive services offered to them by case managers and others as needed. These programs are designed to foster independence and recovery and to enable individuals to become as self-sufficient as possible.

However, the supported housing program is flawed in at least one respect—the tenant of record is often the supported housing provider instead of the person with mental illness. Although the Supported Housing Guidelines recommend that the lease be in the tenant's name, it is not required.¹⁵ Based on our experience representing many residents of supported housing, the lease is often in the supported housing provider's name. This leads to a number of practical problems, including making it more difficult for the person with mental illness to have the stability of staying in their home for the long-term. It also can lead to landlords attempting to subvert the goals of the rent stabilization laws and the unnecessary loss of affordable housing because a landlord can refuse to renew a lease with a corporate entity, thereby allowing the landlord to turn over the apartment every two years. Most importantly, it means that contrary to the program's design, supported housing residents are often not "afforded the same rights and responsibilities as other tenants."¹⁶

¹⁴ Office of Mental Health, Residential Program Indicators Report, *available at* http://bi.omh.ny.gov/adult_housing/reports?p=rpi&g=Statewide&y=2013&q=Dec+31.

¹⁵ Office of Mental Health, Supported Housing Guidelines 7 (2015), *available at* https://www.omh.ny.gov/omhweb/adults/SupportedHousing/supported_housing_guidelines.pdf ("All recipients should be granted a lease for Supported Housing, preferably directly between the recipient and the landlord. If a direct lease is not used, the Provider should enter in a sublease with the recipient.").

¹⁶ *Id.* at 9.

IV. Recommendations

MFY strongly supports the creation of at least 30,000 additional supportive housing units in New York City over the next ten years. The current stock of affordable housing for people with mental illness and disabilities is simply insufficient, and funding of additional units is crucial for our clients to avoid homelessness and unnecessary institutionalization. In addition, as described above, MFY recommends several improvements to the supportive housing program.

V. Conclusion

We thank the Committee on Housing and Buildings and the Committee on General Welfare for holding this hearing and considering our testimony. The shortage of affordable housing in this city is a serious problem affecting the most vulnerable of New Yorkers. MFY remains committed to improving housing for people with mental health needs and encourage the Committees' continued attention to this important issue.



FOR THE RECORD

**Testimony by
Elizabeth Strojan
Program Director, Public Policy & External Affairs
Enterprise Community Partners, Inc.**

**For the Committees on Housing & Buildings and General Welfare
Oversight Hearing – Supportive Housing in New York City**

November 19, 2015

I would like to thank Chair Williams and Chair Levin for the opportunity to testify today strongly in favor of Resolution 504.

My name is Elizabeth Strojan, and I direct policy and communications for the New York office of Enterprise Community Partners. At Enterprise, we understand that our city's homelessness crisis is caused primarily by a shortage of housing that is affordable to the lowest-income New Yorkers. And we know that many homeless people, especially the chronically homeless, need supportive services to remain stably housed. Supportive housing is a proven effective model that combines permanent affordable housing and on-site services to end homelessness for people with some of the highest barriers to housing, like mental illness and addiction.

Supportive housing is a triple bottom line solution. First, it ends chronic homelessness. The vast majority of homeless people placed in supportive housing remain housed. They are off the street and are able to stabilize and turn their lives around, often reconnecting with family, securing employment and becoming mentors to their peers.

Secondly, supportive housing saves public money. The public pays a steep price for homelessness, in the form of emergency shelter, hospital visits, and jail stays. The government spends more than \$51,000 per year to support people who are eligible for supportive housing but unable to find it. Even after the cost of housing and services are added in, supportive housing still saves over \$10,000 per unit per year.

Finally, supportive housing is also an economic development strategy, creating jobs in construction and permanent service staff. Public funds invested in supportive housing leverage millions of dollars in private investment from banks and investors. Property values improve on blocks where supportive housing is located.

