

Affordable Housing Partnerships and Resources: New York City

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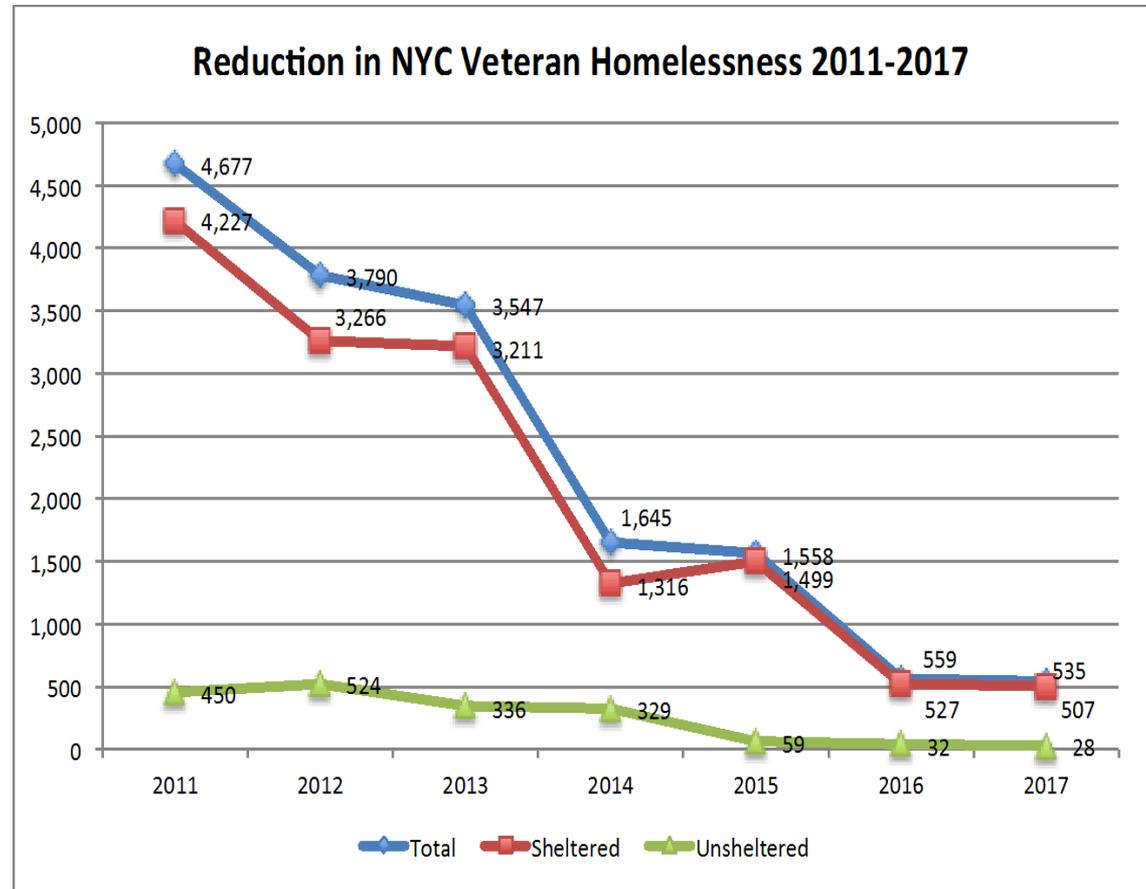
National Coalition for Homeless Veterans Conference
May 29, 2019
Washington, DC

Jericho Project Veterans Initiative

- Three supportive housing residences in the Bronx (188 units total) for homeless and low-income veterans, with a special set aside for Post-9/11 veterans.
- SSVF homelessness prevention and housing placement program for 430 veteran households.
- HUD-funded Rapid Rehousing Program serving over 60 veteran households that don't qualify for SSVF
- Employment and educational services; last year 107 veterans were placed into employment at an average starting salary of \$14.26.

Ending Veteran Homelessness in NYC MILESTONES

- In December 2015 the Federal Government certified NYC for having ended *chronic* veteran homelessness
- By the end of 2016 NYC had reduced veterans' median length of stay in shelter to 79 days
- NYC reduced overall veteran homelessness by 90% from 2011 to 2017. The national average was 47%.



NYC Housing Partners

- PHAs
 - NYCHA (400,000 people in 326 projects, plus 235,000 with rental subsidies)
 - HPD (100 buildings, 4,200 units)
- City/State Agencies
- Not for profit developers and operators
- For profit landlords and developers

Types of Affordable Housing



Public Housing/ and development on PH and Hospital Land



Mitchell-Lama



Publicly-Financed Private Housing



Senior Housing



Supportive Housing



Mandatory Inclusionary Housing (MIH)



Rent Stabilization



Section 8 Vouchers

How Does NYC Create Affordable Housing?

