



PUBLIC HEARING

**PROPOSED LEASE BY THE NYC HEALTH + HOSPITALS
TO FORTUNE SOCIETY, INC. FOR A PARCEL OF LAND ON
THE GROUNDS OF NYC HEALTH + HOSPITALS | JACOBI**

**WEDNESDAY DECEMBER 13, 2023 – 4 P.M.
NYC HEALTH + HOSPITALS / JACOBI
14 PELHAM PARKWAY SOUTH – THE ROTUNDA BUILDING – 1ST
FLOOR AUDITORIUM
BRONX, NEW YORK 10461**

FORMAT

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Call to Order – 4:00 PM

**JOSÉ PAGÁN, Chair
Capital Committee, Board of Directors**

➤ **Opening Remarks**

**STANLEY RICHARDS
Deputy CEO - Fortune Society Inc.**

➤ **Project Presentation**

**ANDREA COHEN, Esq, Moderator
Sr. VP & General Counsel**

➤ **Invitation to the
Public to Participate in
Accordance With Rules**



SPEAKERS' ADVISORY

WELCOME TO THE NEW YORK CITY HEALTH + HOSPITALS PUBLIC HEARING.

THIS HEARING CONCERNS THE PROPOSED LEASE BY THE NYC HEALTH + HOSPITALS TO THE FORTUNE SOCIETY, INC. FOR THE DEVELOPMENT OF "JUST HOME," WHICH WILL PROVIDE PERMANENT, RESIDENTIAL, AFFORDABLE HOUSING IN BUILDING 2 AT NYC HEALTH + HOSPITALS/JACOBI MEDICAL CENTER, TOGETHER WITH CERTAIN SURROUNDING LAND ON THE CAMPUS TO BE USED FOR PARKING FOR THE BUILDING.

THE BUILDING WILL INCLUDE AFFORDABLE AND SUPPORTIVE HOUSING UNITS FOR BOTH THE COMMUNITY AND PATIENTS WHO ARE MEDICALLY COMPLEX AND FORMERLY INCARCERATED, AS WELL AS A LIVE-IN SUPER'S UNIT.

PUBLIC TESTIMONY [ORAL/WRITTEN] WILL BE TRANSCRIBED AND FORWARDED TO ALL MEMBERS OF THE BOARD OF DIRECTORS FOR THEIR CONSIDERATION.

THE PANEL, CONSISTING OF MEMBERS OF THE BOARD, IS HERE TO *LISTEN* TO THE COMMENTS MADE BY THE PUBLIC.

***** THIS IS NOT A QUESTION AND ANSWER FORUM *****

REGISTERED SPEAKERS ARE ALLOTTED FIVE MINUTES SPEAKING TIME -- THE ELECTRONIC TIMER WILL SIGNAL WHEN TIME HAS EXPIRED.

TRANSFER OF TIME FROM ONE SPEAKER TO ANOTHER IS PROHIBITED.

THANK YOU FOR YOUR PARTICIPATION AND WE LOOK FORWARD TO HEARING YOUR VIEWS

The Fortune Society





The Fortune Society
BUILDING PEOPLE, NOT PRISONS

Agenda

- History
- Housing portfolio and testimonials
- Just Home and development
- Partnership with NYC Health + Hospitals

The Fortune Society History

- Established in **1967** by David Rothenberg
- **16** program areas, including housing
- Policy and advocacy center and research center
- Served over **11,000** individuals in FY23
- On any given night, more than **800** people are provided housing through our congregate and scattered -site housing programs.



The Fortune Society's mission is to support successful reentry from incarceration and promote alternatives to incarceration, thus strengthening the fabric of our communities.



