

# NYC Housing 101

NYP PPS Webinar

July 26, 2016

AMAZING  
THINGS  
ARE  
HAPPENING  
HERE

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A Division of the New York Legal Assistance Group

**LegalHealth**  
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# Patients' Housing Rights

July 26, 2016

**NYLAG**  
NEW YORK LEGAL ASSISTANCE GROUP



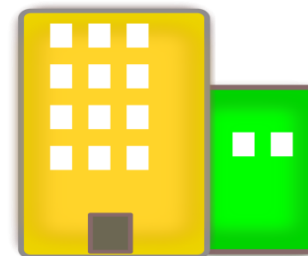
## Objectives

- Provide a brief understanding of the types of housing patients live in and types of housing assistance that is available to patients.
- Provide understanding of rights of patients to have with respect to their housing.



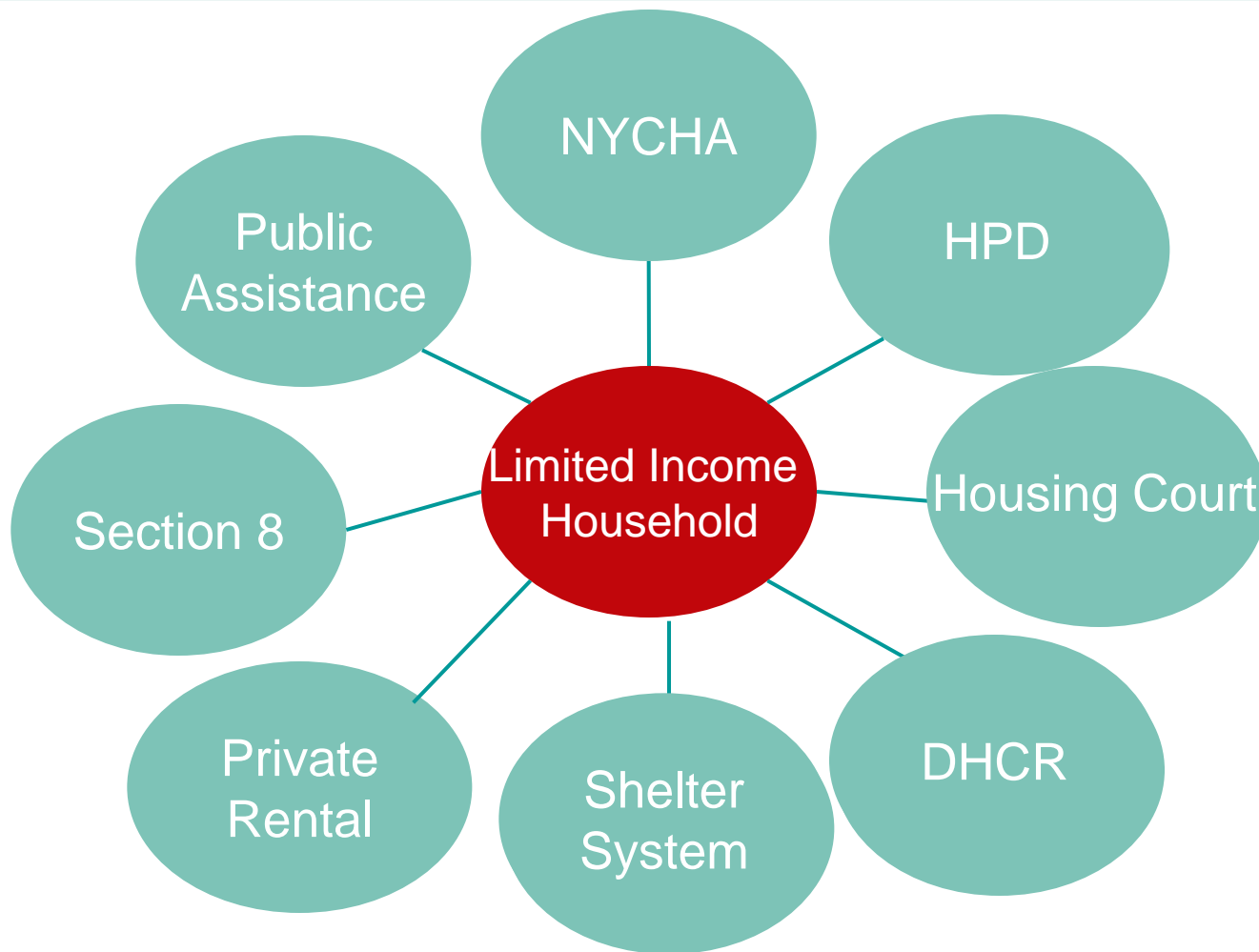
## Where do patient's families live?

