



AUGUST 31, 2015

OCEAN BAY (BAYSIDE) APARTMENTS

# RENTAL ASSISTANCE DEMONSTRATION (RAD) INTRODUCTION TO RAD



# Why Are We Meeting?

- Discuss a NextGen NYCHA Initiative – the Rental Assistance Demonstration (RAD).
- Talk about the benefits of RAD for you and your community.
- Updates from the last meeting.
- Answer your questions about RAD.

# RAD Overview

- **RAD program goals as part of NextGen NYCHA:**
  - Safeguard **long-term** housing affordability
  - **Improve** and **modernize** properties
  - **Stabilize** developments by placing them on solid financial footing
  - **Safeguard** your Rights
  - **Provide** you with **mobility** option after transition
- **The benefits include:**
  - Fully **rehabilitate** Oceanbay Bayside
  - Shift to a **more stable** federal funding source
  - Ensuring **permanent affordability**
  - You will never be asked more than 30% of your household income
  - Continuing **resident programming** (Tenant Participation Activity funds)
  - Choice Mobility

# Why Does RAD Work at Ocean Bay (Bayside)?

*“Building a Better Bayside”*



- **Preserve affordable housing**
  - Ocean Bay (Bayside) Apartments has 1,395 apartments, 24 buildings
  - These buildings are over 50 years old
- **Address significant capital needs at Bayside**
  - \$170 million over the next 20 years
- **Ensure rights of residents remain in line with public housing residents**

# Improvements: *Anticipated Scope of Work*



- Apartment Interiors (Kitchens, Bathrooms)
- Safety / Security (Layered Access, Lighting)
- Lobbies and Entrance Ways
- Elevators
- Roofs & Building Envelope
- Boilers
- Resiliency

- ❖ **YOUR input** will be important to shape priorities as NYCHA continues to work to secure funding.
- ❖ Scope of Work cannot be finalized until financing is confirmed and committed.



# New York City Case Study

Before RAD

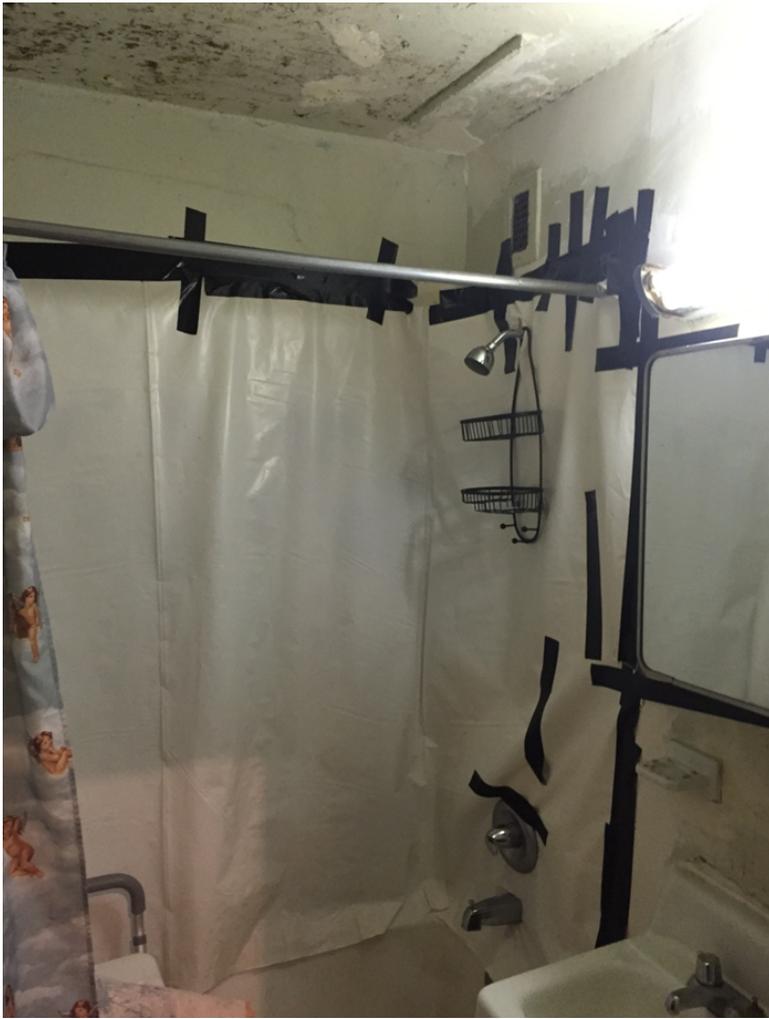


After RAD



# New York City Case Study

Before RAD



After RAD



# Resident Protections & How Section 8 Impacts You

	Before Conversion: Public Housing	After Conversion: Section 8 RAD Vouchers
<u>Rent</u> : You do not have to pay more than 30% of their household income	✓	✓
Initial Income Eligibility	< 80% of AMI	Existing public housing residents, regardless of income.
Right to Return after rehab complete	✓	✓
Tenant Screening	N/A	No re-screening upon conversion.
Choice Mobility	N/A	You may take vouchers to another unit after 12 months.
<u>TAs &amp; NYCHA Programs</u> : establish/operate Tenant Associations; TPA funds; participate in ROSS-SC	✓	✓
<u>Grievance Procedures &amp; Eviction Notification</u> : tenants receive 1-month notice, followed by grievance procedures	✓	✓
<u>Lease Renewal</u> : leases are renewed based upon good standing criteria	✓	✓

# Section 3 Overview: *economic opportunities generated by HUD-assisted projects*



## Objectives at Ocean Bay:

- Contractors required to ensure at least **30% of new hires** are qualified Section 3 residents
- Ocean Bay residents are first tier priority for referral, followed by other NYCHA residents and low-income persons from the surrounding area.