Unfortunately, there is simply not enough supportive housing to meet the demand for it. And the need is more urgent than ever. The "New York/New York III" agreement, which

funded supportive housing development over the last 10 years, is just about finished, and the pipeline of new projects is already drying up. Meanwhile, we know that homelessness continues to be a persistent problem in New York.

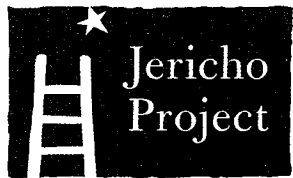
That is why Enterprise is elated by the Mayor's announcement yesterday of the City's decision to fund and create 15,000 new units of supportive housing in the next 15 years. And we applaud the City Council for helping to continue to highlight and support this work.

But the City should not have to go it alone. Supportive housing has always been a joint City-State responsibility, and the savings and benefits accrue to both.

There is no good reason not to support a robust New York/New York IV City-State agreement. In fact, the New York State Assembly, State Senate, advocacy community including more than 300 groups statewide, and faith leaders from all traditions are supporting the Campaign 4 NY NY Housing's call for 30,000 units of supportive housing in New York City and 5,000 in the rest of the state. We urge the Governor to come to the table and do the right thing by matching the City's commitment.

We look forward to working with the City Council and all our other partners in this room to continue to advocate. We also hope that each district will embrace supportive housing, especially those districts that have yet to benefit from the economic boost that comes along with it.

Thank you, again, for the opportunity to submit these comments. Please do not hesitate to contact me with any questions.



Off the Streets. On with Life.

FOR THE RECORD

245 West 29th Street, Suite 902
New York, NY 10001
T 646.624.2341
F 646.624.2301
www.jerichoproject.org

**Jericho Project
Testimony to the New York City Council
November 19, 2015**

The Jericho Project, founded in 1983, is a supportive housing provider with over 400 units of housing in New York City. Our mission is to end homelessness at its roots by creating a community that inspires individual change, fosters sustainable independence and motivates men and women to reach their greatest potential.

Jericho Project is pleased to support the City's Council's resolution calling for a new NY-NY agreement of 35,000 units: 30,000 for New York City and 5,000 for the rest of the State. We are extremely excited that yesterday Mayor DeBlasio announced the City's commitment to creating 15,000 units of supportive housing in New York City. This is the largest commitment ever made by any City in the country. But there is still more that we need. We urge Governor Cuomo to match the City's commitment of 15,000 units, ensure another 5,000 for the rest of the State, and sign a new NY-NY Agreement as soon as possible. This would go a long way to meeting the real need of New Yorkers who struggle with homelessness.

We know that supportive housing works, and that the need is great. Tonight, there will be 58,000 people sleeping in shelters, including over 23,000 children. More than 20,000 households are found eligible for supportive housing each year, but there is only one unit available for every six eligible applicants.

We know that supportive housing is the answer to ending homelessness for families and individuals with special needs. Previous NY-NY agreements have created 14,000 new units dedicated to the most needy among us. The most recent agreement reduced chronic homelessness by nearly 50% in its first five years. And it hasn't only been the right thing to do; studies have shown that on average NY-NY housing can reduce costs by over \$10,000 per unit per year in savings from shelters, institutions, and other taxpayer funded programs.

At Jericho, we have utilized past NY-NY funding to build residences for chronically homeless men and women, including 132 units for veterans. The combination of capital, operating, and service dollars in past NY-NY agreements enabled us to efficiently develop and operate new units as quickly as possible. We see how supportive housing transforms the lives of homeless people every day. In our seven residences we provide case management, career counseling, peer support, and family reunification services. These services not only help our tenants regain their independence and dignity, but it costs taxpayers less than one-third the cost of keeping someone in a shelter.

With the Mayor's commitment and a new agreement with the State, NYC can continue to make progress for families, young adults, domestic violence survivors, and individuals suffering from mental illness, substance abuse, HIV, or other challenges.