- New York Public Housing Authority (NYCHA or public housing or projects)
- Private landlords
- Department of Homeless Services Shelter System
- Subsidized housing through other smaller programs, e.g. HUD buildings, Mitchel Lama buildings, HPD owned, or tenant owned buildings.





## Housing Systems Patients Navigate





# POOR HOUSING CONDITIONS



## Rights of tenants to safe, habitable housing

- All tenants have a right to habitable housing under New York State law.
- Conditions that may render a dwelling uninhabitable include:
  - Roach or rodent infestation
  - Mold
  - Lack of heat or hot water
  - Lead-based paint
  - Peeling paint or plaster



## Advocating for Improved Housing Conditions in Private Rental

- Ways patients can try to improve private housing conditions:
  - A letter from treating physician to the landlord indicating the health risk to the patient given the current living conditions can be very effective.
  - Tell patient to call 311 and request HPD inspection for housing violations – list all problems.
  - Be referred for legal assistance.





# Advocating for Patients with Housing Conditions in NYCHA apartments

- If the patient lives in NYCHA and complains of uninhabitable housing, they can call NYCHA Customer Contact Center to report a housing condition in need of repair and request a work order number. **718-707-7771**
- The patient can be referred for legal assistance.
- In 2014, NYCHA settled class action lawsuit agreeing to do mold remediation within in 15 days of complaint.



## Housing Conditions in Shelters

- If the patient lives in a Department of Homeless Services shelter, and is living in an unhealthy environment that has an adverse impact on the patients health, the patient can request repairs and/or a reasonable accommodation, including transfer to another shelter.
- A letter from their treating physician, outlining health risks to patient, can be helpful in having them moved.



## Lack of Heat and Hot Water

OCTOBER 1ST - MAY 31ST	OCTOBER 1ST - MAY 31ST
<b>DAY</b> 6 a.m. - 10 p.m.	<b>NIGHT</b> 10 p.m. - 6 a.m.
BELOW <b>55°</b> OUTSIDE	BELOW <b>40°</b> OUTSIDE
AT LEAST <b>68°</b> INSIDE	AT LEAST <b>55°</b> INSIDE
Tenants Without Heat Should Call (24 Hours a Day - 7 Days a Week)	

**3-1-1 Citizen Service Center**  
For Hearing Impaired  
TTY (212) 504-4115

**NYC** Department of  
Housing Preservation  
& Development



## Lack of Heat and Hot Water

- Tenants should first try to resolve with landlord
- If unsuccessful, tenants should report a lack of heat or hot water by calling 311 or making an online report at <http://www1.nyc.gov/311/>
- To see if there are any open heat and hot water violations on the property or to check the status of your heat and hot water complaint, go to <http://www.nyc.gov/html/hpd/html/tenants/heat-and-hot-water.shtml>
- If still unsuccessful, refer for legal assistance.



# NAVIGATING NYCHA ISSUES



## Obtaining Public Housing

- All applications for NYCHA housing are fed into a computerized list based on the date of the application, the borough requested, the size of the apartment and other factors.
- Unless there are extenuating circumstances, applicants will be assigned a general needs based priority code of N8, or N9.



## Circumstances Giving Rise to Higher Needs Based Priority

- N-0 applicants referred through DHS, HASA, HPD or ACS OR *applicants referred through HHC hospital who would become homeless upon discharge*
- N-1 Victims of DV facing ongoing threats of DV in their residence
- N-2 Witnesses to a criminal investigation
- N-3 includes applicants “living in housing declared uninhabitable by HPD, or another government agency.
- N-4 (working) and N-5 (non-working) include applicants with at least one household member who is “mobility impaired and residing in an inaccessible apartment.”



## The long wait for NYCHA

- NYCHA applicants will be required to renew their applications every 3 years, or they will be dropped from the application pool.
  - Remind patients to notify NYCHA if their address has changed.
  - Let patients know they can check the status of their NYCHA application on NYCHA's website.  
[https://selfserve.nycha.info/eservice\\_enu/start.swe?SWECmd=Start&SWEHo=selfserve.nycha.info](https://selfserve.nycha.info/eservice_enu/start.swe?SWECmd=Start&SWEHo=selfserve.nycha.info)
  - If patient's qualify for a higher priority code, they should take documentation in to the NYCHA office to change





## Transfers Within Public Housing

- Transfers can be obtained if the patient or a member of her household becomes mobility-impaired and requires an accessible apartment because of a disability.
- Alternatively, NYCHA residents can request modifications be made to their apartments to accommodate a disability.
- Other reasons for a transfer include overcrowding, having an apartment that is too large for the family, travel hardship in getting to work or a medical facility, or an aging or ill family member who needs help.



