

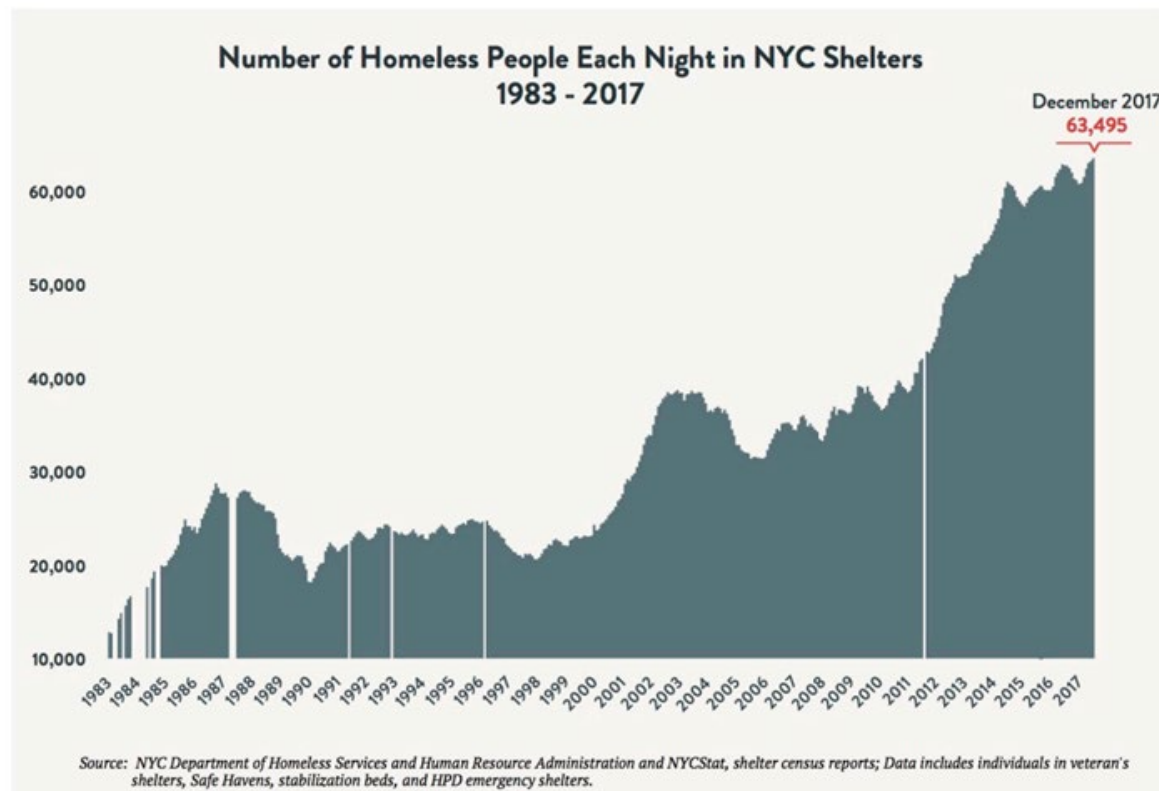
Supportive & Senior Housing in New York City

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NYC has homelessness crisis



In March 2022, there were **48,524 homeless people**, including **15,087 homeless children**, sleeping each night in New York City's main municipal shelter system.

A near-record **18,855 single adults** slept in shelters each night in March 2022.

What is supportive housing?

Supportive housing is permanent, **affordable housing** with **on-site social services**.

- Serves the most vulnerable, hardest to house people who otherwise would have the longest shelter stays.
- Generally requires a history of chronic homelessness and a disability or “qualifying diagnosis.”
- Supportive housing is NOT a “facility” or a shelter! Tenants sign leases, pay rent, and have the same rights as any other rent-stabilized tenants.
- Supportive housing is cost effective – less expensive than crisis care and emergency housing systems!



How is it different?