Service and Communities Centers

At our Long Island City main service center:

- Case management
- Employment development and education
- Benefits access
- Mental health and treatment services
- Community events
- Daily meals
- Youth and peer leadership
- Arts programming
- Tech training and digital equity

At our Castle/Castle Gardens residence:

- Case management
- Community food giveaways
- Community events
- Permanent, affordable housing
- Emergency and transitional housing

At our Bronx service center:

- Case management
- Culinary arts programming
- Permanent housing for seniors
- Emergency and transitional housing

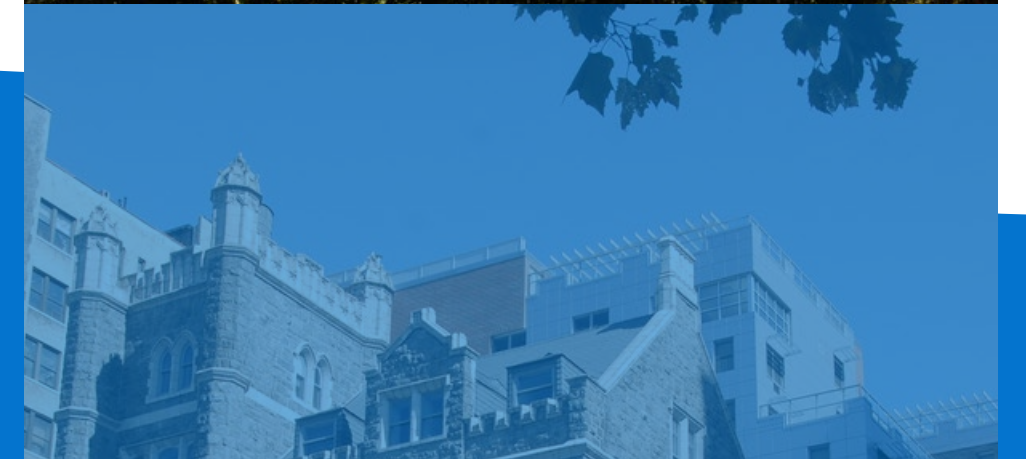
At our Supervised Release community center:

- Court advocacy
- Case management
- Family services
- Arts programming
- Food pantry
- Group workshops
- Mentoring
- Home visits

