

Just Home FAQ Part II

September 2022

What kinds of patients will CHS refer for Just Home?

In referring patients to Fortune for Just Home, CHS will primarily consider patients under the care of its Geriatric & Complex Care Service (GCCS). These patients are medically complex individuals who are typically housed in the Rikers Island infirmaries.

GCCS patients range in age from 18 to 81 years old, and the median age is 57. More than 60 percent of GCCS patients are age 55+. Most of the Just Home residents, therefore, will be older individuals, but younger adults with significant health conditions will also be considered.

Based on recent data, among GCCS patients:

- 76% had at least one significant health diagnosis: recent/active cancer; pulmonary-related (e.g. lung disease); heart-related; diabetes; immunocompromised
- 57% identified as homeless - including 10% who came from the Bronx;
- 9% were HIV positive ; and
- 7% had challenges with activities of daily living

CHS will consider each patient's entire health profile, including age, medical conditions, and comorbidities, in making its referrals. Both NYC Health + Hospitals and Fortune want the Just Home tenants to succeed in their new homes, and CHS will refer patients whom they think would be well-suited to live in this independent and supportive environment.

What kind of screening will Fortune conduct in assessing potential Just Home tenants?

Future Just Home residents will undergo

Fortune's tenant-screening process before being offered a rent stabilized lease for their studio apartment. People assessed as posing a risk of current violence and people assessed as inappropriate for the independent, permanent housing model and level of services provided would not be accepted.

Will the Just Home tenants have mental health or substance use needs?

Residents of the Just Home apartments may have mental health and/or substance use needs, but they will have been referred by CHS based primarily on their medical conditions and needs, and will have been additionally screened by Fortune.

Is Just Home a hospice or a nursing home?

Just Home is not a hospice, which is for people with a prognosis of six months left to live and for whom curative treatment is not an option. Just Home is also not a skilled nursing facility, although, some Just Home residents may require at-home nurse or aide services at times. Just Home is supportive housing with wraparound services, including coordinated medical care at NYC Health + Hospitals/Jacobi, for people with complex medical needs that cannot be well managed in shelter or on the streets.

Does this kind of program exist anywhere else in the City?

There is a limited amount of supportive housing available for people with behavioral health needs, such as substance use or mental illness, but Just Home will be the City's first supportive housing development designed for formerly

incarcerated people with complex medical needs. Just Home builds on NYC Health + Hospitals' experience arranging for the development of housing on its land, as well as Fortune's 55 years of experience delivering social services and 20 years of experience providing housing.

Will the Just Home tenants have open court cases?

About 86 percent of the people incarcerated on Rikers are detained pre-trial, meaning they have not been convicted of a crime. To be eligible for consideration for Just Home tenancy, individuals must be determined by the courts to be able to reenter their communities. They may have open cases (e.g. out on bail; released on recognizance), but it is more likely that their cases have resolved (e.g. time served; case dismissed).

Will Just Home provide on-site security?

Just Home tenants are free members of the community: they are no longer in custody and the building is not a jail. However, to help ensure a safe environment, Fortune will have staff in the building who will also conduct regular rounds of the building and monitor activity from the cameras placed outside of the building and in the common areas inside the building.

What is the budget for Just Home?

CHS has secured \$1 million annually through the City's Justice-Involved Supportive Housing (JISH) program to fund the social services provided at Just Home. However, the total budget for Just Home has yet to be determined because Fortune was only recently selected to serve as the developer, manager, and social service provider for the project. Over the next several months, Fortune will develop its financial plan and fundraise for the project. The development costs

will be financed using NYC Housing Preservation and Development (HPD) financing tools and possible other sources.

What are the development milestones for Just Home?

We are still in the initial community engagement phase of the development process. Next, Fortune will complete the design development for Just Home. Fortune and NYC Health + Hospitals will then hold a public hearing, and the NYC Health + Hospitals Board of Directors will consider a request to approve the ground lease. The City Council will then consider the request to approve the lease through its Landmarks, Public Sitings, and Dispositions subcommittee; Land Use Committee; and Stated Council meetings. Fortune will need to secure financing approvals and NYC Department of Buildings approvals before construction starts and tenants move in (currently estimated to be in approximately three years' time).

How much will the Just Home tenants pay in rent?

Tenants in the supportive housing apartments will receive a rental subsidy and contribute 30 percentage of their income to rent (typically \$215/month). Just Home residents will likely be receiving Supplemental Security Income. Tenants in the affordable units will pay no more than 30% of their income in rent. If eligible tenants lack a source of income when they leave jail, Fortune case managers will help them register for the appropriate financial benefits.

Does Jacobi Medical Center have the capacity to care for an additional 70 patients?

Yes, both the NYC Health + Hospitals President & CEO and the NYC Health + Hospitals/Jacobi CEO

have confirmed that Jacobi Medical Center has the capacity to treat the Just Home residents, as well as the residents in the affordable units. The Fortune case managers will work with the Jacobi medical providers to coordinate care for individuals living in the Just Home apartments.