In most respects, supportive housing is the same as any other type of affordable housing in NYC. **The key difference is the presence of on-site social services and case management.**

- **Services are optional:** tenant decides whether or not to participate and their apartment is not conditional upon participation in services
- Services staff must create a **person-centered services** plan tailored to the tenant to help them reach their goals. This ensures that the services are relevant to each individual and encourages the tenant to participate willingly.
- **Tenants, not clients** – services differ in nature from institutional care/licensed housing
- In NYC, supportive housing buildings are typically owned and operated by **nonprofit organizations**, many of which are social services agencies at their core



Populations Served

City – NYC 15/15

1. Chronically **homeless single adults or adult families** with serious mental illness (SMI), a substance use disorder (SUD), or both.
2. Chronically **homeless families with children** with a head of household who has a SMI, SUD, or both.
3. **Young adult individuals** (ages 18-25 years) who are homeless/at risk of homelessness with high service utilization and certain risk factors
4. **Young adult families with children or pregnant women** 18-25 who are homeless/at risk of homelessness with high service utilization and certain risk factors.

State – ESSHI

1. Serious mental illness (SMI);
2. Substance use disorder;
3. HIV/AIDS;
4. Survivors of domestic violence;
5. Military service with disabilities;
6. Chronic homelessness;
7. Having left foster care in the last five years;
8. Being a homeless young adult (18-25 years old);
9. Re-entering the community from incarceration or juvenile justice placement;
10. Being a frail or disabled senior; or
11. Being a Medicaid Redesign Team (MRT) eligible high-cost Medicaid member.



Supportive Housing Loan Program

The HPD Supportive Housing Loan Program (SHLP) makes loans to non-profit and for-profit developers of permanent supportive housing with on-site social services. The program has existed since the 1980s and has funded tens of thousands of units across the City.

Project Eligibility:

- Non-profits or joint ventures between non-profit and for-profit entities with supportive housing experience. In joint ventures, non-profit is required to have majority long-term ownership
- New construction or preservation, on privately-owned or City-owned land

Population served:

- Projects developed with SHLP funding must provide 60% of units for homeless, disabled individuals or homeless families with a disabled head-of-household
- The remaining 40% can be rented to low-income households, typically up to 60% of the Area Median Income (AMI)

