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

<table>
<thead>
<tr>
<th>Bayview Houses</th>
<th>Rutgers</th>
<th>Bushwick</th>
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<tbody>
<tr>
<td>Samuel (City)</td>
<td>Marlboro</td>
<td>Amsterdam Addition</td>
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<tr>
<td>Baychester</td>
<td>Manhattanville</td>
<td>Castle Hill</td>
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<td>Marble Hill</td>
<td>Drew-Hamilton</td>
<td>Boulevard</td>
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<td>Linden</td>
<td>Chelsea</td>
<td>344 East 28th Street</td>
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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