



OCTOBER 27, 2015

OCEAN BAY (BAYSIDE) APARTMENTS

RENTAL ASSISTANCE DEMONSTRATION TONIGHT'S TOPIC - SECTION 8



Agenda

- **Section 8 Program Facts**
- **After Conversion at Ocean Bay Bayside**
- **Section 8 Portability Transfer Options**
- **Types of Section 8 apartments**
- **Questions & Answers**

Section 8 Program Facts

- **The Section 8 program started in 1976**
- **NYCHA's Leased Housing Department currently administers the Section 8 program**
- **There are currently 88,000 Section 8 tenants receiving rent subsidies with NYCHA**
- **There are approximately 28,000 private landlords participating in the program**

After Conversion at Bayside

- Conversion is expected to occur January 2017
- Tenants will need to sign a new lease agreement
- Annual Income Re-certifications will continue to be required
- Housing Quality Standards (HQS) inspections will ensure that your apartment is kept safe and up to standard
- Succession rights will be in-line with current public housing policy
- Current residents will be grandfathered into the public housing occupancy standards

Portability Transfers

- One year after conversion, residents will have the option to obtain a tenant based Section 8 voucher in order to move outside of the development (aka “Choice Mobility”)
- Section 8 transfer vouchers can be used by residents to rent private apartments within the 5 boroughs or outside NYC
- Residents will also have the option to use their transfer vouchers to rent apartments at the NYCHA 21 former City/State developments

Examples of some of the 21 NYCHA Former City/State Developments

Bayview Houses

Rutgers

Bushwick

Samuel (City)

Marlboro

Amsterdam Addition

Baychester

Manhattanville

Castle Hill

Marble Hill

Drew-Hamilton

Boulevard

Linden

Chelsea

344 East 28th Street

Section 8 Apartments

- Voucher holders can search multiple websites to find available Section 8 apartments
- GoSection8.com is widely used by private landlords and brokers for listings of vacant units for Section 8 rental
- HUD Fair Market Rents (as of October 2014)
 - Studio Apts - \$1196
 - 1 Bedroom - \$1249
 - 2 Bedrooms - \$1481
 - 3 Bedrooms - \$1904

Upcoming Senior Development – Bronx Section 8



Manhattan Section 8 Apartment





Q & A

