

# Home Stability Support

- ❖ There are over 150,000 homeless children in NYS
- ❖ More than 80,000 households are on the brink of homelessness in NYS

Keeping people in their homes will save taxpayers hundreds of millions of dollars

# New York State is Failing to Meet its Legal Obligations

- ❖ Shelter Allowances: “SHALL BE ADEQUATE to enable the father, mother or other relative to bring up the child properly, having regard for the physical, mental and moral well-being of such child...
- ❖ and “...SHALL PROVIDE for the support, maintenance and needs of one or both parents if in need, and IN THE HOME.”

NYS Social Services Law Section 350

“A schedule establishing assistance levels so low that it forces large numbers of families with dependent children into homelessness does not meet the statutory standard.”

Jiggetts v. Grinker, 75 NY 2d 411 – NY: Court of Appeals 1990

# What is the Shelter Allowance?

- ❖ Prior to 1975, the rents of households on public assistance were paid in full.
- ❖ When the shelter allowance was created in 1975, it was originally designed to pay the full rents of the vast majority of households on public assistance.
- ❖ The shelter allowance schedule is a series of state regulatory limits on rent assistance based on district, family size, and whether heat is included in rent.
- ❖ Currently, 171,000 households receive a shelter allowance.

# Shelter Allowances are Woefully Inadequate

- ❖ The shelter allowance has failed to keep up with the rising cost of housing.
- ❖ For households of three including children, the shelter allowance ranges from \$264 to \$447 per month.
- ❖ The actual cost of housing for two-bedroom apartments, which are suitable for households of three, ranges from \$658 to \$1608 per month.
- ❖ Two-thirds of public assistance households living in private housing have rents that exceed their shelter allowances.

# Shelter Allowances Versus Rents

County	Current Shelter Allowance for 3 Person Household w/ Children	2016 HUD Fair Market Rent for 2 bedroom unit
Albany County	\$309	\$1,005
Allegany County	\$273	\$658
Broome County	\$290	\$729
Cattaraugus County	\$269	\$693
Cayuga County	\$290	\$761
Chautauqua County	\$285	\$674
Chemung County	\$283	\$895
Chenango County	\$264	\$680
Clinton County	\$275	\$782
Columbia County	\$290	\$923
Cortland County	\$281	\$741
Delaware County	\$274	\$729
Dutchess County	\$412	\$1,271
Erie County	\$301	\$755
Essex County	\$268	\$844
Franklin County	\$259	\$747
Fulton County	\$272	\$726
Genesee County	\$294	\$750
Greene County	\$281	\$882
Hamilton County	\$267	\$658
Herkimer County	\$275	\$741
Jefferson County	\$276	\$1,087
Lewis County	\$279	\$683
Livingston County	\$307	\$863
Madison County	\$304	\$809
Monroe County	\$343	\$863
Montgomery County	\$283	\$735
Nassau County	\$445	\$1,608
New York City	\$400	\$1,571
Niagara County	\$294	\$755
Oneida County	\$287	\$741
Onondaga County	\$303	\$809
Ontario County	\$308	\$863
Orange County	\$421	\$1,271
Orleans County	\$302	\$863
Oswego County	\$300	\$809
Otsego County	\$280	\$823
Putnam County	\$441	\$1,571
Rensselaer County	\$296	\$1,005
Rockland County	\$434	\$1,571
Saratoga County	\$316	\$1,005
Schenectady County	\$311	\$1,005
Schoharie County	\$286	\$1,005
Schuyler County	\$275	\$658
Seneca County	\$288	\$716
St. Lawrence County	\$281	\$763
Steuben County	\$271	\$771
Suffolk County	\$447	\$1,608
Sullivan County	\$297	\$898
Tioga County	\$285	\$729
Tompkins County	\$317	\$1,084
Ulster County	\$350	\$1,146
Warren County	\$299	\$872
Washington County	\$295	\$872
Wayne County	\$302	\$863
Westchester County	\$426	\$1,510
Wyoming County	\$279	\$675
Yates County	\$286	\$691
Average	\$309	\$911

# More than 80,000 NYS Households are on the Brink of Homelessness

- ❖ More than 82,000 households in private housing have rents that are 1.5 times or more than their shelter allowances.
- ❖ This means that roughly half of those receiving shelter allowances without other housing subsidies are placed at serious risk of becoming homeless due to shelter allowances that are far below the actual cost of housing.
- ❖ This includes nearly 21,000 households whose rents are more than 2.5 times their shelter allowances, and who will be homeless without intervention.