Housing Issues Facing Seniors

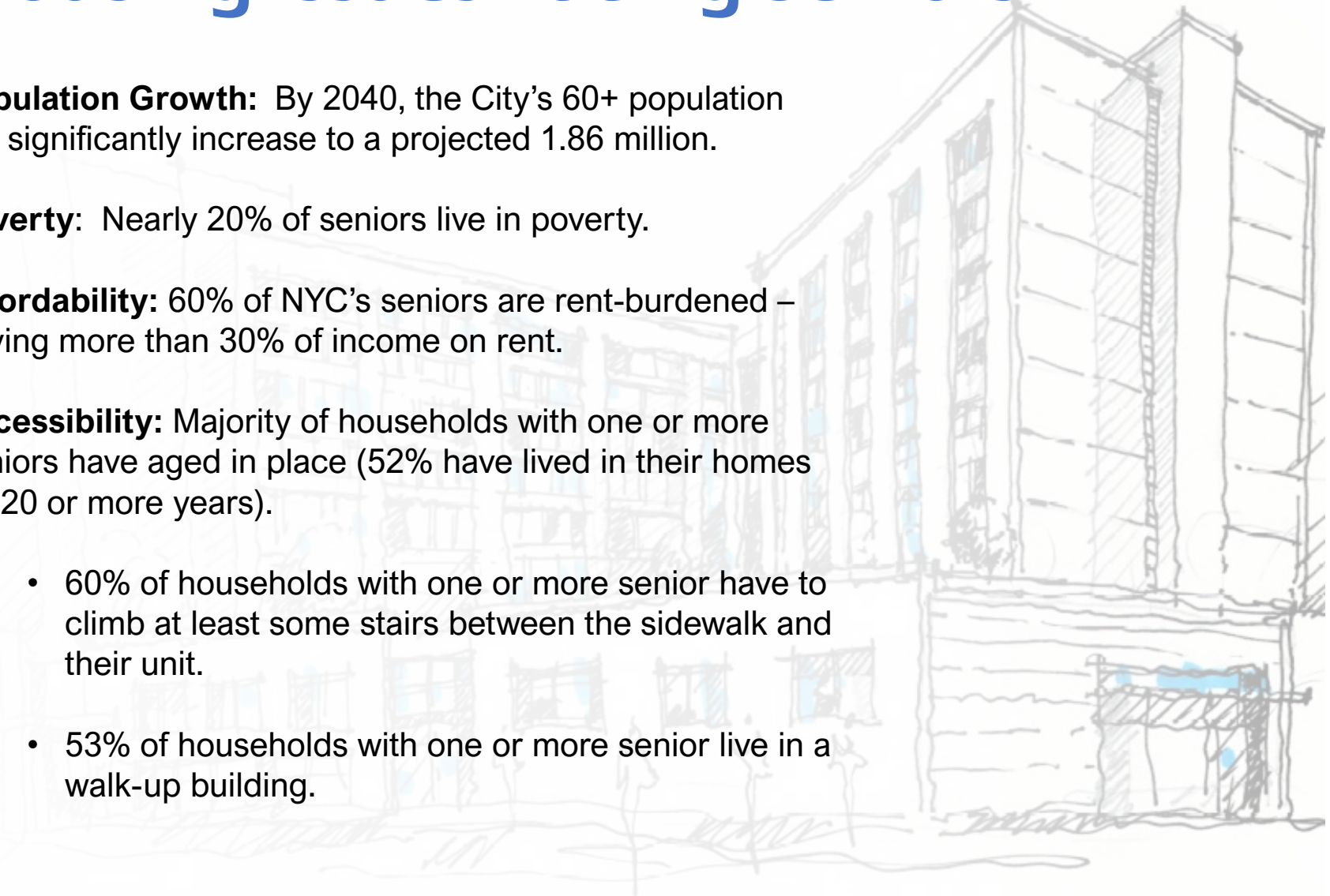
Population Growth: By 2040, the City's 60+ population will significantly increase to a projected 1.86 million.

Poverty: Nearly 20% of seniors live in poverty.

Affordability: 60% of NYC's seniors are rent-burdened – paying more than 30% of income on rent.

Accessibility: Majority of households with one or more seniors have aged in place (52% have lived in their homes for 20 or more years).

- 60% of households with one or more senior have to climb at least some stairs between the sidewalk and their unit.
- 53% of households with one or more senior live in a walk-up building.



