

Permanent Affordability Commitment Together (PACT)

Frequently Asked Questions

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Plan for PACT

PACT is New York City's implementation of the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. You may see RAD and PACT used interchangeably.

Q: NYCHA originally said that 15,000 units would be converted under the RAD program. Then, last summer, NYCHA said that they were applying for 5,000 units under RAD. Now, we're hearing that only 1,700 units were approved. Why are these changes happening?

A: NYCHA has a plan to convert 15,000 units under the RAD program but was only able to apply for 5,000 of those units in the July 2016 RAD application to the Department of Housing and Urban Development (HUD). In January 2017, HUD approved NYCHA for approximately 1,700 of the 5,200 units due to a federal unit cap on RAD. The remaining 3,500 units of the July 2016 application remain on HUD's wait list for approval.

Q: What's the difference between Section 8 and Section 9?

A: Section 9 is a funding source that is used solely to fund Public Housing, which limits NYCHA's ability to tap into private funding sources. The Section 8 Housing Choice Voucher Program (Section 8) is a funding source that allows private landlords to charge rents at fair market rates to qualified low income tenants, by using a rental subsidy which pays the difference between the resident's responsibility (30% of their income) and the fair market rent. Through the RAD conversion, the apartment units switch from Section 9 to Section 8 funding.

Q: How does NYCHA secure the additional funds to renovate the property?

A: By using RAD to convert apartment units from Section 9 to Section 8 housing, NYCHA can tap into additional private funding that is not accessible under Section 9. This happens through a joint public-private partnership with NYCHA and private organizations that also want to invest in NYCHA housing and see it improved. A new joint ownership structure is formed and the private entity is then able to apply for a bank mortgage and tax credits. This new funding source will be used to fund the major capital repairs that are necessary.

Q: When will NYCHA apply for the developments that are not on the approved list?

A: NYCHA is actively working with HUD to see how and when we can get additional addresses approved for the PACT program in the near future.

Q: NYCHA will partner with a private investor; will we know who this private investor is?

A: Yes. NYCHA expects to announce the selected developers in early 2018, following a review period of the Request for Proposals (RFP) responses. Immediately after, the selected developer teams will start meeting with residents.

Q: What is the outreach process to families in the NYCHA developments throughout the conversion and the rehabilitation? What is the timeline for the rehab of the buildings?

A: NYCHA's Community Development Team has been going to every apartment in the affected developments to make sure they receive a notice for the meetings, for inspections, etc. We will continue to hold these resident engagement meetings throughout the process and once a developer is on board, they will be attending the meetings as well. As for the rehab process, it will vary from development to development. There are 17 other developments in this program too and as developers are ready to close, we will close the projects. We think that will get us to the fastest rate of conversion.

Q: Who will be the new developer?

A: The developer partners have not yet been announced. We expect to announce the developer partner in early 2018. Once selected, the developers will immediately begin to meet with residents to discuss the process and timeline for repairs.

Q: How much is the developer fee? Can the developer contribute to the tenant association (examples: Christmas toy drive, back to school drive) to give back something to the community?

A: There are no developers on board yet, therefore we do not yet know what the developer fee will be. It's a little too early in the process to be able to answer the question concretely but NYCHA will be negotiating with developers to maximize the benefits to NYCHA and our residents.

Q: How will the program run or be affected by the new presidential administration?

A: NYCHA received approval for this program in January 2017, a week before the inauguration of the new administration. We have a commitment from HUD to move forward with this program. No one knows the future of course, and anything can happen, but NYCHA is committed to the success of the program and we have the commitment of the federal government at this time.

Q: Is the conversion mandatory?

A: Yes, this is an automatic conversion of your building.

Q: Is the conversion really going to happen?

A: Yes. NYCHA received approval for this program in January 2017. We are committed to its success and we have a commitment from the federal government to move forward with the program. The process has already started. The ongoing resident engagement meetings are one component. NYCHA expects to announce the selected developers in early 2018. The first conversion is expected to take place in mid-2018 and NYCHA estimates the first selected developer to begin work in mid to late 2018.

Q: Who are your private targeted developers and why would they be interested in investing in these properties? What's in it for them?

