

# Just Home FAQ I

## July 2022

### What is Just Home?

- Just Home is an innovative housing initiative that will provide permanent, supportive housing with wrap-around services for medically complex, homeless New Yorkers after they leave jail.
- Just Home is not a homeless shelter, transitional housing, or a jail. Every tenant will receive a rent-stabilized lease.

### Where will Just Home be located?

- Just Home will create approximately 70 studio apartments and a larger apartment for a live-in superintendent in NYC Health + Hospitals/Jacobi Hospital Center's Building 2, located at 1900 Seminole Avenue.
- Residents will enter the Just Home building through the Jacobi Hospital campus. The wall on Seminole Ave will not be altered to create a separate entrance.

### How will Just Home tenants be selected?

- Correctional Health Services (CHS), a division of NYC Health + Hospitals and the direct provider of health care in the City's jails, will identify CHS patients eligible for consideration for Just Home based on their clinical and other needs.
- Tenants in the supportive units will also undergo Fortune's rigorous tenant screening process before being accepted and offered a lease.
- The project will also create units for low-income New Yorkers. These will be rented through NYC Housing Preservation & Development's (HPD's) Housing Connect lottery system. Residents of Bronx Community Board 11 will receive preference for these units.

### Who will live at Just Home?

- The CHS patients selected for Just Home will be individuals with complex medical needs. Individuals may have conditions such as congestive heart failure, stage-4 cancer, or end-stage renal disease; and may be geriatric or non-ambulatory. They may require oxygen tanks or use wheelchairs.

### Who will serve as the developer?

- In July 2022, HPD selected The Fortune Society from a pre-qualified list of non-profit developers who own and operate high-quality supportive housing to serve as the housing developer and social service provider for Just Home. The Fortune Society has been providing high-quality social services for 55 years and providing housing for 20 years.
- Fortune will bring licensed clinical social workers, dedicated peer workers, and specialists to provide intensive social services to Just Home tenants on-site. Fortune will also provide 24/7 on-site security, property management, and maintenance.

### Has construction started for Just Home?

- Neither design nor construction has started. The City has only just selected The Fortune Society, which will enter a years-long development process.
- The scaffolding around Building 2 is part of campus-wide facade work and is unrelated to Just Home.

### What is the timeline for this development?

- Fortune and the City are eager to engage with local community members. Fortune, in

partnership with NYC Health + Hospitals will provide briefings and tours of Fortune's existing housing for local elected officials; the Jacobi Hospital Community Advisory Board and staff; local community boards and associations; and concerned community members.

- Just Home will require a ground lease between Fortune and NYC Health + Hospitals. Following a public hearing, the NYC Health + Hospitals Board of Directors will need to approve the ground lease. The City Council will then need to approve the lease through its Landmarks, Public Sitings, and Dispositions subcommittee; Land Use Committee; and Stated Council meeting.
- We estimate that it will be approximately three years from now before the first tenant takes up residence.

### How will Just Home be financed?

- Just Home development costs will be financed using HPD financing tools, and the supportive housing apartments will benefit from a rental subsidy. The budget is still being developed at this time.
- No tenant in the building will pay more than 30% of their income towards rent -- standard for HPD-financed projects.

### Why was this building on the Jacobi Hospital campus selected for Just Home?

- It is the mission of NYC Health + Hospitals to deliver high-quality health services with compassion, dignity, and respect to all of its patients. It also recognizes that stable, affordable housing is critical to the health and well-being of every New Yorker, and is proud to contribute to this goal.
- The location of Just Home on the Jacobi Hospital campus provides residents with

close access to the health services at Jacobi Hospital and allow for close collaboration between Jacobi Hospital medical providers and Just Home case managers.

- NYC Health + Hospitals has a proven track record of leasing land for the development of affordable and supportive housing to address the housing instability challenges so common among NYC Health + Hospitals patients.

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