Affordable Housing Partnerships and Resources: New York City

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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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