



The City of New York  
**BRONX COMMUNITY BOARD #1**

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DISTRICT MANAGER

**Public & Supportive Housing Committee Minutes**

**April 29<sup>th</sup>, 2024**

**Daniel Barber, Committee Chairperson**

**DRAFT**

**Supportive housing and public housing in a district, with a presentation on what it can look like and how to implement it.**

- Committee discusses supportive housing and public housing with Director of CHS Corporation, Patricia Hernandez.

**Homelessness in NYC, with 89,000 people in shelters and 33,000 children.**

- Committee Chairperson Daniel Barber invites Mrs. Hernandez to present on supportive housing.
- Mrs. Hernandez works for CSH, a nonprofit that lends to organizations developing supportive housing.
- 89,000 people in NYC shelters on a typical night, including 33,000 children.
- 2500 people on Rikers Island experience homelessness due to mental health issues.

**Affordable housing and its importance for health and well-being in New York City.**

- Mrs. Patricia Hernandez highlights the disproportionate impact of homelessness on black and Hispanic New Yorkers, and the need for prioritized housing for these groups.
- Housing affordability and quality are critical for overall health and well-being, with poor living conditions leading to increased risk of chronic diseases and mental health issues.
- Mrs. Patricia Hernandez discusses the housing continuum in New York City, including emergency shelter, safe havens, transitional programs, affordable housing, and supportive housing.
- Supportive housing is a key focus area, with residents paying 30% of their income towards rent, and advocacy efforts to ensure other systems are functioning well.

**Supportive housing for vulnerable individuals, addressing misconceptions and providing individualized services.**

- Member Michael Pimental explains supportive housing as affordable housing with wraparound services for vulnerable individuals.

- Supportive housing is not an institution, but rather a home with voluntary services tailored to each individual.

#### **Supportive housing for homeless individuals, focusing on services and integration with community.**

- Mrs. Patricia Hernandez disputes myth that supportive housing decreases property values.
- Supportive housing with services benefits entire community, not just tenants.
- Integration with community, not isolation, is key to successful supportive housing.
- Mrs. Patricia Hernandez: Voucher program challenging due to discrimination & limited services.
- Key components of quality supportive housing include housing first model, coordination, and community integration.
- Supportive housing targets households with multiple barriers, including involvement in child welfare and health issues.

#### **Supportive housing for vulnerable populations in New York City.**

- Mrs. Patricia Hernandez highlights the need for more supportive housing units for justice-involved individuals and those with behavioral health needs.
- Supportive housing programs have been shown to improve health outcomes, reduce healthcare costs, and increase medication adherence.
- Mrs. Patricia Hernandez discusses the importance of coordinated entry systems in housing programs, citing the need for a single-entry point for housing assessment and placement.
- Mrs. Patricia Hernandez highlights the challenges of developing and accessing supportive housing, including barriers such as inadequate funding and lack of resources.

#### **Affordable housing challenges in NYC, including land availability, discrimination, funding, and accessibility issues.**

- Mrs. Patricia Hernandez highlights inadequate housing supply and land costs as major challenges in addressing homelessness.
- Mrs. Patricia Hernandez emphasizes the importance of adequate funding for supportive housing services, citing significant discrepancies in service budgets across programs.

#### **Supportive housing development and workforce challenges.**

- Mrs. Patricia Hernandez highlights the importance of supportive housing for people with disabilities.
- Caseworkers face challenges such as generational and environmental disabilities, and organizations are working to address these issues through training and support systems.
- Organizations are prioritizing workforce development, including raises and trauma-informed care training, to improve the well-being of caseworkers and supportive housing providers.

#### **Addressing homelessness among older adults, including challenges and potential solutions.**

- Organizations face challenge of providing appropriate housing and services for individuals with high-risk behaviors, including substance use and mental illness.
- Integrated approach with specialized services and support can help address these challenges, as seen in the work of organizations like Lantern Community Services.
- Mrs. Patricia Hernandez explains the increase in elder homelessness is multifaceted, including displacement from nursing homes and high cost of living.
- Mrs. Patricia Hernandez highlights systems issues, such as lack of coordination and supportive housing units that cannot be held forever.

#### **Affordable housing definitions and supportive housing services.**

- Mrs. Patricia Hernandez clarifies that supportive housing in NYC means people who have been homeless for 2 years out of 4, regardless of mental illness.
- Committee Chairperson Daniel Barber confirms that affordable housing in NYC means 30% of household income, regardless of public assistance or zero income.
- Mrs. Patricia Hernandez explains supportive housing models, including congregate and non-congregate models.
- Location is crucial for supportive housing, with proximity to services and transportation important.
- Community residents with 24/7 staff provide high-level support for people with mental health issues.

#### **Affordable housing and rent in New York City.**

- Mr. Herman Francis Jr. discusses affordable housing, quality of service, and immigration in New York City.
- Herman Francis Jr. discusses affordable housing options and the federal government's role in supporting local communities.
- Mr. Herman Francis Jr. expresses concern about the rent burden and ownership.
- Mrs. Patricia Hernandez explains rent breakdown and subsidy in supportive housing buildings.