Why was the Bronx selected for Just Home despite community members expressing concerns about the borough being overburdened?

NYC Health + Hospitals' has arranged for the development of housing on its land in Brooklyn, Queens, Staten Island, and Manhattan - Just Home is the first Bronx campus in NYC Health + Hospital's housing portfolio. NYC Health + Hospitals/Jacobi is located in Council District 13, which produced just 58 units of new affordable housing in total over the last eight years.

Fortune provides citywide social services in Queens, Manhattan and the Bronx, and, in addition to housing in the Bronx, provides housing in several Manhattan locations - including to many residents from the Bronx.

Will the City conduct an environmental review for Just Home?

Yes, the City will conduct a City Environmental Quality Review (CEQR), which is mandated by the State Environmental Quality Review Act, in order to determine what effect, if any, Just Home may have on the environment.

What kinds of on-site programming and transportation services will Fortune offer tenants?

Fortune will provide on-site case management and care management, as well as a host of wraparound services shaped to tenant needs,

which may include behavioral health treatment, family relationship services, educational/vocational services, recreational services and activities related to the arts. Additionally, the supportive tenants will have access to Fortune's comprehensive array of services at their service centers in Long Island City, Queens and in the Bronx.

Fortune staff will help to coordinate transportation for the Just Home tenants, as is needed and appropriate. For example, Fortune may arrange for a van to transport Just Home tenants to the grocery store. Residents will also be able to take the BX12 bus, which runs along Pelham Parkway.

Is Just Home a part of the Borough-Based Jail plan to close Rikers Island?

No, Just Home is not part of the Borough-Based Jail plan, but Just Home will help some of the most vulnerable people incarcerated on Rikers Island secure permanent housing in the community. Discharge planning is more complicated if an individual does not have a secure place to live in the community, and the courts may be less willing to release a medically fragile individual if that individual would be released to the streets.

Does NYC Health + Hospitals have experience developing housing on its land?

Yes, NYC Health + Hospitals has extensive experience arranging for the development of land on its properties, including affordable and supportive units. For example, at NYC Health + Hospitals/Woodhull, NYC Health + Hospitals arranged for the development of 89 new homes in partnership with Comunilife, setting aside 54 units for formerly homeless individuals who have

serious mental illness and/or substance-use issues.

+ ADDITIONAL QUESTIONS & CONCERNS FROM THE COMMUNITY +

Will you change the address of Building 2 when it becomes Just Home?

We agree that a new address would help to clarify the location of the building. We are looking into changing the address from Seminole Avenue to Pelham Parkway to align with the other buildings on the Jacobi hospital campus.

How do you know Fortune will be successful and the Just Home tenants won't reoffend?

The Fortune Society has been providing high-quality social services for 55 years and providing housing for 20 years. This includes their long-established Castle Gardens in West Harlem and their newly opened senior building in the Bronx. We know that permanent, supportive housing can reduce the likelihood of reincarceration.

Will Just Home make parking available for tenants? Where will Just Home residents enter and exit the hospital campus?

The Just Home residents will be medically complex, formerly homeless individuals, so it is unlikely they will own cars. Fortune will work with NYC Health + Hospitals, HPD, and an architectural team to develop the building designs to best meet the needs of the residents. We will present detailed drawings and plans after they are completed.

Residents will enter and leave the campus using the same entrances and exits that patients, staff,

and visitors on the Jacobi hospital campus use.

Have you spoken with the local NYPD precinct or the Jacobi police about Just Home?

Yes. While we do not anticipate needing to involve the police, Jacobi staff have spoken with both the local precinct and hospital police and will maintain those lines of communication. As part of its outreach to the community, Fortune has met with the 49th Precinct. Fortune has built relationships with the local precincts of its current housing sites and will continue to do so with the 49th Precinct.

What do NYC Health + Hospitals/Jacobi staff think about Just Home?

NYC Health + Hospitals has provided updates to Jacobi's Community Advisory Board and hospital staff as Just Home has evolved. We will continue to share information, and Jacobi staff are welcome to share their feedback.

What kind of charges will the Just Home tenants have? How can people so sick commit crimes?

Based on the patient profiles of the current GCCS census, we would expect the Just Home tenants to have a mix of misdemeanor and felony charges. These individuals may have been unwell when they were charged with the crime, or their medical condition may have arisen or worsened while they were incarcerated.

Will Just Home reduce the property values of nearby homeowners? Are you concerned about the for-sale signs going up on Seminole Avenue? Will Just Home alter the character of the neighborhood?

NYC Health + Hospitals/Jacobi has long been an asset to the Morris Park community, and, through Just Home, Fortune will join them in being good neighbors. NYC Health + Hospitals has extensive experience arranging for the development of land on its properties, and Fortune has 55 years of experience delivering social services and 20 years of experience providing housing.