Supportive housing is needed. Supportive housing is cost-effective. **But most important, it creates a future for individuals and families that will help this City become greater.**

Thank you to the New York City Council for allowing Jericho Project to submit this testimony, and for the Council's extraordinary support of a new NY-NY agreement.

Submitted by:

Tori Lyon

Executive Director

Jericho Project

646-624-2341

tlyon@jerichoproject.org

www.jerichoproject.org

WRITTEN TESTIMONY TO:
THE NEW YORK CITY COUNCIL COMMITTEES ON:
GENERAL WELFARE AND
HOUSING AND BUILDINGS

REGARDING: Res 0504-2014 – Approve a fourth “New York/New York Agreement” to create permanent supportive housing

My name is Jim Dill, Executive Director of Housing and Services, Inc. I am pleased to testify to the New York City Council on the urgent need for 35,000 new supportive housing units under the NY NY 4 agreement.

We preface this testimony with excitement and great gratitude for the Mayor’s commitment to 15,000 NY NY 4 units announced at November 18th press conference. We were thrilled and greatly encouraged by press conference’s stirring speeches provided by Council Member Stephen Levin and Manhattan Borough President Gail Brewer. We thank the Council Member for the introduction of the resolution and the Council for their continuing support for New York City’s permanent supportive housing community

SUMMARY: DO THE RIGHT THING AND SAVE MONEY:

- NYC homelessness is at a record high. Supportive housing has a 30 plus year track record as the most effective solution to end chronic homelessness.
- Supportive housing is the most cost effective and financially stable solution to ending chronic homelessness. Currently, New York is spending multiple times the cost of supportive housing by off-loading the costs of homelessness to hospitals, prisons, emergency rooms and other expensive and financially volatile crisis interventions. Saying there’s not enough money to fund NY NY 4 is just wrong. New York already spends significantly more than the proposed costs of supportive housing.
- Supportive housing is the most humane solution to ending chronic homelessness which disproportionately impacts the economically and socially disadvantaged. NY NY 4 would honor the promise for care made to vulnerable populations during the last forty plus years of public policy. Supportive housing not only integrates formerly marginalized individuals into communities but also builds strong neighborhoods.

WHY SUPPORTIVE HOUSING WORKS:

The supportive housing model combines low income housing with on-site social services to ensure that the formerly homeless have the resources to fight the challenges such as mental illness and addiction which caused them to become homeless in the first place. Years of experience have demonstrated that merely providing housing without services is a failed model and formerly homeless tenants without services will return to the streets. The “Housing First” approach accepts tenants with untreated mental illness and addictions because their chronic conditions can not be addressed unless they have stable housing.

Over the past 25 years dozens of surveys have documented the success of the supportive housing model. Data analyzed by the Human Resources Administration in 2013 documented that 85% of individuals admitted into supportive housing remain in stable housing and only 5% return to the streets.

WHY SUPPORTIVE HOUSING IS COST EFFECTIVE:

Multiple studies have documented that New York City, like other municipalities, spends enormous sums to deal with the chronically homeless mentally ill through venues that do not address their mental illness. NYC Department of Health and Mental Hygiene's 2013 Interim Utilization and Cost Analysis for NY NY Ill indicated the annual cost of care for a homeless disabled individual can average up to \$51,000 in Medicaid, psychiatric services, shelter and prisons. These high and volatile cost venues simply provide emergency temporary services which are not effective in addressing the causes of chronic homelessness. The well-known situation at Riker's Island, where a very significant number of inmates suffer from mental illness, is a perfect example of the current use of high-cost ineffective alternatives to supportive housing. The current approach not only wastes tax payer dollars but also reduces the amount of resources available to those New Yorkers that truly need services.