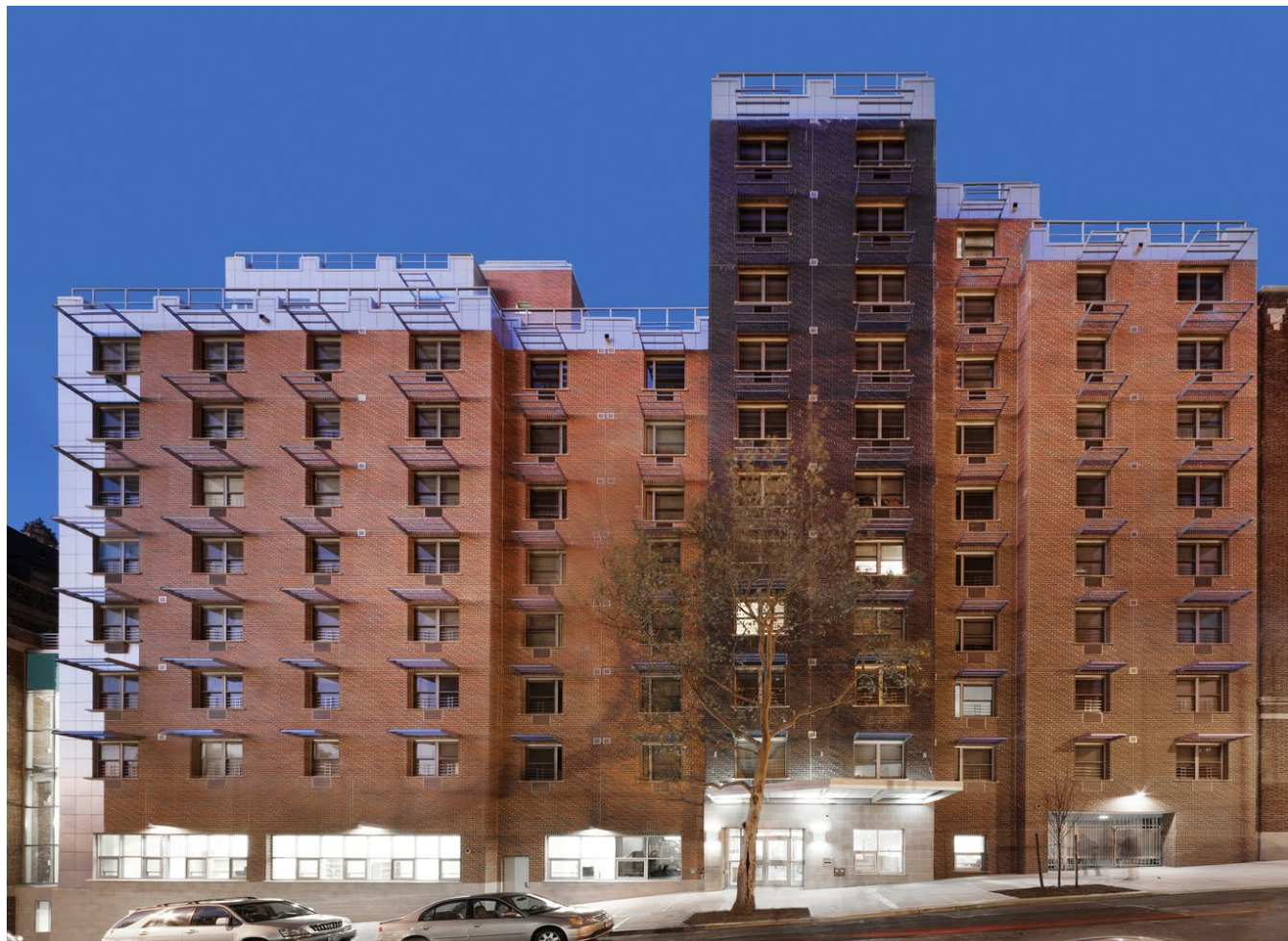
Housing Portfolio - Castle

The Fortune Academy (the Castle) opened in 2002 and currently provides **90 beds for emergency and transitional housing.**

The Academy has become a national model for providing housing to people returning from jail and prison who otherwise may have experienced homelessness.



Housing Portfolio - Castle Gardens



In 2010, we opened Castle Gardens.

63 units of permanent supportive housing for
homeless, justice -involved people.

50 units of permanent affordable housing for
low-income community members.

Housing Portfolio - Castle Gardens

Of the 63 permanent supportive apartment units
in Castle Gardens:

88%
of residents
remained
housed for two
years or more

72%
of residents
remained
housed for five
years or more

8 years
average length
of stay at Castle
Gardens



Castle Gardens Success



Barbara found Fortune after she had experienced homelessness for three years and lived in a shelter in New York with her daughter. Barbara applied for a supportive apartment at Castle Gardens before the building had even been completed and moved in with her daughter upon its opening.

“If it wasn't for The Fortune Society, honestly, I don't know where my daughter and I would be. Fortune gives you a platform and you just got to take it and run with it. They have helped my daughter and I so much throughout the years. This program has been a blessing.”



Community Board Testimonial

“The Fortune Society has been a strong community neighbor since moving into our district over two decades ago.

Throughout the process of establishing its emergency and transitional housing at the site, Fortune was fully transparent and available to address all questions about its services to support individuals returning from incarceration. Because of its exceptional record, we were further pleased when it opened an adjacent, permanent, affordable housing residence eight years later. The residents, and Fortune Society, have proven to be assets in the neighborhood, hosting meetings for the community board as well as the entire community.”



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights

Housing Portfolio - Mandela

In 2022, in partnership with BronxPro and the United Methodist City Society, we opened the Trinity-Reverend James Senior Apartments in Morrisania neighborhood of the Bronx.

57 units of permanent supportive housing for formerly justice -involved seniors in a larger senior building.



Existing Presence in the Bronx

Fortune has additional support for residents in the Bronx, including the Mandaela Community and service center, Freedom House II and Supervised Release Program community center.



