

SECTION 23C

C. OVERVIEW OF TYPES OF AFFORDABLE HOUSING FOR FOSTER YOUTH

There are several forms of housing available to foster youth aging out of care. Case Planners and Coaches should ensure that by age 19 foster youth with an APPLA goal apply for all forms of housing for which they are eligible for so that they have options.

That said, there are a number of factors to consider based on the young person's situation, needs, and preferences. Some young people may weigh certain factors more heavily than others or may not be eligible for certain types of housing.

KEY FACTORS:

- Proximity to work/school/family;
- Safety/neighborhood;
- Housing condition;
- Ability/willingness to live alone vs. with roommates;
- Permanent vs. temporary (until age 26) housing;
- Need for on-site supports (for young people with a mental health diagnosis, substance abuse history, or need support with day-to-day functioning);
- Other life/situational factors, including:
 - If the young person is pregnant/parenting;
 - If the young person has a felony record.

TIP! IT IS IMPORTANT TO BE FAMILIAR WITH KEY INFORMATION AND TERMINOLOGY:

Affordable Housing

All of the housing available to foster youth is deemed **affordable**, meaning that tenants will never be charged more than 30% of gross (pre-tax) income, and that public assistance is a form of acceptable income/rent payment.



Reminder: 30% of gross income is actually an estimated 50% of net (after-tax) income.

It is critical to inform youth that their portion of the rent will be approximately one whole paycheck (if paid biweekly) so that they can plan ahead for the cost of living when leaving care.

Supportive Housing

Some housing options are **supportive**, meaning they offer on-site staffing supports and services. These services are almost always voluntary, not mandated, and the quality can vary widely by residence. *Some residences, such as Good Shepherd Services' The Foyer, require young people to participate in services to be accepted into the program.*

Temporary Housing

Some housing options are **temporary**, meaning the young person has to transition out by/before age 26.

Permanent Housing

Some are **permanent housing**, meaning the young person can stay in that apartment as long as needed, as long as they are paying rent and meeting the requirements.

NYCHA

The New York City Housing Authority (NYCHA), a public agency that provides permanent, affordable housing to NYC residents. NYCHA does not provide supportive services.

NY/NY 3

NY/NY 3 is a temporary, supportive housing program that provides housing to certain populations, including foster youth who age out. It includes supportive housing in a residential/congregate setting and scatter-site housing.

NYC 15

NYC 15 is a permanent, supportive housing program that provides housing to certain populations, including foster youth who age out and meet certain eligibility criteria. It includes supportive housing in a residential/congregate setting and scatter-site housing (both of which are permanent). *It has much more robust funding and support services as compared to NY/NY 3.*

TYPES OF HOUSING FOR FOSTER YOUTH AGING OUT

Please refer to the tools in [Appendices I1-I18](#) for each housing type for additional details related to eligibility, pros, cons, and for a full description of the application process, timeline, and tips.

NYCHA Apartments: Permanent housing

Apartments in public housing developments located throughout NYC.

Foster youth are given studios; young people with children typically get a 1-bedroom

Eligibility / How to apply:

- ❖ Youth can be employed or get a Presumptive Budget Letter before getting on public assistance (see NYCHA tool)
- ❖ Youth with a criminal history or pending charges may be denied
- ❖ Rent is based on 30% of gross income and re-evaluated annually (an eligible source of income is required during these reviews); paychecks, SSI and Public Assistance are acceptable means of paying rent
- ❖ Federal laws do not allow tenants to be full-time students; in practice, this can depend on the residence and the case worker – but it is best for tenants in college to have work/study income, a part-time job, or be on public assistance

Staffing & Supports: None

NY/NY 3 Supportive Housing (Residential Setting): Temporary

Apartments in a residence that provides on-site staffing supports and services

Some residences have single apartments/ studios and other residences have a congregate/roommate set-up

Eligibility / How to apply:

- ❖ No proof of income needed upon application
- ❖ Rent is based on 30% of gross income and re-evaluated annually; SSI and Public Assistance are acceptable means of paying rent, and some residences do not require a “formal source” of payment
- ❖ Residences charge \$215/month for young people who are not employed or on SSI
- ❖ Some residences only charge \$50/month for full-time students, whereas other residences (those that use tax credits) do not allow tenants to be full-time students; Coaches/Housing Specialists should be aware of which do and which do not

Staffing & Supports:

Case Managers on-site and sometimes other staff

Workshops and other services (e.g., job application assistance) are sometimes available; quality varies

Temporary Housing

Most residences require tenants to move out by age 26; however, this is difficult to enforce, and some tenants stay longer.