Source of Property

- Privately-owned sites - Developers / owners apply to the City for low-interest loans, tax credits, and other incentives in exchange for building or preserving affordable housing
- Publicly-owned sites - The City awards property to private developers via competitive processes (RFP, RFQ, etc.) based on a range of factors, including affordability, and may also provide other financial assistance

Type of Construction

- Preservation -- facilitating the physical and financial sustainability and affordability of existing residential buildings by helping owners address a spectrum of operating, rehabilitation, and other financing needs
- New Construction -- leveraging City, State, and Federal subsidies and other tools to finance the creation of new affordable units

Non-financing tools

- Zoning:
 - Work with City Council / City Planning Commission to create more and deeper affordability (for more public funds or to be able to build larger)
- Vouchers:
 - Homeless veteran preference/priority
 - Moving On
- Housing Placement:
 - Coordinated Entry can more efficiently get eligible tenants to the housing intervention quickly
 - Engaged Private Landlords
 - Appeal by Mayor
 - Financial Incentives

New York City's Role in Ending Veteran Homelessness

1. Increased rental subsidies and new incentives
2. SSVF Coordination
3. Instituted peer-to-peer model for engagement and direct housing assistance; focus on hardest-to-engage
4. Developed and implemented a housing supply plan
 - a. NYCHA housing
 - b. Supportive housing
 - c. Subsidized affordable housing
 - d. Private Market – individual and master leasing
5. New City agency, Department of Veterans Services, created and staff assigned at other City agencies
6. Developed a web-based system to input client info in real-time, improving speed & quality of placements

SSVF Coordination

- Cooperate, not compete
- Centralized intake for all veterans, with SSVF providers on-site
- Sharing resources: apartments, jobs, donations
- Hired Community Coordinator to work with all providers
- Focus on aftercare and prevention

Master Leasing

RFP issued by City's Human Services agency

- 600 units permanent supportive housing
- On-site social services, property management, security, etc.
- Paired with rental subsidies (local and Federal)
- 1,000 tenants
- 15 sites
- 7 contracted nonprofit providers

Jericho Project's Role

- “No wrong door” – RRH can serve vets who don't qualify for SSVF
- Paired privately-funded employment services with housing placement
- Founding member of Veterans Task Force
- Coordinated SSVF providers
- Prioritized veterans for all supportive housing placements

Lessons Learned

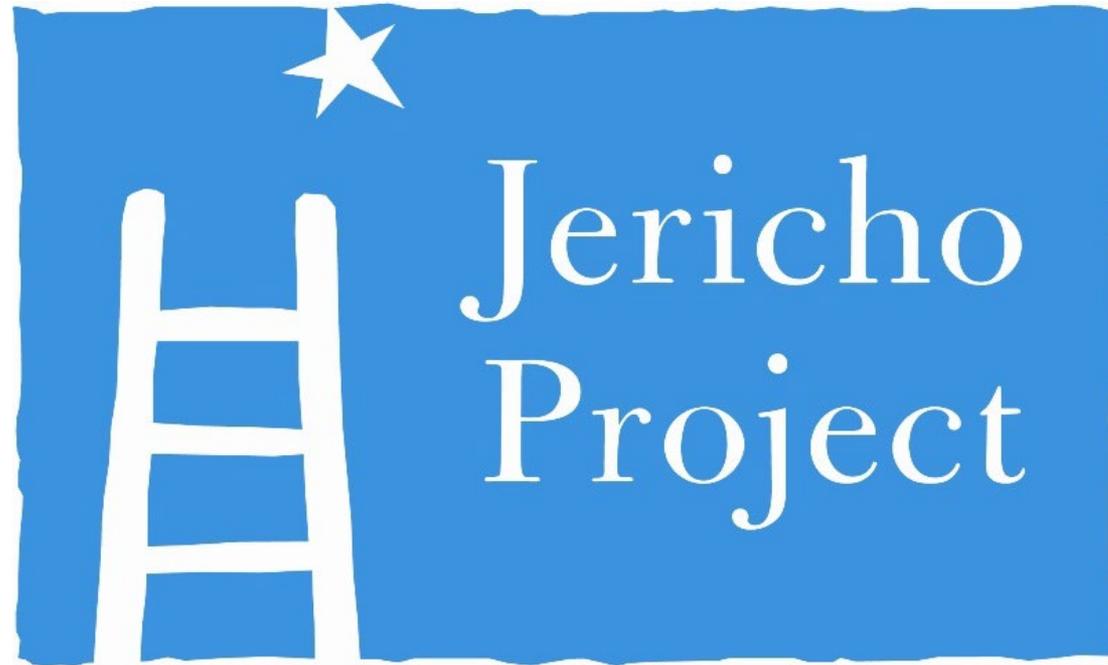
It takes a little bit of everything

- For PHAs, focus on voucher utilization
 - SSVF and other RRH providers have the skill set to find units in the private market and help clients transition to a new home

- Need buy-in from highest levels
 - Public and private sector partnerships
 - Remove bureaucratic barriers

- Focus on the Veteran
 - Choice
 - Peer to Peer
 - Aftercare

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Off the Streets. On with Life.