



Rental Assistance Demonstration (RAD)

July 28, 2016

Updates From Last Meeting

- NYCHA recently selected RDC Development Team as its development partner to assist in the rehabilitation of Ocean Bay (Bayside) as part of the RAD program.
- NYCHA recently mailed letters to all Bayside residents to notify everyone that apartment inspections will begin Friday, July 29th and continue until the first week of September.

Why Are We Meeting Today?

- Review the RAD Program and benefits
- Introduce the development team
- Discuss next steps
- Answer your questions

What is RAD?

Rental Assistance Demonstration (RAD)

- Obama's response to *less funding* going to public housing
- Created in *collaboration* with resident advocates
- Secures funding for major repairs

Why Do It?

Rental Assistance Demonstration (RAD)

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Stability of Section 8 Funding

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Resident Rights + Permanent Affordability of Public Housing

Why RAD at Bayside?

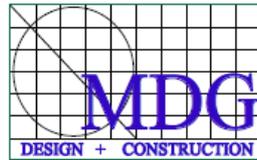


- **Preserve affordable housing**
 - Ocean Bay (Bayside) Apartments has 1,395 apartments, 24 buildings
 - These buildings are over 50 years old
- **Address significant capital needs at Bayside**
 - Approximately \$175 million in capital repairs
- **Ensure rights of residents remain in line with public housing residents**

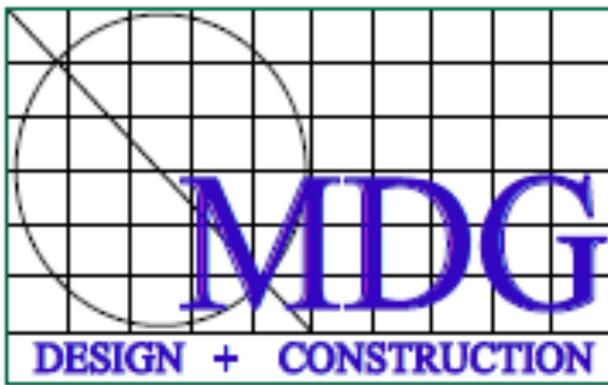
What are the Benefits for Bayside?

- Full rehabilitation of Ocean Bay (Bayside)
- Employment opportunities during construction and through property management
- Ensures permanent affordability
- You will never be asked to pay more than 30% of your income toward rent
- Continue TPA funding for resident programming
- Access to Choice Mobility voucher

Development Team



Rehabilitation



- 25-year track record as leading rehabilitator of affordable occupied housing.
- Rehab experience on 14,300 units, 11,600 of which occupied, for total cost exceeding \$950 million.
- RAD project experience includes Marien-Heim Tower and Caring Communities.
- Previous experience partnering with NYCHA includes rehabilitating 6 buildings in the Bronx.



Property Management



- Full service management company that manages over 19,000 residential units in the New York metropolitan area with a specialty in the management of affordable rental housing.
- Began on the peninsula over 30 years ago at Wavecrest Gardens on Beach 20th Street and manage other buildings in the area today.
- Three core principles:
 1. Site must be properly supervised with experienced staff
 2. Constant communication with constant follow-up and persistent follow-through
 3. No client or task can be taken for granted



Social Services



- History of providing social services to the Rockaway Peninsula community for over 30 years.
- 136 programs and services offered throughout Brooklyn & Queens.
- Annually serves 17,000 people through emergency food pantries, financial assistance, job placement, and after school programs.
- Annually serves 8,500 senior citizens through exercise classes, entitlement and benefits counseling, computer classes, cultural activities, transportation to medical appointments and meals on wheels.