## Emergency Transfers Within Public Housing

- Based on safety concerns, residents who qualify as victims of domestic violence, intimidated victims, intimidated witnesses or child abuse victims can quickly and confidentially relocate to another NYCHA development.
  - Emergency housing transfers for domestic violence victims must be referred through Sanctuary for Families (SFF)
- Proof of safety concerns required. E.g., two police reports, orders of protection.



## Transfer due to downsizing

- NYCHA does have the authority to downsize tenants to smaller apartments according to its occupancy rules.
- Only in circumstances where there are true medical needs can a variance be made to the NYCHA occupancy rules. E.g., medical equipment needs of both husband and wife may be basis for separate bedrooms.



## Succession Rights in NYCHA

- After the tenancy ends, when tenant moves out or dies and authorized household member may apply to succeed to the unit. This is called a Remaining Family Member claim.
- For periods after November 24, 2002 the persons authorized are original family members, persons added through family growth, or persons who received written permission for permanent residence and who remain in continuous occupancy.
- Need to be on income affidavits.
- Subject to criminal background checks.



# Rental Assistance & Subsidies



## Section 8

- Section 8 is rental assistance through the federal government that can be used at many types of privately and publicly owned buildings.
- Currently, due to lack of sufficient funding, the New York City Housing Authority will no longer accept any new Section 8 voucher applications or process existing Section 8 vouchers.
- Emphasis of Section 8 work now is to make sure clients do not jeopardize their ticket.
  - Remind patients to report any changes in income (up or down)
  - Remind patients to report any changes in household composition
  - Remind patients to timely recertify



## Transferring a Section 8 Voucher

- Section 8 transfer requests are prioritized as “emergency” and “non-emergency.”
- The waiting period for approved non-emergency transfer requests is approximately 3 months.
- Emergency priority is given to Victims of Domestic Violence, Intimidated Victims or Witnesses in a crime, Child Sexual Victims, or families facing eviction, suffering from life-threatening health issues, or living with uncorrected Housing Quality Standards violations.
  - The waiting period for approved emergency transfers is 3-6 weeks.
- An explanation from a physician linking the patient’s medical condition to the condition of the Section 8 apartment is desirable.



## Rent Freeze Programs

- Senior Citizen Rent Increase Exemption Program (SRIE)
- Must be at least 62 years old.
- Rent an apartment that is regulated by the Division of Housing and Community Renewal (DHCR) –Rent Controlled, Rent Stabilized, Mitchell-Llama units.
- Total annual household income of **\$50,000** or less and;
- Pay more than 1/3 of household's total on rent.
- NYC Finance Department Applications.

<http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-fo-tenants-scrie.page>







## SCRIE and DRIE Continued

- The Disability Rent Increase Exemption (DRIE) is an exemption against future rent increases for eligible disabled persons living in rent-controlled, rent-stabilized, Mitchell-Lama and other eligible apartments.
- Be at least 18 years old for DRIE.
- Be named on the lease or the rent order or have been granted succession rights to apartment.
- Landlords of SCRIE AND DRIE tenants receive tax credits.



## Help with Rent: FEPS

- Family Eviction Prevention Supplement Program (FEPS).
- Rent Supplement program established in 2004 to help NYC families on ongoing public assistance.
- Need to be facing eviction.
- Help to remain in apartment or can ask for “FEPS to move” to another place.
- Payment of shelter arrears under FEPS is limited
- The city has identified 1200 families in DV and family shelters who may be eligible for FEPS help.



## Help with Rent: LINC Program

- LINC – Living in Communities Rental Assistance.
- Started in 2014 as part of NYC Dept. of Homeless Services and Human Resource Administration.
- Goal is to help move families and singles out of shelter into stable housing.
- Combination of financial assistance and support services.
- Number of different LINC Programs (5 different programs)
- Assistance may be up to 5 years.
- NYC Department of Homeless Services

<http://www.nyc.gov/html/dhs/html/LINC-Rental-Subsidies/LINC-Rental-Subsidies.shtml>.



## Help with Rent: “One Shot Deal”

- HRA Program called the Emergency Rental Assistance.
- Known commonly as “One Shot Deal”.
- Not a subsidy or ongoing assistance like FEPS or LINC.
- Funds to help families or individuals facing eviction.
- Requests are reviewed by HRA’s Rental Assistance Unit on case by case basis.
- Usually, need a housing court case to have started.
- Factors HRA considers: available resources, affordability of housing, cause of need, and special at risk factors.