NY/NY 3 Supportive Housing (Scattered-site): Temporary

Youth live in regular apartments throughout the City where landlords accept the NY/NY 3 voucher; these apartments are not always in accessible/desirable areas. Some tenants have roommates, and some are single unit apartments

Eligibility / How to apply:

- ❖ No proof of income needed upon application
- ❖ Rent is based on 30% of gross income and re-evaluated annually; SSI and Public Assistance are acceptable means of paying rent

Staffing & Supports:

A Case Manager makes home visits, but overall there are less supports through scatter-site housing vs. residential

Temporary Housing

Most residences require tenants to move out by age 26; however, this is difficult to enforce, and some tenants stay longer.

TYPES OF HOUSING, CONTINUED

NYC 15 Supportive, Scattered-site Housing (Residential Setting): Permanent Housing

Youth live in regular apartments throughout the City where landlords accept the NYC 15 voucher; these apartments are not always in accessible/desirable areas

Some tenants have roommates, and some are single unit apartments

Eligibility / How to apply:

- ❖ No proof of income needed upon application
- ❖ Rent is based on 30% of gross income and re-evaluated annually; SSI and Public Assistance are acceptable means of paying rent
- ❖ Some residents only charge \$215/month for young people who are not employed or on SSI
- ❖ There are certain eligibility criteria; youth must have a clear need for supportive housing, not just affordable housing

Staffing & Supports:

Full staffing model includes Case Managers, Specialists, a Social Worker, etc.

Workshops and other educational and employment services are available

Permanent Housing:

While residents are not required to leave by age 26, moving on once the young person is ready is often encouraged by providers.

NYC 15 Supportive Housing (Residential Setting): Permanent Housing

Apartments in a residence with on-site staffing and support services. Some tenants have roommates, and some are single unit apartments

Eligibility / How to apply:

- ❖ No proof of income needed upon application
- ❖ Rent is based on 30% of gross income and re-evaluated annually; SSI and Public Assistance are acceptable means of paying rent
- ❖ Some residents only charge \$215/month for young people who are not employed or on SSI
- ❖ There are certain eligibility criteria; youth must have a clear need for supportive housing, not just affordable housing

Staffing & Supports:

Full staffing model includes Case Managers, Specialists, a Social Worker, etc.

Workshops and educational and employment services are available

Permanent Housing:

While residents are not required to leave by age 26, moving on once the young person is ready is often encouraged by providers.

Other Supportive Housing Residences (e.g., Harlem Dowling, The Foyer, McLaughlin Residence)

- ❖ The Harlem Dowling is a newly constructed building with 12 single units for foster youth in an accessible location.
- ❖ The McLaughlin Residence (formerly Edwin Gould Academy) is a housing program for young adults, ages 18 to 25 and has 36 studio apartments.
- ❖ The Foyer is a 2-year transitional supportive housing residence that serves provides supportive housing to young adults in their late teens and early twenties who have aged out of the child welfare system, are homeless, or at risk of homelessness.

Eligibility / How to apply:

Reach out to each individually for requirements.

Staffing & Supports:

All have on-site staffing and supports to varying degrees.

Type:

The Harlem Dowling is a permanent supportive housing residence run by Children's Village. The Foyer is a 2-year transitional program and the McLaughlin Residence is temporary supportive housing (both are operated by Good Shepherd Services).

Section 8 Apartment

A Section 8 voucher allows a young person to rent a market-rate apartment (for 30% of their gross income) anywhere that has a private landlord who accepts Section 8 vouchers. It can be difficult to locate an apartment.

Eligibility / How to apply:

- ❖ Rent is based on 30% of gross income and re-evaluated annually
- ❖ While there are no income requirements to apply to Section 8, young people will often need stable employment to secure an apartment
- ❖ Most youth will need a broker, which ACS will not pay for unless the youth is under 21.5 years of age or on an approved CCS21+. However, HPD will pay the broker fee on their vouchers; NYCHA Section 8 will not
- ❖ A credit score of over 500 is recommended to secure an apartment (some brokers can locate one with less)

Staffing & Supports: None

Permanent Housing:

It is permanent as long as the youth can pay the rent on-time!

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