#### **Supportive housing in NYC, community involvement, and political structure.**

- Committee Chairperson Daniel Barber discusses NYCHA issues and supportive housing.
- Committee Chairperson Daniel Barber highlights the challenges of finding suitable housing for various populations.
- Committee Chairperson Daniel Barber expresses frustration with elected officials and political structure allowing for lack of support for quality housing in all neighborhoods.
- Mrs. Patricia Hernandez suggests looking into the Yes to Housing Coalition, run through the New York Housing Conference, to ensure quality supportive housing in each neighborhood.

- Mrs. Patricia Hernandez advocates for high-quality supportive housing with adequate service budgets to integrate within communities.
- Committee Chairperson Daniel Barber seeks a blueprint for public and supportive housing to address the housing crisis and homelessness.

#### **Affordable and supportive housing, lending practices, and community involvement.**

- Member Dalourny Nemorin and Mrs. Patricia Hernandez discuss affordable and supportive housing, fair share rules, and lending practices.
- Mrs. Patricia Hernandez shares insights on assessing quality and equity in lending, focusing on BIPOC developers and mental health support.

#### **Supportive housing for people with mental health issues in NYC.**

- Member Argelia Ortiz highlights the rent control situation as a major issue affecting all types of housing in NYC, particularly those in supportive housing and low-income areas.
- Member Argelia Ortiz emphasizes the need to address affordable housing, citing the challenges faced by people in qualifying for subsidized housing programs and the growing gap between haves and have-nots in NYC.
- Committee Chairperson Daniel Barber questions the lack of standardization in supportive housing, leading to concerns about accountability and quality.
- Mrs. Patricia Hernandez provides information on the state of supportive housing in the borough, citing a recent report by the Supportive Housing Network of New York.

#### **Supportive housing for people with mental health and substance abuse issues.**

- Mrs. Patricia Hernandez: “Housing support should be flexible and voluntary, not mandatory”
- Committee Chairperson Daniel Barber: “Legal standpoint: court orders for treatment are illegal”
- Member Dalourny Nemorin and Member Michael Pimental discuss issues with affordable housing in the Bronx, including lack of security and support for tenants.
- Mrs. Patricia Hernandez highlights the need for separate supportive housing for tenants with complex needs, as many in affordable housing also have issues that require case management.

#### **Supportive housing policies and standards in New York City.**

- Mrs. Patricia Hernandez emphasizes the importance of community involvement in supportive housing development, citing the need for providers to work with the community and address concerns about potential negative impacts.
- Mrs. Patricia Hernandez and Committee Chairperson Daniel Barber discuss the challenges of evaluating the quality of supportive housing providers, with Speaker 2 highlighting the need for more transparency and accountability in the sector.
- Member Dalourny Nemorin asks about funding models and supportive housing agency list.
- Mrs. Patricia Hernandez discusses supportive housing institute and intensive training for developers and nonprofits.

### **Supportive housing models and best practices.**

- Mrs. Patricia Hernandez mentions 50,000 units of supportive housing for chronically homeless people in New York City.
- District Manager Anthony Jordan and Mrs. Patricia Hernandez discussed models for supportive housing, including caseload ratios and integration of healthcare settings.
- Mrs. Patricia Hernandez highlighted Staten Island's successful integrated model, which includes police department collaboration and trauma-informed care.

### **Funding supportive housing and services for vulnerable populations.**

- District Manager Anthony Jordan advocates for community involvement in funding decisions.
- Community advocates seek accountability from developers in housing and services provision.

### **Community needs assessment and supportive housing for vulnerable populations.**

- Community member expresses frustration with lack of understanding of service needs and inadequate partnerships.
- Member Ramona Ferreyra questions if supportive housing will serve the local community, citing overbooked shelters.
- Mrs. Patricia Hernandez suggests conducting asset maps for Bronx, tailoring services to specific populations.

### **Supportive housing for seniors, maintenance issues, and community concerns.**

- Member Argelia Ortiz shares concerns about supportive housing, citing examples of poor maintenance and lack of services in newly built facilities.
- Member Argelia Ortiz and others express skepticism about supportive housing as a solution to the housing crisis, advocating for permanent housing instead.
- Residents express frustration with substandard living conditions in a New York City housing complex.
- Committee elects Member Michael Pimentel as Vice Chair.

### **Action Items**

Contact CSH to arrange an asset mapping assessment of the community's service needs.

Draft a set of standards and policies for supportive housing developments aligned with evidence-based best practices (Public Housing and Supportive Housing Committee)

Engage with funding agencies like Department of Health and Mental Hygiene to advocate for sufficient service budgets for supportive housing.

Schedule a follow up meeting with CSH to continue developing the standards and explore partnership opportunities.