A: The targeted developers for this program are varied -- some will be national developers, others local, we are encouraging nonprofit and minority and women owned developers to apply as well. All will be affordable housing developers who are familiar with doing these sorts of transactions and will be able to raise funds to do the work and secure a developer fee. This money is raised on the private market and can only be accessed for a Section 8 (not Section 9 public housing) development.

Q: Why have you chosen only some units within [a public housing consolidation] for this program?

A: This process has been ongoing for several years. NYCHA has been working to figure out which units can be included in the program and put out a certain methodology that included looking at scattered sites. Some of the units within the consolidation qualified under this methodology, others did not. We have heard the concerns of those who are not currently in the program but are interested in it. We are working with HUD to try to expand to expand the program and include other buildings in the chosen consolidations. We will keep you updated on additional units being included.

Q: When we have a new lease can we go to a lawyer and make sure that it's going to work the way you say it's going to? It sounds good, but we want to guarantee that it won't be changed in the long run. There are many seniors and disabled folks in the buildings and many who just want their apartment fixed but might not understand everything legally.

A: One of the resident engagement meetings is focused on Resident Rights. There is a NYC based group called the RAD Roundtable that is made up of residents and housing advocates. It is being spearheaded by Enterprise Community Partners, Community Service Society of New York, and the Legal Aid Society. They will discuss the legal rights of residents. You can also view the RAD Principles, which outline the additional rights and protections NYC residents have under RAD, here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-principles.pdf>

Q: What social services will be provided by the private developer?

A: Under PACT, the selected developer must provide a plan for assessing and responding to resident social service needs. Once the selected developer is chosen their social services provider will be known. They will be an integral member of the developer team, who will come in and doing a needs assessment to find out what are the specific concerns of this community. Some of the services could be related to education, programs for kids, health, literacy workforce, etc.

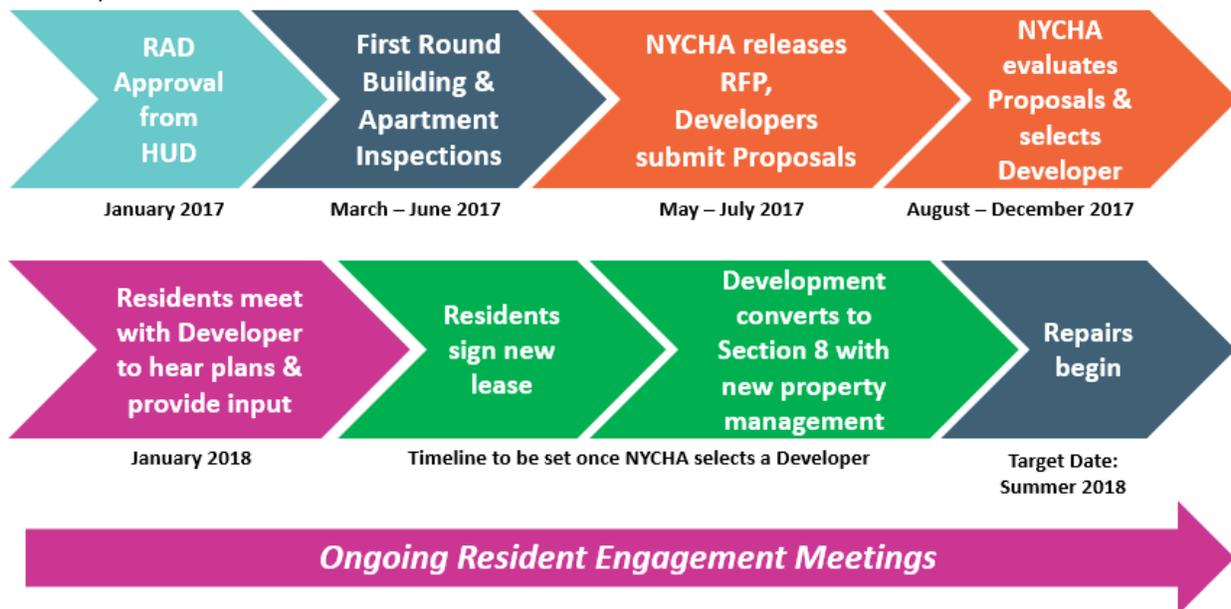
Timeline

Q: When will the renovations begin?