Using the cited cost study of \$51, 000 for annual services absorbed, the cost of doing nothing (i.e., not implementing 30,000 NYC NY NY 4 supportive housing units) is an astounding \$1.5 billion. The Department of Health and Mental Hygiene also noted that supportive housing's all-in-cost number saves approximately \$10,000 per individual annually. Using this cited savings implementation of 30,000 NY NY would save \$300 million annually. Currently, the annual cost to keep a single adult in a NYC shelter costs approximates \$30,000. Housing and Services, Inc.'s average annual cost to house and provide services to a single formerly homeless adult currently approximates \$20,000. If 30,000 NY NY 4 units could be implemented at Housing and Services, Inc.'s current average cost, the annual savings would be \$300 million, amply proving that financially the long term solution to end chronic homelessness is more permanent supportive housing and not more shelters.

WHY SUPPORTIVE HOUSING IS THE MOST HUMANE SOLUTION, BUILDING COMMUNITIES AND FULFILLING A LONG-STANDING PROMISE TO THE DISADVANTAGED:

Fifty years ago chronic homelessness was not a visible issue within NYC. While the percentage of mentally ill within New York population has not increased dramatically over the past fifty years, housing options for the mentally ill have significantly decreased. Fifty years ago this population would have been housed under a public sector option, the vast archipelago of State psychiatric institutions, or in flop houses on The Bowery, the private sector option. Since then, a combination of positive and negative evolution in public policy have severely reduced housing available for the mentally illness. On the positive side mental illness is no longer perceived as a character flaw or lack of discipline/responsibility and is now perceived to be a true disease like cancer or polio. In that light, there was a moral obligation to stop warehousing the mentally ill in expensive and brutal Creedmoor/Willow brook-type facilities. On the negative side the moral obligation to stop warehousing coincided with a budget benefit to empty these institutions without providing sufficient financial resources to integrate the discharged back into the community. The short-term budget benefit has back-fired and the current warehousing of the

mentally ill on Riker's Island is a grotesque example where the mentally ill are now criminalized and brutalized at exorbitant cost to public funds.

The call for 35,000 NY NY 4 supportive housing units is a call not for a new obligation for the State and City but rather a call for the State and City to fulfill their century old responsibility towards the mentally ill and their initial promise to integrate the mentally ill into communities. It is not only morally right to provide NY NY 4 housing but also financially sound, saving millions of public dollars now wasted. The supportive housing community deeply thanks the Mayor and the City for the City's commitment for its full 15,000 unit share for NY NY 4.

Permanent supportive housing projects are not NYC shelters. They have a wide array of 24/7/365 services to keep the buildings clean and the tenants safe. As documented in the 2008 Furman Center Study "The Impact of Supportive Housing on Surrounding Neighborhoods", the introduction of permanent supportive housing improves neighborhood safety and real estate values. HSI's history is a perfect example. Its three Manhattan projects were either derelict properties or notorious SRO's before HSI converted them into permanent supportive housing.

In conclusion, in supporting 35,000 NY NY 4 housing units the City Council has the very rare opportunity to significantly improve the lives of marginalized New Yorkers while simultaneously reducing public-fund expenditures and improving services to other State and City institutions (such as hospitals and jails) now inappropriately taxed with the costly task of reacting to the homeless crisis.

We thank you for your consideration and support of this resolution.

About Housing and Services, Inc.:

In its 28 year history, Housing and Services, Inc. has developed approximately 2,000 units of special needs housing. It currently operates 515 permanent supportive housing units in 3 Manhattan projects and a 100 unit Scatter Site program under contract with HRA/HASA.

Councilman I. Daneek Miller,

I am writing this letter to alert you to community concerns about a group of structures that are being renovated in this neighborhood. The structures are two story buildings that are on the south side of Hollis Avenue between 202nd and 204th Street. These structures are literally across the street from a day care center two schools, a park, a library and houses of worship. Also, it is a block away from another school and three blocks from a future school.

I have taken the time to detail the proximity of facilities in the community that service young children and seniors because there is a concern that these structures will be the site of either a homeless shelter or a supportive housing complex of more than seventy(70) units.