# Most Households with Shelter Allowances are Struggling, on the Brink, or Will Be Homeless Without Intervention

Oct-15	Struggling to Meet Number of Households w/ Rent Over Shelter Allowance	On the Brink of Homelessness Number of Households w/ Rent = One and a Half Times Shelter Allowance	Will Become Homeless without Intervention Number of Households w/ Rent Two and a Half Times Shelter Allowance
Albany County	1,598	1,334	493
Allegany County	268	180	42
Broome County	2,326	1,913	607
Cattaraugus County	375	234	66
Cayuga County	439	349	93
Chautauqua County	1,645	1,235	306
Chemung County	266	218	66
Chenango County	180	137	34
Clinton County	397	343	171
Columbia County	217	172	75
Cortland County	341	255	61
Delaware County	73	58	18
Dutchess County	661	500	127
Erie County	7,896	6,181	1,660
Essex County	53	38	11
Franklin County	263	218	72
Fulton County	177	147	58
Genesee County	137	94	25
Greene County	210	176	63
Hamilton County	6	6	1
Herkimer County	259	206	81
Jefferson County	464	409	191
Lewis County	35	31	16
Livingston County	411	326	94
Madison County	245	213	68
Monroe County	8,819	7,234	1,320
Montgomery County	345	308	101
Nassau County	2,782	1,874	689
Niagara County	1,663	1,306	352
Oneida County	2,604	2,167	643
Onondaga County	3,623	2,933	867
Ontario County	319	263	65
Orange County	1,452	1,199	272
Orleans County	386	302	73
Oswego County	869	663	129
Otsego County	49	37	20
Putnam County	25	20	11
Rensselaer County	900	805	324
Rockland County	583	355	103
St. Lawrence County	706	557	159
Saratoga County	90	70	33
Schenectady County	902	836	262
Schoharie County	66	59	12
Schuyler County	117	84	24
Seneca County	114	98	23
Steuben County	418	359	95
Suffolk County	1,987	1,368	604
Sullivan County	277	231	90
Tioga County	255	210	89
Tompkins County	248	179	53
Ulster County	876	714	187
Warren County	81	65	21
Washington County	161	137	62
Wayne County	331	256	66
Westchester County	1,500	899	462
Wyoming County	92	69	11
Yates County	65	52	25
New York City	54,013	41,628	9,174
<b>Totals</b>	<b>105,660</b>	<b>82,310</b>	<b>20,920</b>





# What Are Rent Supplements?

- ❖ Rent Supplements are additional support to help people pay their rent...because: **THE RENT IS TOO DAMN HIGH!!!**
- ❖ Due to woefully inadequate shelter allowances, in 2003 NYS authorized local social service districts to create rent supplements to be used on top of shelter allowances.
- ❖ Currently, out of 58 social services districts, **only eleven districts and New York City** have opted to provide these rent supplements.
- ❖ Roughly 15,000 households receive rent supplements in addition to their shelter allowances.
- ❖ The vast majority of these rent supplements are inadequate.
- ❖ Most districts have complicated eligibility restrictions that prevent the vast majority of households from accessing these rent supplements. Those fleeing domestic violence or living in hazardous conditions are particularly disadvantaged by these restrictions.



# Inadequate Shelter Allowances + Lack of Rent Supplements = Exploding Homeless Crisis

- ❖ Homelessness has grown and will continue to grow exponentially due to wholly inadequate shelter allowances and rent supplements.
- ❖ We are in the midst of the worst crisis of homelessness since the Great Depression.
- ❖ NYS informed the United States Department of Housing and Urban Development (HUD) that over 19,000 more people enter homelessness per year than exit homelessness each year.
- ❖ More than 60,000 people sleep in shelters each night in New York City.
- ❖ Over 7,500 more people live in shelters from Long Island to Western New York.
- ❖ Thousands more people sleep on the streets, in abandoned buildings and in makeshift campsites.
- ❖ Taxpayers spend BILLIONS of dollars to cover the avoidable costs of this crisis.

# Taxpayers are Forced to Pay BILLIONS of Dollars for Homeless Services

- ❖ “Taxpayers fund over \$1 Billion” for the statewide shelter system. (*Gov. Andrew M. Cuomo, State of the State, 2016*)
- ❖ Hundreds of millions of additional dollars are spent statewide every year for the homeless:
  - Programs and Shelters for Runaway and Homeless Youth
  - Domestic Violence Shelters and Services
  - Soup kitchens
  - Emergency Room utilization
  - Law enforcement costs
  - Rent Arrears
  - Housing Court costs

# The Solution:

## HOME STABILITY SUPPORT (HSS)

- ❖ A new statewide rent supplement for families and individuals facing eviction, homelessness, or loss of housing due to domestic violence or hazardous conditions.
- ❖ Home Stability Support will replace all existing optional rent supplements.