Mandaela Success

“When I came [to live] here, I saw how beautiful the place was. The staff here is great. That’s the excellent thing about The Fortune Society.”

Housing Portfolio - In Development in Manhattan



Castle III, an 82-unit affordable and supportive building in East Harlem modeled on Castle Gardens.

Castle IV, formerly an illegal Upper West Side hotel, which we will convert to 59 units of housing for formerly incarcerated people exiting NYC's shelter system and 24 affordable community units.

Just Home Proposed Development

Just Home is a partnership between New York City Health + Hospitals, New York City Housing Preservation and Development and The Fortune Society.

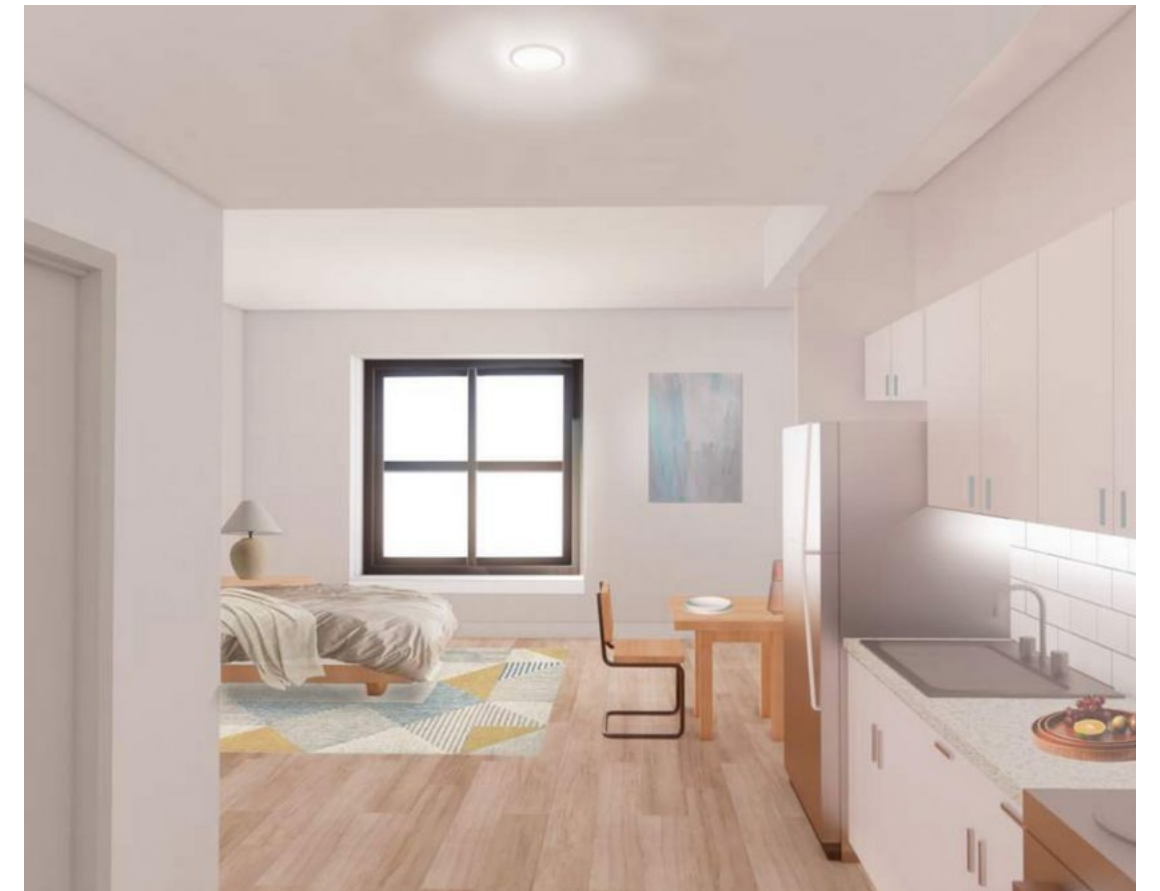
Just Home is an adaptive reuse of an existing building on the Jacobi Hospital campus.

