

About Rental Assistance Demonstration

Q: What is RAD?

A Housing and Urban Development (HUD) program that allows NYCHA to shift the funding source used to maintain a development from public housing funds to housing choice voucher funds. That gives NYCHA more money to make repairs at the development.

Q: What are the goals of the RAD program?

(1) Safeguard long-term housing affordability (2) Improve developments in need of repairs and modernization (3) Financially stabilize developments.

Q: Why Ocean Bay?

Ocean Bay (Bayside) is an older development that needs very expensive repairs that NYCHA cannot afford to pay for with public housing funds. These include new roofs, new apartment interiors and new building systems that will cost more than \$161 million over the next 15 years. RAD can generate the money to rehabilitate the property, modernize these apartments,

provide renters' protections, and ensure long-term affordability.

Q: What are the benefits for Ocean Bay residents?

Apartments will be rehabilitated, improved and modernized, with new bathrooms and kitchens. Your tenant rights will remain the same. Rent will be set at 30% of your income. No one will be asked to relocate. After one year, you may have the option to relocate to any Section 8 housing in the nation.

Q: Will Ocean Bay remain public housing?

No, Ocean Bay (Bayside) will receive funding through a special Section 8 Project-Based Voucher (PBV) program under a long-term Federal Housing Assistance Payment (HAP) contract with NYCHA's development partner. NYCHA will oversee the development and maintain an ownership interest.

WELCOME TO THE first edition of the RAD Resident Bulletin. This monthly newsletter is designed to help you understand what RAD is all about and keep you informed about what's happening at Ocean Bay (Bayside). If you have any questions or suggestions for the newsletter, our monthly meetings or anything else RAD, please email rad@nycha.nyc.gov.

Resident Economic Empowerment

NYCHA supports residents to increase their income and assets through programs, policies, and collaborations in four key areas:

1. Employment and Career Advancement
2. Adult Education and Vocational training
3. Financial Empowerment

4. Resident Business Development.

NYCHA's Department of Resident Economic Empowerment and Sustainability (REES) is committed to connecting residents to high quality programs in neighborhoods throughout New York City.

(cont. p. 2)



NYCHA General Manager Michael Kelly at June 24 Town Hall.

2015 Resident Meetings

Upcoming meetings:

**** December 14, 2015: Introduction to RAD at Ocean Bay (Oceanside)**

**** December 15, 2015: Workshop at Ocean Bay (Bayside) on the Request for Proposals (RFP) process and timeline**

Previous meetings:

- June 15 & 16, 2015 — Meeting on the latest RAD update with nearly 100 residents, community advocates, and the Ocean Bay Community Development Corporation
- June 24, 2015 — Town Hall overview on RAD with more than 100 residents
- August 31, 2015 — Town Hall overview on RAD with more than 50 residents
- October 1, 2015 — Employment opportunities workshop with REES attended by nearly 25 residents
- October 27, 2015 — Meeting on the Section 8 program attended by approximately 85 residents and community members
- November 10, 2015 — Meeting/discussion on capital improvements; update on FEMA scope of work attended by 50 residents.

Resident Economic Empowerment (continued)

Workforce 1 Career Center Opens in Rockaway



A resident gets answers to her questions at a RAD meeting held at Ocean Bay.

REES can help you:

- Connect with local economic opportunities (hiring events, training sessions)
- Access Section 3 and other job opportunities more easily
- Enroll in adult education programs
- Take advantage of various NYCHA rent incentives programs
- Improve your credit or manage debt through financial empowerment services
- Learn how to start or grow a business.

For more information about Section 3 or other opportunities through REES partnerships, call the REES Hotline at (718) 289-8100.

On December 1, NYCHA joined with the Department of Small Business Services (SBS), the Center for Economic Opportunity (CEO), and Citi Community Development to celebrate the opening of the Rockaway Workforce1 Career Center. The new center—part of the Rockaway Economic Advancement Initiative to provide a continuum of services to jobseekers—connects Rockaway residents to high-quality employment by providing comprehensive career services.

The Rockaway Workforce1 Career Center will offer wrap-around career readiness and recruitment services, including:

- Career planning and job search preparatory services
- Recruitment and job matching

- Resume development and interview support
- Group and one-on-one financial counseling
- On-site occupational training for in-demand jobs
- Assistance for Rockaway businesses to find, hire, and train a qualified workforce
- Referrals to Rockaway community-based organizations, workforce development providers, training providers, faith-based organizations, and social service agencies.

The Rockaway initiative is part of Doorways to Opportunity, a multi-partner initiative funded by Citi that provides New York City public housing residents with access to employment and other opportunities.

Resident Protections and How Section 8 Impacts You

BEFORE RAD CONVERSION		AFTER RAD CONVERSION
Public Housing	Type of rental assistance you receive	Section 8 RAD Voucher
✓	Rent rate is 30% of your income	✓
Less than 80% AMI (Average Median Income)	Initial income eligibility	Income equals that of a public housing resident
Transfer to other developments within NYCHA	Mobility options	After one year, you can move to any Section 8 property in the US
✓	Participate in Tenant Associations and ROSS-SC, access TPA funds	✓
✓	One month notice followed by grievance procedures	✓
✓	Lease renewal dependent on good standing	✓