# Cost Versus Benefit of HSS

## Cost Comparisons Demonstrate Significant Savings

- ❖ New York City data shows there would be a significant savings with HSS (see below).
- ❖ New York State does not report Temporary Housing (shelter) costs for districts outside of New York City.
- ❖ Based on data that is available for some districts, significant savings would also be achieved in the counties outside of New York City as detailed in the next slide.
- ❖ For every household currently receiving locally funded temporary housing assistance (shelter) or rent supplements that will receive state-funded HSS, there will be **100 percent cost savings** to the locality.

### New York City

- ❖ HSS would cost \$11,224 per year for a household of three in New York City.
- ❖ Temporary Housing (shelter) costs \$38,460 for a family with children in New York City.  
= **Net Savings \$27,236 per household per year**
- ❖ HSS would cost \$9,865 per year for an individual in NYC.
- ❖ Temporary Housing (shelter) costs \$25,925 for an individual in NYC.  
= **Net Savings \$16,060 per person per year**

*(continued)*

# Cost Versus Benefit of HSS (*continued*)

## Suburban Example: Westchester County

- ❖ HSS would cost \$10,296 per year for a household of three in Westchester County.
- ❖ Temporary Housing (shelter) costs \$57,040 for a family with children in Westchester County.  
= *Net Savings \$46,744 per household per year*
- ❖ HSS is estimated to cost \$7,320 per year for an individual or couple in Westchester County.
- ❖ Temporary Housing (shelter) is estimated to cost \$36,000 for an individual or couple in Westchester County.  
= *Net Savings \$28,680 per person or couple per year*

## Upstate Urban Example: Monroe County

- ❖ HSS would cost \$4,687 per year for a household of three in Monroe County.
- ❖ Temporary Housing (shelter) costs \$32,400 for a family with children in Monroe County.  
= *Net Savings \$27,713 per household per year*
- ❖ HSS would cost \$2,784 per year for an individual in Monroe County.
- ❖ Temporary Housing (shelter) costs \$10,950 for an individual in Monroe County.  
= *Net Savings \$8,166 per person per year*

## Rural Example: Columbia County

- ❖ HSS is estimated to cost \$4,800 per year for an individual or couple in Columbia County.
- ❖ Temporary Housing (shelter) is estimated to cost \$27,000 for an individual or couple in Columbia County.  
= *Net Savings \$22,200 per person or couple per year*

# Home Stability Support Will Save Taxpayers Hundreds of Millions of Dollars

- ❖ Three key areas of savings: Reduced shelter utilization, other homeless services cost savings, and prevention of future evictions.
  - **REDUCED SHELTER UTILIZATION:** Moving very large numbers of individuals and families out of homeless shelters would save hundreds of millions in temporary housing costs, allowing communities to close shelters as demand falls.
  - **OTHER HOMELESS SERVICE COST SAVINGS:** Preventing very large numbers of individuals and families from becoming homeless will save hundreds of millions of dollars in costs avoided for soup kitchens, emergency room visits, law enforcement and housing court costs, and programs and shelters for runaway and homeless youth.
  - **PREVENTION OF FUTURE EVICTIONS:** A recent analysis of the impact of preventing 5,237 evictions for households likely to enter shelters commissioned by the NYC Bar Association found that savings of \$251 million per year could be realized in New York City alone.



# Key Components of Home Stability Support

- ❖ HSS will be 100 percent Federally and State-funded, and will provide additional local mandate relief by replacing all existing optional rent supplements.
- ❖ HSS will bridge the difference between the shelter allowance and **85 PERCENT** of the local Fair Market Rent. Localities will have the option to further raise HSS up to 100 percent of the Fair Market Rent, at local expense.
- ❖ Roughly 80,000 households would be eligible initially including:
  - Those who are homeless in a shelter, on the street, or doubled-up living in another household.
  - Approximately 3,000 households fleeing domestic violence or living with hazardous conditions in their homes.
  - Approximately 7,000 households on public assistance facing eviction.
  - Households presently receiving a rent supplement.
- ❖ To encourage employment, HSS will include a one-year transitional benefit for households that increase their earnings enough to leave public assistance.
- ❖ Landlords will not be required to take tenants to housing court in order for tenants to qualify for HSS.
- ❖ HSS will include a differential for housing that does not include heat in the monthly rent.

# Home Stability Support

- ❖ There are over 150,000 homeless children in NYS
- ❖ Nearly 80,000 households are on the brink of homelessness in NYS

Keeping people in their homes will save taxpayers hundreds of millions of dollars