# EVICTIONS & HOLDOVER PROCEEDINGS



## Evictions in New York City

- Only a city Marshal or sheriff can legally remove someone from their apartment.
- Marshal must serve a notice before he or she can evict.
- Landlord must commence a court proceeding and receive a judgment to obtain a Marshal's notice.
- Before commencing a court proceeding, the landlord must give the tenant written notice.
- It is illegal for a landlord or roommate to lock a patient out.
  - Exception: if tenant has spent less than 30 days in the apartment.



# Evictions: Marshal's Notice

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK

INDEX NO. LT [REDACTED] 702  
MARSHAL'S DOCKET # [REDACTED] RESIDENTIAL

Plaintiff: [REDACTED] ELLIOT [REDACTED]  
against  
[REDACTED]  
428 WEST [REDACTED]  
APTS: [REDACTED]  
NEW YORK NY 10001

Respondent: [REDACTED] 'John and Jane Doe'  
[REDACTED] 'person intended, occupying apartment set forth below.'

Plaintiff: [REDACTED]  
Respondent: [REDACTED]  
Respondent: [REDACTED]

CITY MARSHAL  
BADGE NO. [REDACTED]  
[REDACTED] SUITE A  
REGO PARK, NY 11374  
(718) [REDACTED]  
FAX (718) [REDACTED]

**NOTICE OF EVICTION**  
Alternative Service / Mailing

To the above named tenants and under tenants:

Please take notice that the Court has issued a warrant for your eviction if you fail to vacate the described premises. **YOU MAY BE EVICTED, WITHOUT FURTHER NOTICE, ON THE SIXTH BUSINESS DAY AFTER THE DATE OF THIS NOTICE** or on any business day thereafter. "Business days" are Monday through Friday except legal holidays.

The **ONLY** way you can stop this eviction is if a Court issues an order to show cause that stays your eviction. You may apply for such an order at the Civil Court, Landlord - Tenant part, in your borough.

If a Court stay of your eviction is in effect, you will be evicted only if the stay ends or is vacated by the Court. If the Court has already ordered that you may be evicted if you fail to make a payment or comply with the Court's order by that date may result in your eviction without further notice.

If you are dependent upon a person in the military service of the United States, advise the clerk of the Court immediately in order to protect your rights.

If you need legal assistance, the Legal Aid Society may be able to assist you (check telephone listing in your borough). A senior citizen who needs legal assistance may contact the New York City Department for the Aging, 2 Lafayette Street, New York, New York 10007, (212) 442-1000.

If you receive public assistance, notify your caseworker immediately. The Human Resources Administration may be able to help you with back payments whether or not you receive public assistance. Call (877) 472-8411 for information.

**DATE OF NOTICE:** [REDACTED] **FECHADA:** [REDACTED] 3-24-07

**NOTIFICACION DE DESAHUCIO**  
Notificación Alternativa / Postal

A los supuestos inquilinos y sub-inquilinos

Tenga a bien notar que la Corte ha emitido una orden de desahucio, en contra de usted. Si no desaloja el local descrito, **USTED PUEDE SER DESAHUCIADO, SIN NOTIFICACION ADICIONAL, EL SEXTO DIA HABIL, A PARTIR DE LA FECHA DE ESTA NOTIFICACION** o en cualquier día hábil de ahí en adelante. Los "días hábiles" son Lunes a Viernes, excepto los días de festivos religiosos.

Usted puede detener esta desahucio **SOLOMENTE** si una Corte emite una orden judicial instruyendole a usted a mostrar motivos justificantes para suspender su desalojo. Usted puede solicitar esa orden (Order to Show Cause) en la Corte Civil, Sección del Propietario - Inquilino (Civil Court, Landlord - Tenant part) en su condado.

Si una suspensión de su desahucio por orden de la Corte esta en efecto, usted sera desahuciado solo si la suspensión caduca o la Corte la anula. Si la Corte ha ordenado ya que usted puede ser desahuciado si no cumple con hacer un pago o con la orden de la Corte a partir de una fecha de vencimiento, su incumplimiento con el pago o con la orden de la Corte al llegar esa fecha puede resultar en su desahucio sin notificación adicional.

Si usted depende de una persona que pertenece al Servicio Militar de los Estados Unidos, notifíquelo inmediatamente al Secretario de la Corte (Court Clerk) para así proteger sus derechos legales.