Q: When are repairs starting and how long will they last?

Q: When is the conversion expected to take place?

A: The timeline below will be updated once the developer is on board. For NYCHA's current estimated timeline, see below.



Q: When do we get the Section 8 Choice Mobility vouchers?

A: All residents in this program will automatically be a part of Section 8 once their development is converted. You can request the Section 8 Choice Mobility voucher after living in the development for one-year post-conversion. When you make a request, NYCHA will offer you the next available voucher.

Approved Sites

Q: Which addresses have been approved for RAD conversion? / Is my development in the program?

A: The following buildings/addresses in the Bronx have been approved in this round of PACT:

- 411 E 136th St
- 408 E 137th St
- 416 E 137th St
- 443 E 137th St
- 453 E 137th St
- 455 E 137th St
- 525 E 146th St
- 550 E 147th St
- 423 Saint Ann's Ave
- 427 Saint Ann's Ave
- 465 Saint Ann's Ave
- 463 E 137th St
- 695 E 139th St
- 699 E 139th St
- 690 E 140th St
- 700 E 140th St
- 505 E 144th St
- 509 E 144th St
- 511 E 144th St
- 517 E 144th St
- 521 E 145th St
- 525 E 145th St
- 521 E 146th St
- 353 Ford St
- 355 Ford St
- 360 Ford St
- 365 Ford St
- 355 E 183rd St
- 365 E 183rd St
- 1381 Franklin Ave
- 1383 Franklin Ave
- 1377 Franklin Ave
- 1379 Franklin Ave
- 1373 Franklin Ave
- 1375 Franklin Ave
- 1394 Franklin Ave
- 1392 Franklin Ave
- 1390 Franklin Ave
- 631 Jefferson Pl
- 1085 Anderson Ave
- 130 W 166th St
- 134 W 166th St
- 125 W 166th St
- 1182 Nelson Ave
- 1184 Nelson Ave
- 1144 Nelson Ave
- 1139 Nelson Ave

The following buildings/addresses in Brooklyn have been approved in this round of PACT:

- 580 Central Ave
- 155 Eldert Street
- 595 Evergreen Ave
- 615 Evergreen Ave
- 690 Evergreen Ave
- 670 Evergreen Ave
- 85 Covert Street
- 75 Covert Street
- 160 Himrod Street
- 140 Himrod Street
- 139 Harman Street
- 251 Central Avenue
- 270 Central Avenue
- 290 Central Avenue
- 310 Central Avenue
- 250 Wilson Avenue
- 190 Harman Street
- 1259 Greene Avenue
- 140 Harman Street
- 1229 Greene Avenue
- 269 Central Avenue
- 270 Wilson Avenue
- 1280 Greene Avenue
- 1240 Greene Avenue
- 289 Central Avenue
- 176 Menahan Street
- 172 Menahan Street
- 319 Wilson Avenue
- 323 Wilson Avenue
- 327 Wilson Avenue
- 242 Grove Street
- 238 Grove Street
- 234 Grove Street
- 230 Grove Street
- 226 Grove Street
- 339 Wilson Avenue
- 343 Wilson Avenue
- 347 Wilson Avenue
- 235 Linden Street
- 239 Linden Street
- 243 Linden Street
- 247 Linden Street
- 251 Linden Street
- 1397 Gates Avenue
- 1411 Gates Avenue
- 1415 Gates Avenue
- 365 Wilson Avenue
- 1389 Gates Avenue
- 1393 Gates Avenue
- 232 Linden Street
- 228 Linden Street
- 224 Linden Street
- 357 Wilson Avenue
- 361 Wilson Avenue
- 532 Knickerbocker Ave
- 528 Knickerbocker Ave
- 524 Knickerbocker Ave
- 236 Linden Street
- 220 Linden Street
- 550 Knickerbocker Ave
- 554 Knickerbocker Ave
- 558 Knickerbocker Ave
- 85 Palmetto St

Rent and Fees

Q: Will residents have to pay for utilities after the RAD conversion?