Projections for the Population 65 and Over by Borough

New York City, 2010 and 2040

New York City

2010
1,002,208
2040
1,409,708
%Change
40.7%

Staten Island

59,344
97,883
64.9%

Manhattan

214,153
277,444
29.6%

Brooklyn

294,610
428,845
45.6%

The Bronx

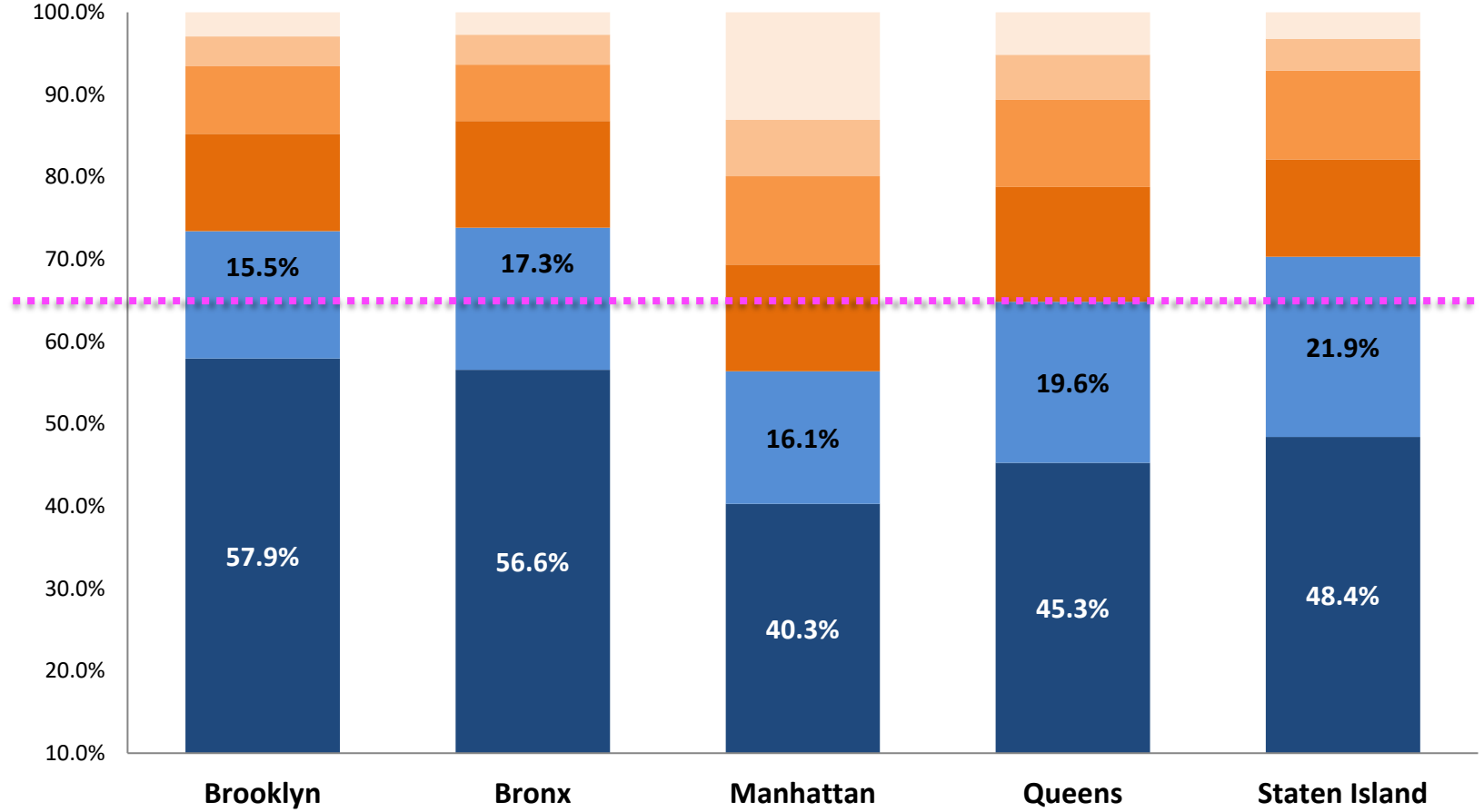
145,883
228,476
56.6%

Queens

288,219
377,060
30.8%

Chart Source: DCP Data

Incomes of New York City Seniors



■ Extremely Low Income ■ Very Low Income ■ Low Income ■ Moderate Income ■ Middle Income ■ Above Middle Income



