

Creating 30,000 Homes for the Most Vulnerable New Yorkers: Why New York Needs a New City-State Supportive Housing Agreement

With New York homelessness at record levels, Governor Cuomo and Mayor de Blasio should negotiate a new City-State agreement to create 30,000 units of supportive housing over the next ten years. Supportive housing has proven to be the most successful and cost-effective solution to ending homelessness for individuals and families living with disabilities and other barriers. But there is not nearly enough supply to meet the record need in New York City and the current City-State supportive housing production initiative, *New York/New York III (NY/NY III)*, ends next year.

More than 20,000 households per year are found eligible for supportive housing but there's currently only one housing unit available for every six eligible applicants. This ratio will only worsen if a new City-State supportive housing agreement is not reached this year.

By almost every measure, *NY/NY III* has been a success. The agreement has:

- Reduced use of shelters, hospitals, psych centers and incarceration, for an average net public savings of \$10,100/unit per year;
- Decreased chronic homelessness among single adults by 47% in first 5 years; and
- Provided stability with more than 75% of NY/NY III tenants remaining housed after two years.

Creating 30,000 units of new supportive housing would also be a critical element in a broader approach by the City and State to address record New York homelessness. The new agreement should include:

- **15,000 units of new supportive housing construction** – Given the 6:1 ratio of demand to available units there is a demonstrated need for more supportive housing. But given the dearth of affordable housing available in the city, we propose that the new supportive housing agreement focus on new construction, rehabs and conversions.
- **15,000 units of other supportive housing scattered in new affordable housing development and market rate housing.** Some New Yorkers living with disabilities do not need to live in permanent supportive housing residences to maintain stability; many just need affordable housing with less intensive and/or time-limited services. Again, given the scarcity of rental housing affordable to the poorest New Yorkers, it's important that the new agreement include an additional 15,000 units of supportive housing as set-asides in new affordable housing construction, and where and when the market allows, scattered-site supportive housing in existing rental housing.
- **Continue to prioritize individuals with long histories of homelessness and illness:** Specifically, the next agreement 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 DHS, HASA, DYCD and DV shelter systems.
 - 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.
 - Dedicate two-thirds of the units in the new agreement (20,000 units) to individuals with the remaining one third for families (8,700 units) and youth (1,300 units). A larger proportion of the 15,000 service-enriched affordable housing and scattered-site units created by the new agreement should be allocated to families.
 - Institute a coordinated assessment and referral system with a risk assessment tool that can better match need with resources, and ensure that the most vulnerable families and individuals can access supportive housing.
- **Provide adequate funding to operate housing and provide support services.** To be viable, funding for scattered-site supportive housing will need to adjust to market rents over time and all supportive housing will need to include long-term contracts and adequate operating and service funding to provide sufficient supports to keep tenants healthy and stable.

Submitted on behalf of:

Abba Realty Associates, Inc.
ACMH, Inc.
ADD, Inc.
Amida Care
Artemis Development
Association for Community Living
Bailey House, Inc.
Barrier Free Living
Black Veterans for Social Justice, Inc.
Broadway Housing Communities
BronxWorks
Brooklyn Community Services, Inc.
CAMBA / CAMBA Housing Ventures
Cardinal McCloskey Sunrise Drop In Center
Care for the Homeless
CASES
Catholic Charities
Catholic Charities Housing of Albany
Catholic Charities Neighborhood Services, Inc.
Catholic Charities, Brooklyn and Queens
Catholic Charities/Casa Betsaida
Center for Independence of the Disabled, NY
Center for Urban Community Services
Christa Construction LLC
Citizens' Committee for Children of New York
Coalition for Behavioral Health Agencies
Coalition for Homeless Youth
Coalition for the Homeless
Coalition of Institutionalized Aged & Disabled

Common Ground
Community Access, Inc.
Concern for Independent Living
Concourse House
Covenant House New York
CSD Housing, LLC
CSH
Curtis + Ginsberg Architects, LLP
Dunn Development Corp.
EFMNY
Encore Community Services
Enterprise Community Partners, Inc.
Federation of Organizations
FEGS Health & Human Services
Fountain House
Fox House
Friends House
Goddard Riverside Community Center
Goldstein Hall PLLC
Good Shepherd Services
Goodwill Industries of Greater NY & Northern New Jersey
Greenwich House
HANAC, Inc.
Harlem United
HELP USA
Henry Street Settlement
Hirschen Singer & Epstein LLP
Homeless Services United, Inc.
Hour Children
Housing and Services, Inc.
Human Services Council of New York
ICL, Inc.
Interfaith Assembly on Homelessness and Housing
JBFCS
Jericho Project
Jewish Child Care Association

Joseph's House and Shelter
Legal Action Center
Lenox Hill Neighborhood House
Lettire Construction Corp.
MCCNY Charities, Inc.
Mega Contracting
Mental Health Association of New York City
NAMI-NYC Metro
Nazareth Housing, Inc.
Neighbors Together
New Alternatives for LGBT Homeless Youth
New York Housing Conference
New York State Association for Affordable Housing
Nixon Peabody LLP
Northeast Brooklyn Housing Development Corp.
Northside Center for Child Development
NYC Association of Homeless and Street-Involved Youth Organizations
OCV Architects
Odyssey House, Inc.
Ohel Children's Home and Family Services
Palladia, Inc.
Phoenix House
Pibly Residential Programs, Inc.
Pratt Area Community Council
Praxis Housing Initiatives, Inc.
Project FIND
Project Hospitality
Project Renewal, Inc.
Providence House, Inc.
Red Stone Equity Partners, LLC
Riverdale Mental Health Association
Saint Joseph's Medical Center
Samaritan Village
SCO Family of Services

SDI Laundry Solutions
Service Program for Older People, Inc.
Services for the Underserved Settlement Housing Fund
Siena House
Sky Light Center
St. Francis Residences
Staten Island Mental Health Society
Steinway Child and Family Services
Supportive Housing Network of New York
Teens Against Crime
The Actors Fund
The Arker Companies
The Bridge
The Doe Fund
The Door
The Fortune Society
The Housing Collaborative, LLC
The Hudson Companies, Inc.
Thorpe Family Residence, Inc.
Transitional Services for New York, Inc.
Unique People Services, Inc.
United Neighborhood Houses
University Settlement
Urban Architectural Initiatives RA P.C.
Urban Builders Collaborative, LLC
Urban Pathways, Inc.
VOCAL-NY
Volunteers of America Greater New York
West End Residences HDFC, Inc.
West Side Federation for Senior and Supportive Housing, Inc.
Westhab, Inc.
Weston United
Win, Inc.