

Just Home

**Permanent, supportive housing for medically complex,
homeless NYC Health + Hospitals patients after they
leave jail**

NYC Board of Correction
February 10, 2026

Just Home fills a gap in NYC's housing continuum

- There are New Yorkers experiencing homelessness whose medical conditions are so complex that they are unable to reside in shelters.
- Shelters aren't designed to support people who are managing late-stage cancer or need help dressing or showering.
 - Shelter placements are also more challenging for people who use wheelchairs, oxygen tanks, and other assistive devices.
- As a result, many of these New Yorkers end up living on the street and/or cycling in and out of emergency departments, hospitals, or jails.

CHS' medically complex patients

- If an incarcerated New Yorker is too medically complex for shelters, they may spend more time on Rikers solely because they don't have a stable housing plan for their release.
- Nearly 30% of CHS patients report being unhoused prior to jail or likely to be unhoused upon release.
- CHS' medically complex patients – many of whom are housed in the Rikers infirmaries – have health conditions that include cancer, congestive heart failure, chronic obstructive pulmonary disease, cirrhosis, and end-stage renal disease.
- The majority of CHS' medically complex patients are older adults (55+ years old).

Just Home & Housing for Health

- Just Home is an innovative housing initiative that will provide permanent housing and supportive, wrap-around services to these medically complex New Yorkers who would otherwise experience homelessness after they leave jail.
- Just Home is part of NYC Health + Hospitals' Housing for Health. Through this initiative, H+H and its development partners have created more than 1,600 units of affordable and supportive housing throughout Brooklyn, Manhattan, Queens, and Staten Island.



Just Home project specifics

- Just Home will turn an underutilized building on the NYC Health + Hospitals /Jacobi campus in the Bronx into 83 studio apartments financed under the NYC Department of Housing Preservation and Development's Supportive Housing Loan Program.
- Just Home will include:
 - 58 supportive units for former CHS patients,
 - 24 affordable units, accessible through NYC Housing Connect for New Yorkers who qualify by income, and
 - 1 unit for a live-in superintendent.



Just Home project specifics cont.

- Just Home is a 100% affordable housing development.
- All tenants will have a rent-stabilized lease, and supportive housing tenants will be eligible for a rental subsidy.
- \$1M in annual Justice-Involved Supportive Housing (JISH) funding has been allocated for Just Home operating costs.
 - JISH is an evidence-driven model of permanent, supportive housing that has been shown to lead to fewer returns to jail, less shelter use, and improved health outcomes.



The Fortune Society



The Fortune Society
BUILDING PEOPLE, NOT PRISONS

- In July 2022, the NYC Department of Housing Preservation & Development designated the Fortune Society to serve as the non-profit developer for Just Home.
- Fortune supports successful reentry from incarceration and promote alternatives to incarceration, thus strengthening the fabric of communities.
- Fortune has operated transitional shelter for 23 years, and permanent housing for 10 years and has provided high-quality social services for 55 years.

Just Home services program

- Just Home tenants will have access to Fortune's licensed clinical social workers, dedicated peer workers, and specialists to provide intensive social services.
- Other programming provided by Fortune will include:
 - Ongoing health assessments and care management;
 - Benefits access support;
 - Assistance with activities of daily living; and
 - Transportation.
- Just Home tenants will easily access health care from Jacobi either at the hospital or in their homes. Fortune's on-site case managers will work with Jacobi providers to help coordinate care.

Just Home tenant selection process

- **Target Population:** Single adults released from NYC Department of Correction custody with complex medical needs and/or functional impairment, as determined by CHS, which will be the sole source of referrals.
- First, **CHS** will identify current patients with medical needs who would otherwise have nowhere to live after leaving jail and may be good candidates for Just Home.
 - CHS clinicians will consider the patient's entire health profile, including the severity of their illness and their level of functional need.

Just Home tenant selection process cont.

- 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 will not be accepted.
 - Fortune will draw upon its decades of experience providing high-quality social services and housing in making these determinations.
- Finally, the **courts** will need to release the person back to the community, with their case adjudicated, in order for the person to move into Just Home. Although potential Just Home residents will complete the initial screening and application process while detained, they cannot be in custody at time of move-in.

Just Home Milestones & Next Steps

- **June 2021:** The NYC Council approves the budget, which includes the \$1M in annual JISH funding for Just Home.
- **July 2022:** The NYC Department of Housing Preservation & Development designates the Fortune Society to serve as the non-profit developer for Just Home.
- **December 2023:** NYC Health + Hospitals holds a public meeting at Jacobi, and Fortune presents.
- **January 2024:** The Health + Hospitals Board of Directors unanimously approves the ground lease and service contract to Fortune.
- **September 2025:** Following a public hearing, the NYC Council approves Just Home.
- **January 2026:** Mayor Mamdani announces that his administration is committed to advancing Just Home.
- **Next steps:** We hope to finalize the lease, secure financing, and start construction by the end of the year, for a tenant occupancy date of late 2027 or early 2028.