58 permanent supportive units for formerly incarcerated, medically complex individuals who would otherwise be homeless.

24 studios of affordable rental housing up to 60% AMI

1 unit for live-in Superintendent

- Each unit will have a kitchen and bathroom





Just Home Partnership

NYC
HEALTH+
HOSPITALS



**Department of
Housing Preservation
& Development**

The Fortune Society will partner with **New York City Health + Hospitals**, which will be the medical provider and referral source, and **New York City Housing Preservation and Development** as the development partner.

Just Home Program

Tenants will have access to licensed clinical social workers, dedicated peer workers and specialists to provide intensive social services.

Other programming includes:

- Ongoing health assessment
- Benefits access support
- Care management to support residents in meeting their health needs
- Support to residents regarding activities of daily living, peer support, behavioral health support and transportation





The Fortune Society
BUILDING PEOPLE, NOT PRISONS

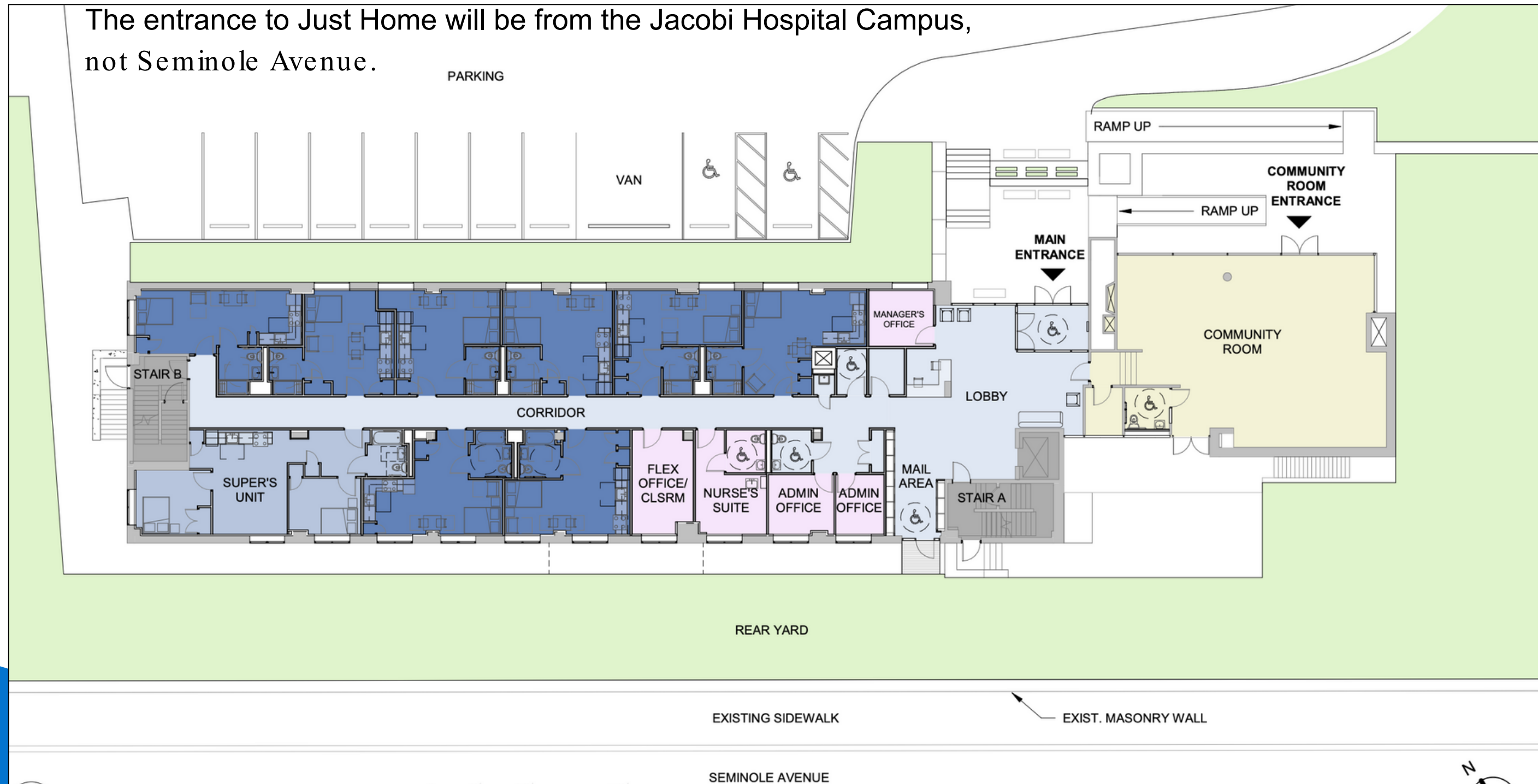
Building Amenities

- Two community rooms, including a resident-only test kitchen and culinary training center
- Nurse's suite
- 24/7 security desk



Site Plans

The entrance to Just Home will be from the Jacobi Hospital Campus, not Seminole Avenue.



Development Timeline

2023:

- Commence design

2024:

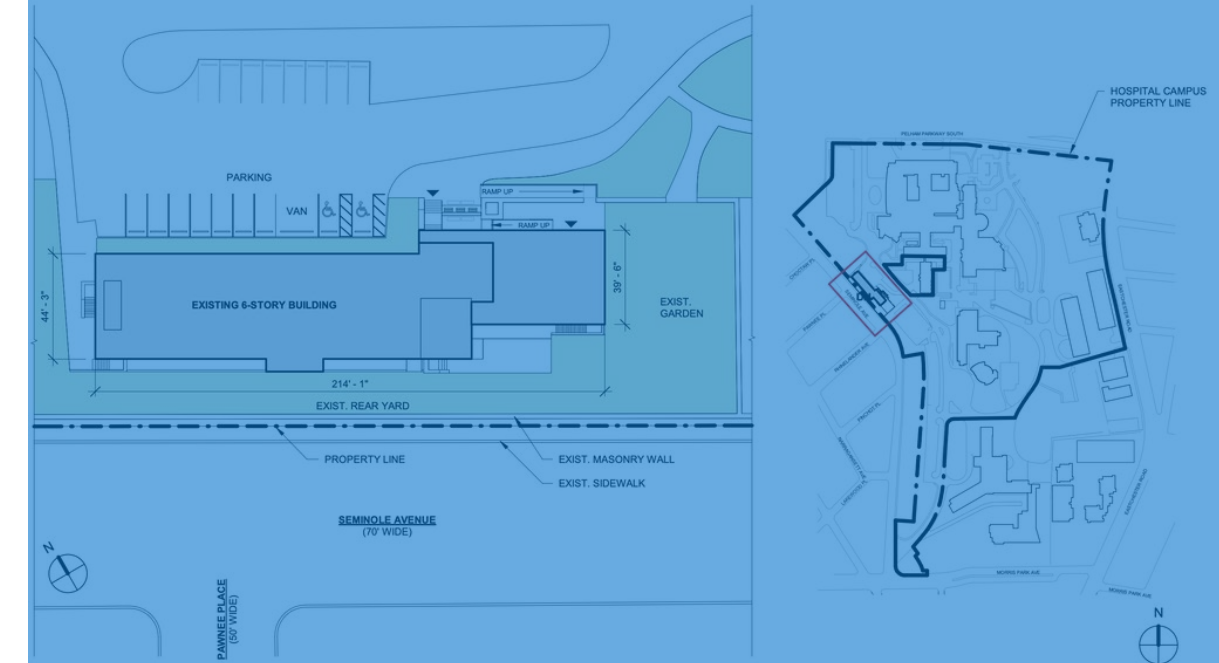
- NYC Health + Hospitals Board Vote
- New York City Council Vote
- NYC Department of Buildings Submission, Approval and Permit Secure financing

2025:

- Commence Construction

2026:

- Occupancy



Thank you!