Seniors First

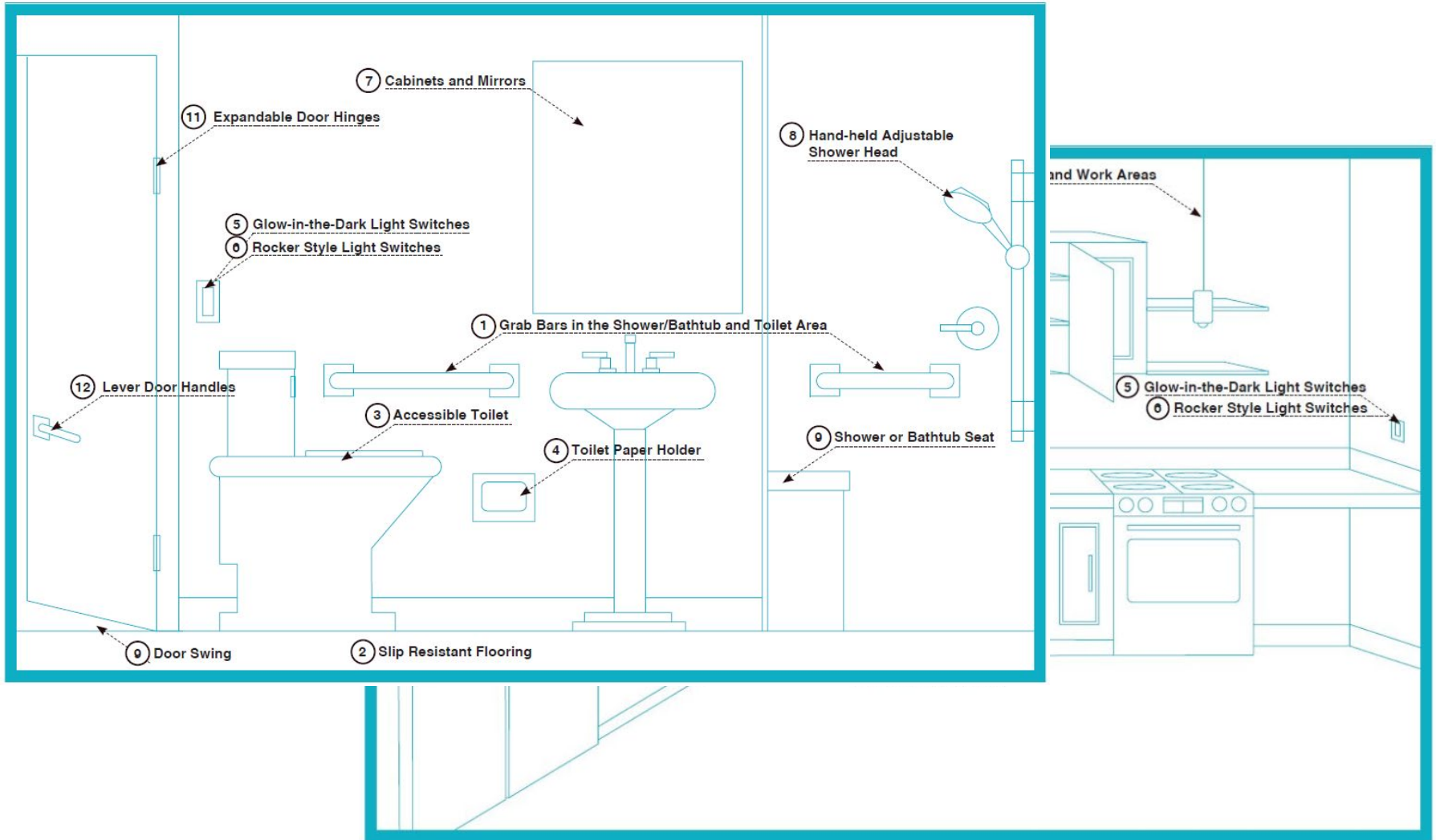
2017: NYC makes an expanded commitment to serve 30,000 seniors

- Aging in place
- Additional development sites
- Preservation of existing senior housing