## How to Ensure you are Qualified

- Attend a REES information session to **register** your interest in Section 3 opportunities.
- Section 3 jobs have a variety of skill set requirements. NYCHA provides **hands-on construction training** through its Resident Training Academy.
- Local services are available through REES partner Ocean Bay CDC who offers direct workforce development preparation.
- Additional information can be found online at [www.opportunitynycha.org](http://www.opportunitynycha.org)



## Before RAD

vs.

## After RAD



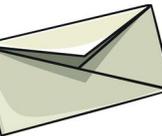
Public housing subsidy  
**uncertainty**



Housing authority cannot  
borrow money to perform  
repairs



Repairs and  
improvements **dependent**  
on available funding



You do not have to pay  
more than 30% of their  
household income



You cannot move without  
losing assistance



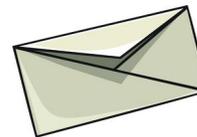
Section 8 funding  
**stability**



Housing authority can  
borrow money to perform  
repairs



Repairs and  
**improvements required**  
as part of RAD transition

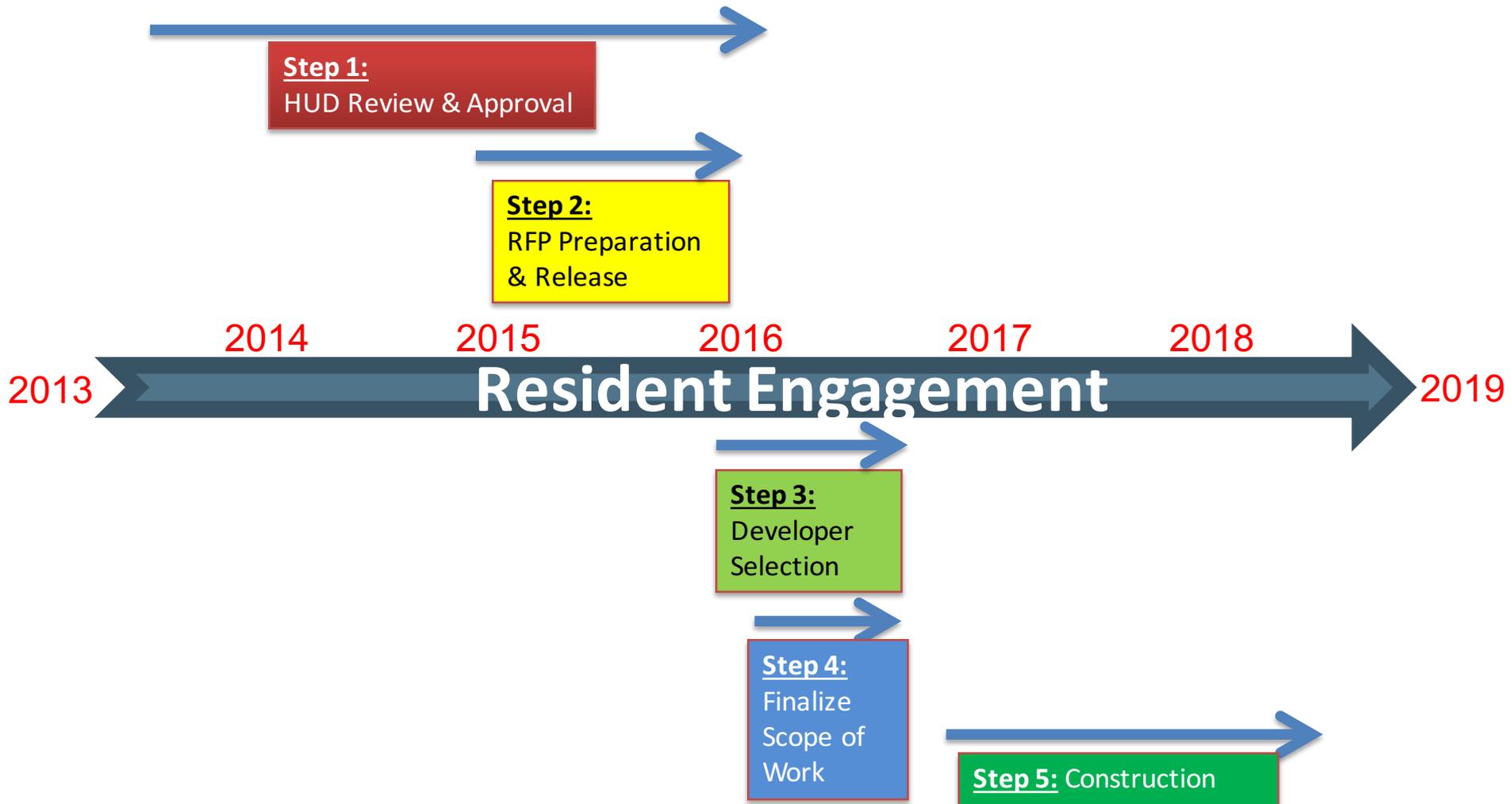


You do not have to pay  
more than 30% of their  
household income



You may elect to move  
after 1 year & can keep  
Section 8 voucher

# RAD Project Steps



# Updates from Last Meeting

- Released an Request for Proposal to conduct a in-depth Physical Conditions Assessment
- Annual Plan meeting
- Finalized information for RAD website launch
- Working Group Topics

# Working Group Topic Suggestions

- **RAD Section 8 Vouchers and Mobility**
- **Employment Opportunities**
- **Resident Rights**
- **Succession Rights**
- **Scope of Work**
- **FEMA Work**
- **Transition to RAD**
- **Long-Term Affordability**
- **Third Party Management**
- **Rent Determinations**
- **Tenant Participation and Organization**
- **Transfers**

# Q & A