Si usted necesita ayuda legal, la Legal Aid Society tal vez puede ayudarle (consulte la guía telefónica de su condado). Una persona de edad avanzada que necesita ayuda legal puede comunicarse con el Departamento para Personas Mayores de la Ciudad de Nueva York, 2 Lafayette Street, New York, New York 10007, (212) 442-1000.

Si usted recibe asistencia pública, notifíquelo a su trabajador social (caseworker) inmediatamente. La Administración de Recursos Humanos tal vez puede ayudarle con los pagos atrasados, reciba usted o no asistencia pública. Llame al (877) 472-8411 para información.

Formerly known as "72-hour notice." Additional time has been allowed for mailing.  
Anteriormente conocido como "Notificación de Desahucio de 72 Horas." Se ha concedido tiempo adicional para enviar por correo.  
This date of this notice shall be the date the notice is mailed in the respondent's name.  
La fecha de esta notificación será la fecha en que se le envíe al destinatario en su nombre.



## Advocacy for the Patient Fearing Eviction

- Identify what stage of eviction the patient is in.
  - Notice prior to commencement of court
  - Summons & Petition
  - Upcoming court date
  - Marshall's Notice
- If no court proceeding, remind patient they do not have to leave their apartment prior to court proceeding.
- If first court appearance, tell patient to go to court and ask for an adjournment to find an attorney.





## Tips for Patients Who Have Received a Marshall's Notice

- A Marshal's notice, aka a Warrant of eviction is most commonly taped to tenant's door.
- Call Marshal named on notice and ask when tenant is schedule to be evicted, often have to call in afternoon to see if scheduled for next day.
- If patient has received a Marshals' notice this is a housing emergency- find legal assistance immediately.



## Stopping a Marshall's Eviction

- Can you stop a Marshall from evicting tenant?
  - Many times, yes. It depends on facts, but usually have 6 business days to stop eviction.
  - Tenant, tenant's lawyer, or someone with POA can go to court to file an Order to Show Cause (OSC).
  - OSC is a form asking judge to reopen or reconsider new details (eg: Attach proof of money or grant awarded).
- A landlord must have a final judgment from the court in order to contact the Marshal to proceed with an eviction.



## Stopping a Marshall's Eviction

- Sometimes, a judge will allow limited access to enter apartment with landlord to get medications or important papers.
- Marshal can use force to enter the apartment if tenant refuses access and OSC is denied by judge (and allotted time has passed after service of Marshal's Notice).
- If an adult is sick, disabled, elderly, at the end of a pregnancy, get proof or a doctor's note and fax it to the Marshal who is required to refer case to Adult Protective Services. Can delay eviction by 2 weeks.



## Tips for Patients Facing Evictions: *Illegal Lock-Outs*

- If a person has legally occupied an apartment for at least 30 days (with or without a lease), they may not be evicted without a court order awarding a Judgment of Possession and Warrant of Eviction against them.
- If a patient has been illegally locked out of their apartment, they should call the police to get back into their apartment.
- If the police are unable to help, the client may start an “illegal lock-out” proceeding in Housing Court to be “restored possession.”



## Tips for Patients Facing Evictions: *Non-payment of Rent Proceeding*

- *Non-payment of rent* proceeding is an eviction for the non-payment of rent only and can be commenced at any time during the lease term on at least 3 days notice.
- Best defense is payment. *If the tenant pays the outstanding rent before the Court proceeding, the tenant cannot be evicted from the premises.*
- Sources for rent owed:
  - One shot from HRA. Need to show ability to pay on-going rent
  - FEPS. Requires a person, with children in the home, to be in eviction proceeding already and have an open Public Assistance case, with no sanctions.



## **Tips for Patients Facing Evictions: *Holdover Proceeding***

- When a tenant over stays their lease period, or is considered no longer a tenant because they have violated the terms of their lease, the landlord may bring a “Holdover Proceeding” to evict them.
- Tenant must receive notice prior to commencement of the proceeding.
- These are complicated cases and should be referred for legal assistance.



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**NYLAG**  
NEW YORK LEGAL ASSISTANCE GROUP

# Supportive housing for Individuals with a Serious Mental Illness

Aisha Silla, LMHC  
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ACMH, INC  
[isilla@acmhny.org](mailto:isilla@acmhny.org)  
212-274-8558 ext 215



# Objectives

- \* Define supportive housing
- \* Identify eligible populations
- \* Become familiar with various housing types
- \* Apply for supportive housing

# About Supportive Housing

Office of Mental Health funds and oversees a large array of adult housing resources and residential habilitation programs in New York State, including :

- \* congregate treatment,
- \* licensed apartments,
- \* single room residences, and
- \* supported housing.