A: Residents who are currently paying for utilities will most likely continue to do so; however we cannot say for certain until a developer is chosen. There is a utility allowance for Section 8 voucher holders, whereby a resident who pays their own utilities may have the utility allowance (based on the number of bedrooms in their apartment) deducted from their share of the rent to the owner.

Q: Will residents still have to pay for AC?

A: Most likely, yes, residents will still have to pay this surcharge.

Q: Is there a rent cap on the apartments after the RAD conversion?

A: Yes. Residents will only pay 30% of adjusted income towards rent, just like in public housing.

Q: Does the Section 8 subsidy expire after 20 years?

A: No, the developer will have to renew the Section 8 Housing Assistance Payment (HAP) Contract every 20 years and all converted apartments will remain permanently affordable.

Q: What will happen to our utilities bill if central air is put in after the rehabilitation? Will the central air drive up the cost of utilities?

A: We will not know if central air will be a part of the rehabilitation until a developer is chosen and their plan is shared. But we do not anticipate any changes. Residents who are currently paying for utilities will most likely continue to do so. There is a utility allowance for Section 8 voucher holders, whereby a resident who pays their own utilities may have the utility allowance (based on the number of bedrooms in their apartment) deducted from their share of the rent to the owner.

Q. When the 'new people' come in, who do we pay our rent to?

A: After the conversion, rent will be paid to the new developer team.

Q: The rent I pay to NYCHA, what happens to it after I get a voucher? Will I get two receipts?

A: After the conversion, rent will be paid to the new developer team. You will receive one receipt.

Pre-Conversion (including Transfers)

Q: How is NYCHA handling current repairs? Does the upcoming conversion prevent us from getting repairs now?

A: No, the upcoming conversion does not prevent repairs from being completed. Please continue to submit repair requests. NYCHA's repair request process will remain the same until RAD conversion. Property management staff will continue to perform repairs as usual.

Q: How will residents have their voices heard on what is needed in the development?

A: Once selected, the developer team will begin to meet with residents regularly, seeking their input (in person and potentially through other means such as a survey) and proposing a scope of work that addresses concerns on the issues within the development.

Q: Is there a specific date for unit inspections?

A: The inspections will be ongoing. Units selected for inspection will receive a letter from property management with the date of the scheduled inspection.

Q: Can we have advanced notice for the inspectors? Not just generally but with the date and times?

A: The Community Development Team and the Property Managers will be sending notices to those residents living in units selected for inspection. The second notice will include the date and give a window of time for the upcoming inspection.

Q: How will you let residents know of the time or schedule [for inspections] changes?

A: The property management team will communicate with residents any changes to inspection dates.

Q: Will the inspection and repairs only be done in selected units or all units?

A: The inspections are only in select units. We expect the repairs will be done for every unit in the program.

Q: Will requested transfers still apply?

A: If you are on the transfer list now, you are on the transfer list for a public housing unit. Once the conversion happens, you cannot transfer to another public housing development. You can only move to another Section 8 unit. After the conversion, moving to an appropriate size apartment is called right sizing. You will be able to move to another apartment within the development once one becomes available. Please see the [Right-Sizing section of the FAQ](#) for more questions and responses regarding transfers after conversion.

Q: Will we have the option of moving to another public housing unit?

A: You must be in the public housing transfer pool before the conversion to Section 8. As you know, there are very low vacancy rates at NYCHA and we cannot guarantee that you will be transferred to a new unit before the conversion occurs. Of course, we want residents to stay and enjoy the benefits of the PACT program. You can always choose to move using Section 8 Choice Mobility voucher once the conversion occurs and one year has passed.

Q: I'm on the lease with my family. If they transfer will I still be on the lease?

A: If you are a permanent household member on the lease, then you will not have to apply for residency.

Rehabilitation Process

Q: Will residents continue to occupy their apartments during the renovations? How will NYCHA address concerns about neighbors with health problems who may be negatively impacted by dust during construction?

A: Yes. The rehabilitation work will be done in stages and we will strive to have all repairs done in place. If a resident has health issues that will be heightened by construction (asthma, COPD, etc.), the selected developer will accommodate the affected household and temporarily relocate the household.

Q: Do we have to move out when they are going to do the repairs?