While there is always a concern for the welfare of the needy, a facility of this nature requires support services that we do not have. Thus, the placement of another such facility in this community **WOULD BE HARMFUL** to the occupants of the buildings and the community at large. This community is already the site of supportive housing units approximately one block from the buildings being discussed. The lack of oversight from regulatory or supervisory agencies at that site can at best be described as negligent. The community is strained to maintain itself already. To add another such facility would be scandalous.

~~Saturating our community with these types of facilities is creating unsafe conditions for all residents but specifically our children and seniors. The proximity to schools, a library and a park on all sides requires young children and seniors accompanied and alone to frequent the immediate area of these building from early morning to late in the evening.~~

I am a: (Check all that apply) concerned citizen, resident, employer, senior, student, worker, minister, voter, parent of young children , home owner in this community. I will be monitoring this situation and hope to see that you are representing these concerns as decisions are being made.

Thanking you in advance for your advocacy,

Name: _____

Address: _____

Cc: Mayor Bill de Blasio
Public Advocate Letitia A. James
Comptroller Scott M. Stringer
Queens Borough President Melinda R. Katz
State Senator Leroy G. Comrie, Jr.
Assemblywomen Barbara Clarke

City Council Hearing _
Oversight _ Supportive Housing NYC
Nov 19, 2015
City Council Chambers, City Hall, NY

RES. No. 504 Agreement to create PERMANENT SUPPORTIVE HOUSING

Acknowledgements..... to everyone present

council persons who sponsored this resolution : Council Members Levin, Chin, Eugene, Mendez, Palma, Torres, Rosenthal, Rodriguez, Reynoso, Lander, Menchaca, and Johnson

The community organizations, individual residents and neighborhood business owners who are cognizant of the ramifications associated with warehousing individuals, children and families collectively suggest that the idea of supportive housing as it has consistently played out on the community level is destructive to the residents on a psychological and a economic level. They inhumanly penalized often hard working people to long periods of insecurity concerning basic liberties such as a secure place to reside.

Permanent supportive housing is also economically impractical for a city. Why would the NYC consider paying the rates that can be as exorbitant as \$3000 a unit rather than supply affordable housing or subsidies.

We have letter signed from thousands of neighborhood persons. (attached to be read)

We trust that when you are making your decisions you will realize that your action should represent the wishes of the voters of NYC.

J. Whitehead representing
People For The Neighborhood
Community Unity1
Community residents
Blanche CPDCC, Inc.



HOUSE OF REPRESENTATIVES
WASHINGTON, D.C. 20515

GREGORY W. MEEKS
FIFTH DISTRICT, NEW YORK

November 19, 2015

The New York City Council
Committee on General Welfare
Council Chambers of City Hall

Subject: The hearing to discuss the implementation of supportive housing facilities throughout New York City

Dear Sir/Madam:

The Bluestone Group, a private investment firm, is currently leasing six buildings on Hollis Avenue from 202nd to 204th Street, and has confirmed an interest in developing these properties for a government-related contract. I am writing to express my views on the development of my community, Queens Community Board 12, which has more Department of Homeless Services facilities than any other community board in the Borough.

As a sitting member of the United States Congress, and as a senior member of the House Financial Services Committee, which has jurisdiction over federal housing laws, I am particularly concerned about potential violations of the Fair Housing Act (FHA). The Fair Housing Act, enacted in 1968, prohibits discrimination in the sale or rental of housing, real estate-related transactions, and zoning and land use laws that treat certain groups of persons less favorably. In one 2005 case, African American residents of public housing in Baltimore sued the federal Department of Housing and Urban Development (HUD) and various local agencies for discrimination, and the court ultimately held that HUD had violated the FHA "by failing adequately to consider regional approaches to ameliorate racial segregation in public housing in the Baltimore Region." Similarly, additional concentration of supportive housing in Queens Community Board 12 would fail to consider regional approaches and would disproportionately impact its residents.