# Purpose of Supportive Housing

- \* Provide a basic need
- \* Respond to individual recipient's wishes and needs
- \* Provide support around mental and medical health issues
- \* Reduce institutionalization and homelessness

# Who is Eligible?

- \* Individuals diagnosed with a Serious Mental Illness (SMI)
- \* Individuals who are homeless or at risk of homelessness
- \* Individuals who would benefit from residential supports pertaining to medication management, symptom management, ADL skills, socialization, health and wellness, accessing community resources and benefits

# Transitional vs Permanent Housing

- \* Transitional housing provides interventions that are goal oriented, intensive and time-limited
- \* Permanent housing provides long-term support services needed to live successfully in community

# SOCR

## (State-Operated Community Residence)

- \* SOCR (State-Operated Community Residence) - Licensed residential program designed to provide a therapeutic living environment for residents with mental illness.
- \* SOCR assists residents to develop skills necessary for successful reintegration into the community at a pace commensurate with their levels of functioning.
- \* The program is both rehabilitative and transitional in nature and provides access to necessary treatment services.

# Congregate Treatment

- \* Congregate Treatment - Licensed transitional, rehabilitative residential programs that teach skills, offer support, and help residents achieve the highest level of independence possible.
- \* These residences are single-site facilities, with private or shared bedrooms, for up to 48 individuals.
- \* Meals are provided, as well as on-site rehabilitative services and 24 hour staff coverage.
- \* This level of housing is appropriate for individuals who need rehabilitative services in a non-hospital setting prior to placement in more permanent community-based housing.
- \* State operated

# CR/SRO

## (Community Residence/Single Room Occupancy)

- \* CR/SRO -Service enriched, licensed, extended stay housing with on-site services for individuals who want private living units, but who have minimal self-maintenance and socialization skills.
- \* Living units are usually designed as studio apartments or as suites with single bedrooms around shared living spaces.
- \* A CR/SRO maintains 24 hour front desk security and makes services available to residents (i.e., case management, life skills training, etc.).



# Apartment Treatment

- \* Apartment Treatment - Provides a high level of support and skills training to individuals in apartment settings. This licensed program is designed to be transitional in nature, with an average length of stay of 18 months.
- \* Residents gain skills and independence, learn to use community programs, and develop a community support system of friends and family.
- \* Apartment sites are usually scattered-site rental units located in the community. Staff meet with each resident, providing rehabilitative and supportive services designed to improve an individual's ability to live as independently as possible, and eventually access more independent housing options.

# Supported Housing-Scattered Site

- \* Supported Housing - Provides long-term or permanent housing
- \* Supported Housing enables individuals to live independently in the community, often in scattered site settings.
- \* Recipients must be able to live in the community with a minimum of staff intervention from the housing provider.
- \* Staff meet with each resident, providing rehabilitative and supportive services designed to maintain an individual's ability to live as independently as possible in the community

# SP/SRO (Supported/Single Room Occupancy)

- \* SP/SRO (Supported/Single Room Occupancy) - Provides long-term or permanent housing where residents can access the support services they require to live successfully in the community. There is no OMH certification or licensing process.
- \* An SP/SRO can be located in a building existing solely as a SP/SRO, or integrated into a building that serves other population groups. Front desk coverage is provided 24 hours per day. However, other 24 hour staffing is not required. An SP/SRO must make services available to residents.
- \* Staff meet with each resident, providing rehabilitative and supportive services designed to maintain an individual's ability to live as independently as possible in the community

# Summary

- \* These programs are distinguished by the level of support and types of services provided in the setting.
  - \* Single site settings provide the highest levels of supervision with on-site case management
  - \* Scattered site settings provide lower levels of support often without on-site staffing
  - \* On-site staff may include medical and psychiatric staff ie nurses, MDs
  - \* Residents of all housing types are assigned a housing case/care manager
  - \* Housing may be transitional or permanent
  - \* Services are goal-oriented and client centered

# Making Referrals for Housing

- \* Contact Human Resources Administration Customized Assistance Services at 929-221-4500 for access to HRA system
- \* HRA 2010-E requires:
  - \* Input demographic data
  - \* Submit copy of a psychosocial and psychiatric evaluation completed within past 6 months