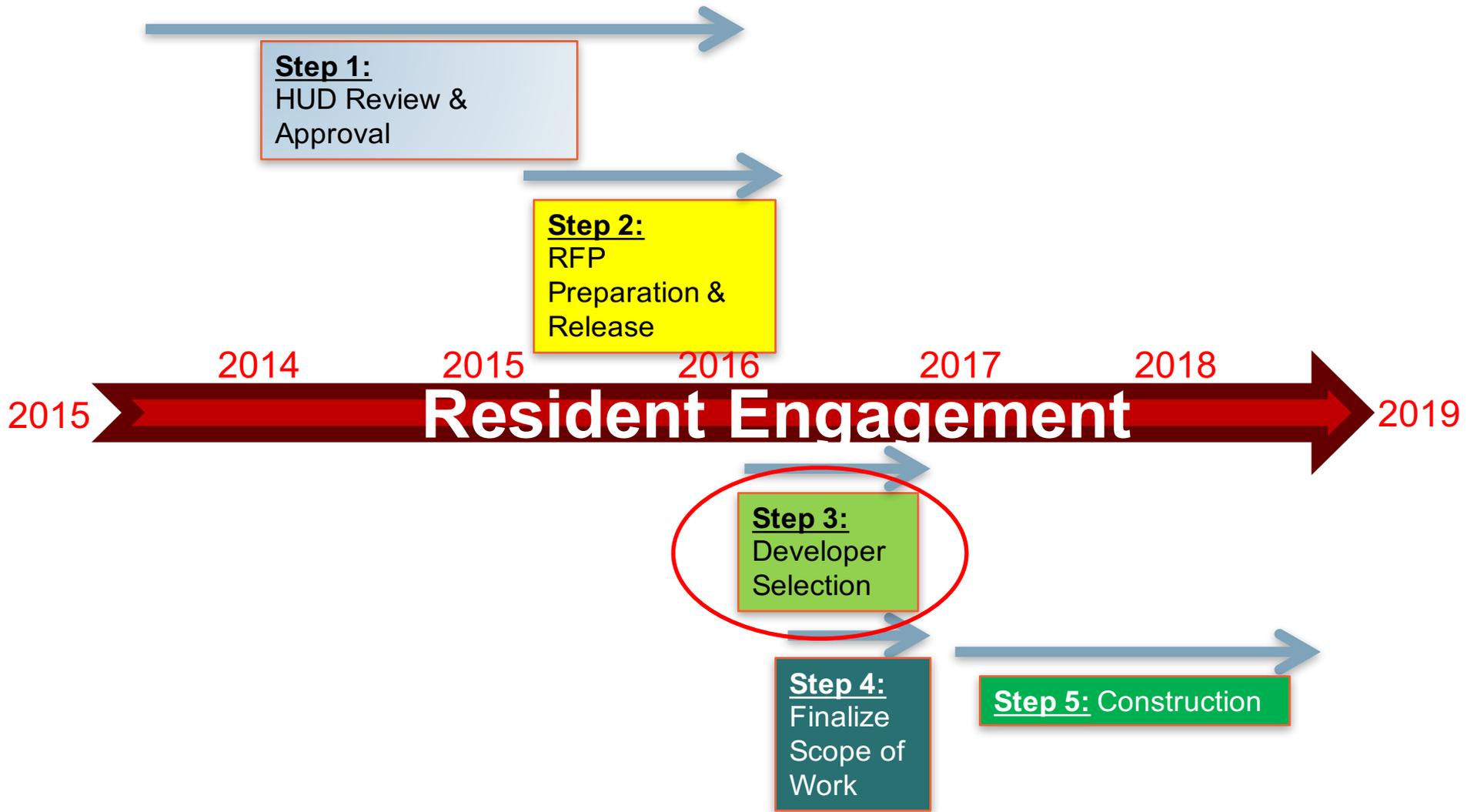


Social Services – Local Partner

- Provides workforce development services to 520 Rockaway residents, 40% of whom are NYCHA residents.
- Green Construction Training Program enrolled 70 NYCHA residents for training and certification. As of today, 22 have been employed with an average hourly wage of \$21.33.
- Coordinates access to SUNY ATTAIN Lab for digital literacy programs, vocational trainings and pre-TASC curriculum classes.
- Coordinates directly with NYCHA REES to host job recruiting events in the Rockaways.



RFP and Project Timeline



Next Steps

- **Apartment Inspections: Scope of Work**
 - MDG will send inspectors starting Friday, July 29th to assess all the repairs necessary in each apartment.
 - Inspections will continue until the first week of September to ensure comprehensive assessment.
 - Do not allow an inspector into your apartment unless they carry an MDG identification.

- Construction will begin: **January 2017**
- Construction will end: **Winter 2019**

Q & A

Bayside.RADinfo@NYCHA.NYC.GOV

RAD website: <http://on.nyc.gov/rad>