The aforementioned housing on Hollis Avenue has the potential to allow for further saturation of supportive housing in a community that is struggling economically with 15% unemployment rate, three times higher than the national rate. Moreover, the community's poverty level of 17% is one of the highest in the nation. Its population exceeds 225,000 residents, 98% of whom are minorities, and about 90,000 or 40% are recipients of income support programs. While I agree that supportive housing is a need in our city, its placement must take into consideration regional factors to limit the burden on low-income and communities of color, especially those struggling to achieve economic revival through higher property values and to attract businesses that can invest for future growth and job creation.

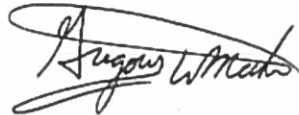
Additionally, the area where these properties are being leased is surrounded by schools, daycares, churches, a playground, and a library. The development of supportive or transitional

housing facilities in this area would be inappropriate and discriminatory to its residents already struggling with less, in a community that lacks resources to support additional special needs populations.

As a U.S. Representative, I am dedicated to all segments of my constituency. I strongly believe that supportive housing should be placed in communities with the best resources, infrastructure, and diversity to sustain these special needs populations. Furthermore, the FHA prohibits discriminatory housing policies that would lead to the concentration of these housing units in communities of color, with the lowest economic status. For these reasons, I cannot support more development of supportive housing in the Hollis Avenue location.

I urge you to make a decision that pays attention to all the areas mentioned above. The 5th Congressional District deserves nothing less.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory W. Meeks". The signature is written in a cursive style with a large, sweeping initial "G" and a long horizontal stroke extending to the right.

Hon. Gregory W. Meeks
Member of Congress
Fifth Congressional District of New York



new destiny
housing

12 W 37th Street, 7th floor
New York, NY 10018

646 472-0262
646 472-0266 fax
newdestinyhousing.org

**Testimony of New Destiny Housing Corporation
Committee on Housing and Buildings jointly with the Committee on General Welfare
November 19, 2015**

**Presented by
Catherine Trapani, Director, HousingLink**

Good afternoon, my name is Catherine Trapani and I am the Director of the HousingLink Program at New Destiny Housing Corporation, a nonprofit established in 1994 dedicated to the long term safety and stability of survivors of domestic violence and others at risk of homelessness.

Homelessness continues to be one of the major challenges facing New York. Permanent supportive housing and the NY/NY agreement are critical tools in addressing this problem. I would like to thank the Mayor for his commitment to building 15,000 units of supportive housing and urge the state to match that commitment so that the full demand for units can be met across New York State.

The City and State must pool their resources so we can serve ALL homeless New Yorkers who need additional support to succeed in permanent housing. We are gratified to see that the Mayor's plan provides City resources for homeless families and specifically for victims of domestic violence.

New York City's shelter systems house 12,000 to 15,000 families, including over 25,000 children. Families and children make up the majority of users of the homeless system. According to the Independent Budget Office of NYC, *domestic violence is now the second leading reason that families use shelter*—with over 30% of homeless families in NYC homeless because of domestic violence. Families are also remaining longer in shelters than ever before. The average shelter stay for a homeless family is now around 420 days, which is about 14 months.¹

The economic and social effects of homelessness on families, children and the City are devastating.

Reducing family homelessness means addressing the needs of low-income domestic violence survivors. Yet, homeless families headed by domestic violence survivors have, in the past, not had access to supportive permanent housing when they leave shelter. And without permanent affordable housing, victims are at risk of a continuing cycle of homelessness and domestic violence.

NY/NY III created 9,000 units of supportive housing, of which 1,550 were allocated to families—17% of the units. 750 units were for families where the head of household has a disabling medical condition and 400 units were set aside for families where the head of household had a serious persistent mental illness or MICA disorder.