5,033 SARA Loan Program units financed as of March 2022

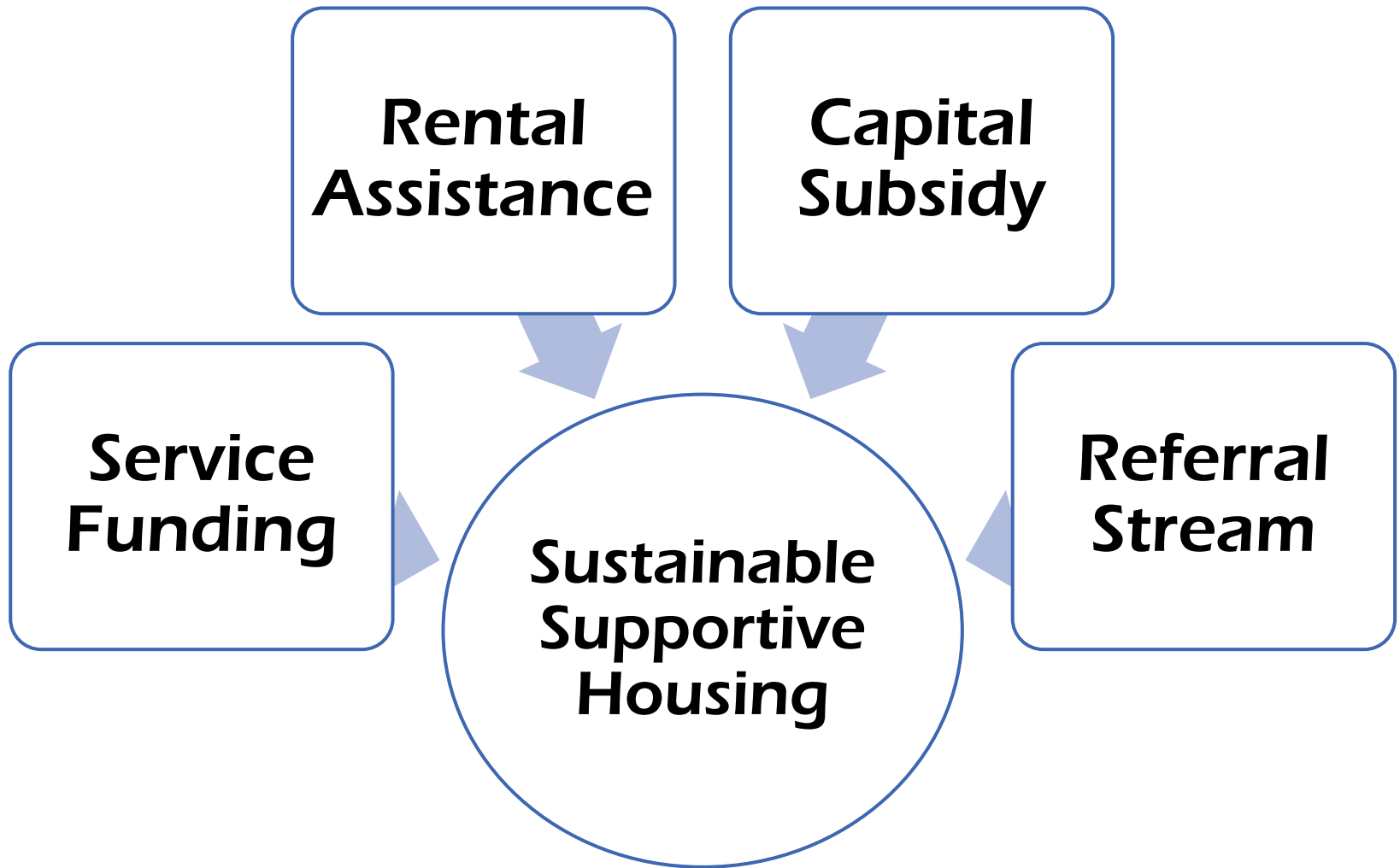
- 100% Senior Buildings, potential zoning bonus
- 30% formerly homeless units
- All units overlaid with rental assistance, serving 0%-50% AMI
- Optional “light touch” social services
- Senior Design Guidelines

Senior Housing: Aging In Place





Appendix



Why such a large shelter population?

Callahan v. Carey - Class action lawsuit in New York State Supreme Court against the City and State, arguing that a constitutional right to shelter existed in New York. Where other cities provide shelter based on capacity, New York provides it based on need.

Article XVII of the New York State Constitution: “...*the aid, care and support of the needy are public concerns and shall be provided by the state and by such of its subdivisions....*”