NYU's Furman Center has [studied](#) property values in neighborhoods where permanent supportive housing has been developed. They have found no loss in property values because of this kind of housing.

Fortune's current housing sites not only provide homes to people in need - they provide community meeting space and serve as cultural sites, food distribution sites, and polling locations. They help to enrich their neighborhoods, and it's a part of why they are embraced by local residents and community boards. They are similarly committed to being a good neighbor to the Jacobi and Morris Park communities.

Why can't Just Home be moved to the nearby Bronx Psychiatric Center?

NYC Health + Hospitals/Jacobi is the most suitable location for Just Home. It is Health + Hospitals' mission to protect and improve the health and well-being of all New Yorkers - particularly the most marginalized - which aligns with the objectives of Just Home. The location of Just Home on the Jacobi Hospital campus provides residents with close access to the health services at the hospital and allows for close collaboration between Jacobi medical providers and Just Home case managers.

The Bronx Psychiatric Center is a state-operated psychiatric hospital for individuals who require

acute inpatient psychiatric care. The Just Home tenants would not meet these criteria.

Is Just Home a money-making scheme by the City?

No. Just Home is intended to provide dignified, humane, supportive homes for some of the City's most medically vulnerable individuals.

How is Jacobi addressing the needs of the community?

Just Home meets the needs of some of NYC Health + Hospitals' most vulnerable patients. These are our fellow New Yorkers, and many of them come from the Bronx. But we recognize that there are opportunities to improve the services NYC Health + Hospitals/Jacobi provides and to enhance the already-robust community programs Jacobi offers. Jacobi currently offers the following community programs:

- A weekly farmers market, open to the entire community, from May to November;
- A hospital-based cure violence program that works to reduce gun violence in the areas surrounding the facility; and
- A community garden that provides plots of land to employees and residents.

Jacobi's Trauma Department routinely provides "Stop The Bleed" presentations to teach adults proper wound care in emergency situations and regularly visits schools to educate children about pedestrian safety.

In addition, Jacobi's Rotunda and Conference Center are routinely made available to the community to host meetings, inaugurations, and community-based entertainment events. Jacobi is also developing a wellness center in the basement of the Nurses Residence, which will host community wellness meetings, plant-based cooking demonstrations, health education

sessions, seminars, and ESL lessons in partnership with local Albanian schools.

We would like to hear more from community members about the services and programs they would like to see at NYC Health + Hospitals/ Jacobi.

Will Just Home make my neighborhood less safe?

Every day, people are released from Rikers Island and reenter their communities. They include individuals charged with serious crimes and those charged with minor property crimes. Many of the charges are dropped after cases are heard in court. Communities are safer and stronger when people who are released from incarceration receive needed supportive services such as those offered by Just Home. People deserve an opportunity to reestablish themselves, and we have a responsibility to provide the support they need to escape a cycle of homelessness, hospitalization, and incarceration. Every community must do its part.

Will visitors be searched for drugs and/or weapons?

Tenants will have the rights of any other persons in rented apartments, so visitors will not be searched. However, if there are justified suspicions that visitors pose a risk to other residents, after appropriate investigation, they may be barred from the premises.

Will Fortune offer job training and placement to Just Home tenants?

Yes. Fortune prides itself on its robust employment services offerings, which include job placement and job training. Although residents will be medically complex, with the support services and consistent high-quality medical care,

they may be able to seek full-time or part-time employment.

Why are you bringing Just Home to a neighborhood that is already slated for homeless shelters and methadone clinics?

Just Home isn't a homeless shelter or a methadone clinic - it's permanent, supportive and affordable housing. Every tenant will receive a rent-stabilized lease.

Why would you give a lease to someone who may be sentenced to prison?

The courts have determined that the individuals entering Just Home are free to reenter their communities. The judges also know that these individuals have secured permanent housing and social services, so it is less likely that they will be sentenced to prison. Regardless of the outcome of any open court cases, these individuals deserve a safe and dignified place to live after their release from Rikers - especially a place that provides close access to medical care.

Why didn't you engage the community before deciding to use Building 2 for Just Home and before designating Fortune as the developer?

We followed the standard practices for this kind of project, with HPD's designation of Fortune kicking off the official community outreach process.

NYC Health + Hospitals and HPD are focused on leveraging City resources to address the immense need for affordable housing in the City. We're using public land for public good - meeting the needs of different populations through available land and properties. We will continue to brief community stakeholders

throughout the process, and your feedback will inform our work, but we are committed to building more housing - especially for vulnerable people.

How will you fill all of the supportive units?

Every year, there are more than 50 people with significant medical needs who need a home and treatment after their release from Rikers.

Is Building 2 zoned for supportive and affordable housing?

The entire campus is zoned for residential development, including Building 2.

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