¹ <http://america.aljazeera.com/watch/shows/fault-lines/articles/2015/3/27/advocate-nycs-homelessness-crisis-has-reached-historic-proportions.html>

Families headed by domestic violence survivors were not included as one of the eligible sub-groups. As a result, of the 1,150 units in the NY/NY III agreement slated for families, fewer than 10 families from New York City's specialized domestic violence shelter system had obtained supportive housing as of the end of FY 2015.

Yet an estimated 20% of homeless families need housing with onsite supports – more than simple rental assistance – in order to overcome homelessness.² Without access to affordable permanent housing and supports, low-income domestic violence victims and other families with barriers to independent living are likely to remain in or return to unsafe situations, contributing to poorer health outcomes for both adults and children. Both children and adults living with domestic violence experience more health problems and are at risk for higher incidences of post-traumatic stress disorder, depression, absences from work and school, higher use of emergency medical care, and poor quality of life.

If NYC is to significantly reduce the numbers of homeless families, it must address the needs of families headed by domestic violence survivors who make up such a significant portion of the homeless population. Supportive housing has the same potential to stabilize vulnerable families at risk of domestic violence and homelessness as it does for singles with special needs—and to do so in a cost-effective way.

We are thrilled that Mayor De Blasio included DV survivors in his pledge to create 15,000 units of supportive housing and are hopeful that a new NY/NY agreement would do the same.

Given its success in providing permanent supportive housing for individuals, we support a NY/NY IV agreement that includes housing for homeless families and domestic violence survivors.

We look forward to working with the administration as the plan is developed and thank the Council for holding this hearing and for the opportunity to speak with you today. We welcome any questions you may have.

Contact: Catherine Trapani, HousingLink Director
ctrapani@newdestinyhousing.org
646-472-0262 ext. 12

² <http://www.nynycampaign.org/platform/>

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 504

in favor in opposition

Date: 11/19/2015

(PLEASE PRINT)

Name: Mr. Romel Jean Viel
Address: 1186 Putnam Ave #1B, Brooklyn, NY 11221
I represent: Coalition of Concerned Citizens
for Complete Justice (CCCFJ)
Address: 1186 Putnam Ave #1B, Brooklyn, NY 11221

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Calvin Hewitt
Address: Flory Bl 12
I represent: _____
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 504-204

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Clayton Brooks
Address: 460 W. 41st St / NY, NY
I represent: Covenant House NY
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Freddie Cox

Address: 255 W. 43rd St N.Y. N.Y.

I represent: CUCS

Address: same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Josie Maldonado

Address: 109-89 204th Street

I represent: Pathways College Preparatory School

Address: 109-89 204th St St. Albans 11412

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Archie Spigener

Address: 112-10 175th St

I represent: Dem Dist Leader

Address: 29 A.D

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Derrick Davis

Address: 113-43 Farmers Blvd.

I represent: Senator Leroy Comrie

Address: 113-43 Farmers Blvd St. Albans, NY 11412

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Criselle Rouhier ? Beth Hofmeister

Address: _____

I represent: Coalition for the Homeless : legal Aid Society

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: Nov 19, 2015

(PLEASE PRINT)

Name: Glenn Greenidge

Address: 138-14 97th Ave

I represent: CB12 Land Use / Economic Dev Chair

Address: 162 ST JAMAICA NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19/20

(PLEASE PRINT)

Name: Sandra Mitchell

Address: 555 West 174th St NYC 10033

I represent: Homeless Women- Plaza Next

Address: Same. Steps Shelter

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: LARNELL JOHNSON

Address: 828 WASHINGTON AVE

I represent: I.C.L.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: NICHOLAS GIFFORD

Address: 1367 83 ST BROOKLYN 11228

I represent: ICL

Address: 501 125 BROAD ST NY NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

Date: _____

(PLEASE PRINT)

Name: Vin Dill

Address: 243 WEST 30TH ST, 2ND FL, NY NY

I represent: HOUSING SERVICES, INC.

