



Rental Assistance Demonstration (RAD) Update

Topic: Transfer Policy

June 9, 2016



Agenda

1. Update on the RAD project at Bayside
2. Discuss transfer policy and how the wait list works
3. Q&A

Status of Ocean Bay Bayside Project

- **Proposal request for RAD Development Partner was released on February 18, 2016**
- **Developer proposals were due April 29, 2016**
- **NYCHA received five developer proposals. Selection is projected for early Summer 2016**

How does NYCHA assign apartments?

- Using the TSAP (Tenant Selection and Assignment Plan) system, NYCHA assigns empty apartments to those on the waiting list
- TSAP allows NYCHA to assign rental priorities to families with different needs, all competing for the limited public resource that is a NYCHA subsidized apartment

How many people are on the wait list?

(As of May 23, 2016)

Number of Families	
New Public Housing Applicants	273,946
Resident Transfers	13,319
Total	287,265

Why does NYCHA use the TSAP system?

- Federal regulations (24 C.F.R.960.202) mandate public housing authorities establish non-discriminatory policies for the rental selection of eligible applicants and transferring residents. This includes the wait list
- TSAP was designed to automate the rental system and create a fair resident selection process

How do I transfer?

- There is **no minimum wait time** before requesting a transfer
- The transfer must be for a valid reason specified by NYCHA
- Transfers are ranked by **priority**:
 - T0 (12 categories)
 - T1 (2 categories)
 - T2 (6 categories)
 - T3 (3 categories)
 - T4 (3 categories)
- If transfers have the same priority then residents living at the development will be offered apartments before residents living outside the development

Transfer Reason – T0 Highest Priority

- Apartment is uninhabitable due to fire, flood etc.
- Resident's apartment is under-occupied or soon to be under-occupied and resident is required to move as a result of a Termination of Tenancy proceeding.
- Displaced due to development renovation and wishes to return (resident must file transfer request to return before the renovation is completed).
- Displaced for development renovation, development use, or the requirements of a special program

T0 Highest Priority Persons with Disabilities

-  Currently resides in non-accessible apartment
-  Need continuing health/medical care with a specific health care provider or facility and travel time is more than 60 minutes from current development
-  Need continuing home health care, which **NO** household member can provide, and that is not available within 60 minutes travel time from the current development
-  Needs extra bedroom to accommodate a person with a medical condition that requires the use of a hospital bed or accommodate the mental condition of a family member
-  Disabled in a **non-elevator** building and wants an apartment in elevator building
-  Disabled and wants an apartment on the 1st or 2nd floor in a building with or without an elevator
-  Disabled and requests reasonable accommodation
-  Qualifies for and requests an accessible apartment

How many apartments will I be offered?

Resident is placed on one of three types of wait lists

Wait List	Number of Apartment Offers
Borough Wide	2
Specific Development	1
Accessible Apartment	2

What if I'm offered an apartment and I decline it?

1. The resident transfer request is closed
2. The resident will not be considered for a new transfer for **one year** from the date of the closed status, unless there is a change in need/priority of the request

Current TSAP System

Every vacancy is first offered to the T0 Priority transfers on the wait list

If there are no T0 priorities the apartment is offered to new applicants and transferees in 5 way rotation

1 Transfer

- Extremely Under Occupied (T1D)
- Under Occupied (T2A)

2 Transfer

- Extremely overcrowded (T3A)
- Overcrowded (T4A)

3 Transfer

- All other transfers

4 Applicant

- New Applicant

5 Applicant

- New Applicant

Status of NYCHA Wide Transfer Wait List as of May 30, 2016

	Transfer within Development	Transfer to another Development	Total	% of Total
T0 Priority	729	328	1,057	8%
Under occupied	5,405	2,882	8,287	62%
Overcrowded	3,252	227	3,479	26%
Other	60	436	496	4%
Total	9,446	3,873	13,319	100%
% of Total	71%	29%	100%	

Status of Bayside Transfer Wait List as of May 30, 2016

	Outside Development						
Priority	Reason	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	Total
T0-D	Sandy Damaged Apt	-	-	1	1	-	2
T0-G	Near Health Care Provider	1	4	8	5	1	19
T0-H	Near Home Care Provider	1	1	-	-	-	2
T1-D	Extremely Under occupied	-	6	3	-	-	9
T2-A	Under occupied	-	21	3	-	-	24
T3-G	Near Childcare	-	-	3	2	-	5
T3-H	Provide Homecare	-	-	2	2	-	4
T4-H	Work Travel Hardship	-	-	3	-	1	4
	Total	2	32	23	10	2	69

Transfer History at Bayside Apartments

	Completed Transfers	Pending Rental	Removed from Waiting List	Return to Active Waiting list	Total
1/1/16 - 5/30/16	9	10	10	1	30
	Completed Transfers	Pending Rental	Remove from Waiting List	Return to Active Waiting list	Total
Average 2013-2015	50	-	47	1	98

Bayside Transfers

- No new public housing transfer requests will be accepted after September 2016
- Public housing transfers will be removed from the public housing wait list when the development converts to the RAD program. The projected date is December 31, 2016

RAD Choice Mobility: Provide households with portable tenant-based vouchers after first year of occupancy. Based on voucher availability

Q & A

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