# Understanding the HRA 2010-E

- \* HRA 2010E is completed and approved for NYNY I, II or III housing resources
- \* New York/New York I Agreement
  - \* Signed in 1990 to create over 3,500 service enriched housing units in New York to include licensed CRs, supportive single room residences, supportive SROs and scattered-site supportive
- \* New York/New York II Agreement
  - \* Signed in 1999 to create 1,500 additional units
- \* New York/New York III Agreement
  - \* Signed in 2005 to create 9,000 units of supportive housing for 9 distinct populations

# New York/New York III Populations

- \* Pop A Chronically homeless adults diagnosed with a serious mental illness (SMI) or mental illness & a substance use disorder (SUD)
- \* Pop B Single adults in State-operated psychiatric facilities and at risk of homelessness
- \* Pop C Young adults ages 18-24 diagnosed with a serious mental illness residing in a NYS RTF, State psychiatric facility or leaving foster care
- \* Pop D Heads of family with SMI or dually diagnosed with mental illness and an SUD
- \* Pop E Single adults who have been homeless for at least six of the last 12 months and who have an active substance abuse disorder
- \* Pop F Single adults who are at risk of homelessness and in recovery from a substance abuse disorder
- \* Pop G Heads of family had an SUD, a disabling medical condition, or HIV/AIDS
- \* Pop H Single adults with HIV/AIDS and SMI or an SUD
- \* Pop I Young adults leaving foster care and at risk of homelessness

# Find A Housing Provider

- \* CUCS maintains a housing vacancy update listed by housing type and borough

<http://www.cucs.org/services/housing/housing-placement-assistance>

- \* OMH maintains a directory of housing providers based by housing type

[http://bi.omh.ny.gov/bridges/directory?region=&prog\\_selection=5](http://bi.omh.ny.gov/bridges/directory?region=&prog_selection=5)



# Housing 101

NewYork-Presbyterian Hospital  
Columbia University Medical Center  
Comprehensive Health Program

 **NewYork-Presbyterian**

# HASA: HIV/AIDS Services Administration

- HASA's mission is to assist those living with HIV to attain healthier, more independent lives. Patients work on individualized service plans to target necessary benefits and provide support.
- HASA services include intensive case management and enhanced public benefits and services, including:
  - Medicaid
  - Supplemental Nutrition Assistance Program benefits
  - Cash assistance
  - Emergency transitional housing
  - Non-emergency housing
  - Rental assistance
  - Home care and homemaking services
  - Mental health and substance abuse screening and treatment referrals
  - Employment and vocational services
  - SSI or SSD application (mandatory)

# HASA Application Process

- HIV/AIDS Diagnosis + Opportunistic Infection i.e. HSV, Diabetes Mellitus, HPV (Will change effective September 2016->HASA for ALL living with HIV)
- HASA application must be signed by medical provider: <http://www1.nyc.gov/site/hra/help/hiv-aids-services.page>
- Service Line/Intake Unit 400 8<sup>th</sup> Ave Second Floor New York NY 10001; 212-971-0626
- Case is assigned to a HASA Center closest to patient's residence. Additionally assigned to case manager.

# HASA Centers

## Bronx

- **Crotona HASA Center:** 1790 Grand Concourse, 3rd Fl., Bronx, NY 10457  
Tel: 718-716-2368  
Monday - Friday 8:30am to 5:30pm
- **Grand Concourse:** 1790 Grand Concourse, 4th Fl., Bronx, NY 10457  
Tel: 718-716-2387  
Monday - Friday 8:30am to 5:30pm
- **Jerome:** 888 Garrison Ave. 3rd Fl., Bronx, NY 10474  
Tel: 929-252-4617  
Monday - Friday 8:30am to 5:30pm
- **Kingsbridge:** 888 Garrison Ave. 3rd Fl., Bronx, NY 10474  
Tel: 929-252-4618  
Monday - Friday 8:30am to 5:30pm

## Brooklyn

- **Brownsville:** 94 Flatbush Ave. Brooklyn, NY 11217  
Tel: 718-923-5861  
Monday - Friday 8:30am to 5:30pm
- **Coney Island:** 3050 W. 21st St., Brooklyn, NY 11224  
Tel: 929-221-3908  
Monday - Friday 8:30am to 5:30pm
- **Greenwood:** 88 Third Ave., Brooklyn, NY 11217  
Tel: 718-694-2570  
Monday - Friday 8:30am to 5:30pm

## Manhattan

- **Amsterdam:** 400 8th Ave., New York, NY 10001  
Tel: 212-971-2804  
Monday - Friday 8:30am to 5:30pm
- **Hamilton:** 530 W. 135th St. New York, NY 10031  
Tel: 212-690-9340  
Monday - Friday 8:30am to 5:30pm
- **HASA Service Line/Intake Unit:** 400 8th Ave. New York, NY 10001  
Tel: 212-971-0626  
Monday - Friday 8:30am to 5:30pm
- **Waverly:** 12 W. 14th St., New York, NY 10011  
Tel: 212-337-1696  
Monday - Friday 8:30am to 5:30pm