Address: same as above

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

Date: _____

(PLEASE PRINT)

Name: Catherine Trofani

Address: _____

I represent: New Destiny Housing

Address: 12 W 3RD ST, 7TH FL NY, NY 10018

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

Date: 11/19/2015

(PLEASE PRINT)

Name: Commissioner Steven Banks

Address: _____

I represent: HRA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Myla Harrison

Address: Assistant Commissioner, Mental Health

I represent: NYC DOHMH

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 5864

in favor in opposition

Date: 11-19-15

(PLEASE PRINT)

Name: Michael Czarzkes

Address: 500 4th Ave, 3H 11215

I represent: GMHC

Address: 446 W. 33rd St 10001

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Liz Hoffman

Address: _____

I represent: CCC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Assemblyman Andrew Hevesi

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Anthony RIVERS

Address: 109-34 197th ST. Hollis N.Y. 11412

I represent: people for the neighborhood

Address: EMAIL: peopleforthenighborhood@gmail.com

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 504

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Jo Ann Floyd Whitehead

Address: 113-12 202nd St

I represent: People For the Community/Community Unity, etc

Address: 113-12 202nd St St Albans N.Y. 11412

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 504

in favor in opposition

Date: 11/19/15

Name: Ruthie Campbell (PLEASE PRINT)

Address: 108-28 175 Street

I represent: Community Unity

Address: 113-12 202 Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Carla Rabinowitz (PLEASE PRINT)

Address: Community Access - 2 Washington Street, 9th

I represent: Community Access

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/18/15

Name: Sandy Brower (PLEASE PRINT)

Address: 2 Washington Street 9th Floor NY, NY 10004

I represent: Self

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/19

Name: Jessica Katz (PLEASE PRINT)

Address: 100 Gold

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Questions

Appearance Card

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

in favor in opposition

Date: _____

Name: Eric Trimble (PLEASE PRINT)

Address: 100 Gold

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Jim Pili (PLEASE PRINT)

Address: _____

I represent: HSAFC Greenberg

Address: 165 West 110th Street

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: Marc Greenberg

Address: 165 West 105th Street

I represent: Interfaith Assembly on Homelessness and Housing

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: Samantha Bauer

Address: _____

I represent: MFT Legal Services

Address: 299 Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: Giselle Beth Humphister

Address: 179 ... for ...

I represent: Legal Aid Society

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Giselle Routhier (PLEASE PRINT)

Address: Coalition for the Homeless

I represent: 129 Fulton street NY NY 10038

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Laura Masuch (PLEASE PRINT)

Address: 247 West 37th Street

I represent: The Supportive Housing Network of NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: KRISTEN MILLER (PLEASE PRINT)

Address: 61 Broadway NY NY 10006

I represent: CSH Supportive Housing Network of NY

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Nicole Bramstedt

Address: 575 8th Ave NY NY 10018

I represent: Urban Pathways

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ~~504~~ Res. No. 504

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Laura Mascuch

Address: 247 W. 37th Street, 18th Floor

I represent: Supportive Housing Network of NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 504 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jim Dill

Address: _____

I represent: Housing & Services, Inc

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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I intend to appear and speak on Int. No. _____ Res. No. 504
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Tori Lyon

Address: _____

I represent: The Sericho Project

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: RICHARD GIBBS

Address: 194-05-111th AVE - ST. ALBANS

I represent: JAMAICA NAACP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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I intend to appear and speak on Int. No. _____ Res. No. 504
 in favor in opposition

Date: 11/19/2015

(PLEASE PRINT)

Name: Joseph Rosenberg

Address: 80 Maiden Lane

I represent: Catholic Community Relations Council

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Elizabeth Strajan

Address: 1 Whitehall Street NY, NY

I represent: Enterprise Community Partners

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 0504-2014

in favor in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Vinay Krishna

Address: 316 Bergen Street Brooklyn, NY 11217

I represent: Housing Works

Address: 57 Willoughby St., 2nd Floor Brooklyn, NY 11201

Please complete this card and return to the Sergeant-at-Arms