

What does it mean to be a pre-trial detainee? Will Just Home residents be pre-trial detainees?

A pre-trial detainee is a person who is detained on Rikers Island awaiting trial, likely because the individual cannot afford bail. About 87% of people held on Rikers are pre-trial. Although potential Just Home residents will complete the initial screening and application process while detained, they cannot be in city custody at time of move-in.

Just Home is not a jail, and residents will not be detained or in custody. Just Home will be permanent apartments, and its residents will be free members of the community, just like the thousands of other justice-involved New Yorkers who are our neighbors.

How will Just Home residents be selected and screened?

First, CHS will identify patients with medical needs who are homeless and may be good candidates for Just Home. Specifically, CHS physicians and social workers will identify patients based on their clinical and social needs, including their medical conditions, comorbidities, and age.

CHS clinicians will consider the patient's entire health profile, including the severity of illness and the level of functional need. Primary health conditions may include cancer, congestive heart failure, chronic obstructive pulmonary disease (COPD), cirrhosis, and end-stage renal disease.

Next, Fortune will conduct its own tenant-screening process. Individuals assessed as posing a current risk of violence and individuals assessed as inappropriate for the independent, permanent housing model and level of services

provided would not be accepted. Fortune will draw upon its decades of experience providing high-quality social services and housing in making these determinations.

Just Home is not just housing but also an intensive social-service program. Residents who are unwilling to engage in programming and/or abide by the community rules and obligations of the lease will be screened out during the admissions process.

Finally, the courts will need to release the person back to the community in order for the person to move into Just Home. Neither CHS nor the Fortune Society will make the decision to release an individual from custody. Although residents may have a range of case resolutions (e.g. charges dropped; an Alternative to Incarceration agreement; time served), everyone will be out of the city's custody.

Residents will be encouraged to participate in programming, but participation is not required as a term of their lease. However, if a tenant is not adhering to the obligations of the lease, Fortune has the ability to remove them by terminating their lease.

Tenants in the apartments not designated for CHS patients will be filled through the New York City Department of Housing Preservation and Development (HPD) Housing Connect lottery system, with preference for residents of Bronx Community Board 11.

What does it mean for the Fortune Society to enter into a ground lease agreement with NYC Health + Hospitals?

Throughout the city, NYC Health + Hospitals has worked with developers to create affordable

housing on its land. In order to create this housing, Health + Hospitals executes 99-year ground leases with the developers. This allows Health + Hospitals to retain ownership of the land while providing developers the long-term control required to secure financing and operate the building.

Fortune will manage the design and construction work on Just Home, in consultation with HPD and Health + Hospitals, as needed.

Is Just Home a revenue-generating project for the city or NYC Health + Hospitals?

No. Just Home is not designed to generate revenue for the city or for Health + Hospitals. The building will NOT include market rate housing; it will be 100% affordable apartments. Health + Hospitals will not profit from its ground lease to The Fortune Society, a non-profit organization. Rent paid to the Fortune Society will support building operations, maintenance, and mortgage payments.

Who is paying for Just Home?

HPD will fund the renovation of the building into residential housing.

HPD will also provide a rental subsidy to the residents in the supportive housing apartments to help them pay rent. No tenant in the building will pay more than 30% of their income towards rent, which is standard for HPD-financed projects.

CHS has secured \$1 million in baselined, discrete annual funding through the city's Justice-Involved Supportive Housing (JISH) program to fund the social services provided at Just Home. This means the funding is included in the out years of CHS' budget, which is part of H+H's overall budget, overseen by the Health + Hospitals Board, the NYC Office of Management and Budget, and the NYC Council.

Is Just Home part of the Outposted Therapeutic Housing Units initiative at NYC Health + Hospitals/Bellevue, Woodhull, and North Central Bronx?

No. The Outposted units will serve CHS patients who are IN custody and require close access to the specialty care provided in the hospitals. Just Home residents may have similar medical conditions as those people served by the Outposted units, but they are free members of the community who have leases and are paying rent for their apartments.

Published: 1/19/24