## Queens

- **Queensboro:** 33-28 Northern Blvd., Queens, NY 11101  
Tel: 718-610-2870  
Monday - Friday 8:30am to 5:30pm

## Staten Island

- **Staten Island:** 207 Bay St., Staten Island, 10301  
Tel: 718-390-2870  
Monday - Friday 8:30am to 5:30pm

# Emergency/Transitional Housing

Same day placement in temporary housing for homeless clients.

- Types of emergency housing:
  - 1) Transitional SRO (Single Room Occupancy) for singles and couples (must be legally married or in domestic partnership)
  - 2) Family Emergency Apartments

# Supportive Housing

- Supportive housing is a combination of affordable housing and support services. It is affordable, permanent and independent housing
- The two primary types of supportive housing are:
  - *Single-site (also referred to as congregate)*: A designated building where each individual or family has a private living quarters and may share kitchens and/or common recreational rooms or other facilities.
  - *Scattered-site*: units in apartment buildings spread throughout a neighborhood or community that are designated for specific populations, accompanied by supportive services. Residential apartment buildings are located in all communities throughout New York City.

# Independent Housing

- Housing budget provided by HASA determined by client's income and size of apartment
- Private Market Apartments i.e. brokers, realtors
  - Tenants sign a standard lease. Continued tenancy is not subject to any special rules or participation in any particular services.
  - Tenants pay 30 percent of their income toward rent.
- NYCHA Project Apartments- separate application required, often has a long waiting list
- Barriers include brokers unwilling to work with HASA clients; difficulty navigating housing system; finding housing within budget

# Youth Housing Options

- **Trinity Place Shelter**  
164 West 100<sup>th</sup> St.  
New York, NY 10025  
646-580-7045
- **MCCNY Charities, Inc./ Sylvia's Place**  
446 West 36th Street  
New York, NY 10018  
Phone: (212) 629-7440
- **Ali Forney Drop In Center**  
321 W 125th St  
New York, NY 10027  
(212) 206-0574
- **SafeSpace** Jamaica Headquarters  
89-74 162nd Street  
Jamaica, New York 11432  
718-657-9000
- **New Alternatives services for Homeless LGBT youth (ages 16-24):**  
Location:  
St Johns Church  
83 Christopher St
- **Streetwork Project at Safe Horizon** LGBT-friendly drop-In Centers for homeless teens and young adults up to ages 24 in NYC.



# Case Study:

21 year old, African American, heterosexual, female living with perinatally acquired HIV/AIDS.

- Referred to Comprehensive Health Program (CHP) January 2016 by New Jersey hospital when client decided to relocate to New York City. Collaborated with NJ PCP to facilitate emergency housing via HASA. Placed at SRO near NYP/CU.
- During initial SW assessment client disclosed hx of Major Depressive Disorder (MDD) and she was expelled from university due to plagiarism. Client has extensive trauma history including psychological, physical and sexual abuse. Formally diagnosed with Bipolar II Disorder by our staff. Not adherent to HIV treatment.
- Since starting care SW has provided ongoing supportive counseling, in addition to, collaboration with interdisciplinary team and internal medical case management program. She has been referred to numerous CBO's and potential housing placements. Despite efforts we have not been able to permanently house client.
- Current goals of care for client are to work towards suppression of viral load, stabilize mental health and engage her in care. To achieve this SW will continue to collaborate with client, interdisciplinary team and community agencies utilizing a harm reduction and trauma informed approach.

# Case Study:

## 23 year old, African American, MSM living with HIV/AIDS

- Long hx of foster care and group homes, diagnosed HIV positive at 16 years old
- Lived with cousin between ages of 16-18 years old
- Applied for HASA at 18 years old -> SRO in the Bronx in 2012. SW referred to community based organization (CBO) for assistance in independent housing placement
- 2013- Attained independent housing and received rental assistance by HASA. Within 6 months client started to report landlord did not maintain apartment properly, went without heat for months; high-crime area. SW provided supportive counseling and referred to a new CBO for continued assistance with housing.
- 2013-2015- During this time, SW provided ongoing case conferencing, advocacy and collaboration with CBO, HASA and patient. Patient able to attain another stable, independent apartment in the Bronx.
- 2015-present- Stably housed, engaged in care and maintains undetectable status.