A: No. The rehab work will be done in stages and we will strive to have all repairs done in place. If a resident has health issues that will be heightened by construction (asthma, COPD, etc.), the selected developer will temporarily relocate the household. Our goal is to have minimal disruption for all when making the repairs to the units and building at large.

Q: How will NYCHA address residents' concerns about leaks throughout the development?

A: As a first step, NYCHA is conducting a physical needs assessment that HUD requires to be completed before RAD conversion. The plumbing will be inspected as part of this assessment. The chosen developer will also complete a top-to-bottom assessment of the building before any rehab begins.

Q: Is it really possible to stay in the apartment while there are renovations?

A: Yes. Part of NYCHA's RFP review process is evaluating developer respondents' history with doing repairs in place and in stages. Our goal is to have minimal disruption for all when making the repairs to the units and building at large.

Q: What will happen with the asbestos? Residents are concerned about seeing signs that asbestos is being removed whenever a tenant vacates their unit.

A: NYCHA is conducting a physical needs assessment that HUD requires to be completed before RAD conversion. The chosen developer will also complete a top-to-bottom assessment of the building before any rehab begins, identifying areas where asbestos needs to be removed. The developer team will be able to remove asbestos; however, residents will not be able to be in the apartment for that work.

Q: Will the developer restore the laundry room?

A: We expect the developer to put back online underutilized community spaces such as laundry rooms.

Q: Property Management has requested that tenants submit their Con Edison bills from the past year because of the potential RAD conversion. What does our Con Edison bill have to do with RAD?

A: NYCHA is conducting an energy audit to prepare for the RAD conversion. This will allow NYCHA and the chosen developer to properly estimate the cost of utilities for the site. It will help to accurately estimate the cost of operations.

Q: I have a daycare in my apartment. What is going to happen to my business during the construction work?

A: You will be able to have a one-on-one conversation with the developer, once they are on board, to hear about their plans for accommodating you and your business during the construction phase.

Q: When the new developer comes in, how will the transfer work?

A: It will be a transfer from one management team to the next management team.

Q: They're going to re-do the bathroom and the kitchens. Will they redo the plumbing as well?

A: If there needs to be updates to the plumbing, the developer team will complete those updates.

Q: We have not had hot water for a few days. Will the boiler be repaired?

A: Previous developments in Bronxchester and Ocean Bay have had their boilers updated once the new developer was chosen. They took care of mold, the boiler, and many other issues.

Q: What if the developer is doing repairs for me that I do not want?

A: Residents will be a part of the conversation on needed repairs in the apartment interiors and throughout the development. There will be opportunities to discuss with the development team what is needed. The repairs are meant to address longstanding concerns and to beautify the development. Once a developer is on board and a scope of work is finalized, all residents will be provided with the same repairs.

Q: Can you pick what you want to be renovated in your apartment?

A: Not specifically. To get your voices heard about needed renovations it is important to attend future meetings and respond to any developer outreach. Once the developer team is on board, they will begin meeting with residents at each development to hear their concerns and to draft a scope of work that addresses their building's needs. All the units will have the same renovations. In addition, select apartment inspections currently underway now; the inspections will provide additional information to the chosen team regarding needed repairs.

Q: Will we receive new stoves and refrigerators?

A: At this point, the developer is not yet on board, so we do not know what the plan is for the interior of the apartments. If there is a plan to have new stoves and refrigerators in every unit, everyone will be entitled to that. If a tenant has their own appliances and elects not to have them replaced, they can talk to the developer about this. Everyone will be entitled to the same amenities.

Q: If residents bought their own, brand-new appliances will they have to get rid of them after the conversion?

A: At this point, the developer is not yet on board, so we do not know what the plan is for the interior of the apartments. Once the developer is identified, they are expected to work with tenants and communicate their scope of work, including amenities for each apartment. It is possible that exceptions will be made for those with their own appliances, but we will not know until the developer is chosen. If a tenant elects not to have their machine replaced, they can talk to the developer about this. Everyone will be entitled to the same amenities.

Q: When the renovations are done, are they also going to renovate accessible apartments for those that need it?

A: All the units will be renovated. We do not expect there will be any changes to the configuration of accessible apartments. If an apartment is an accessible apartment before repairs, it will remain so even after repairs are completed. For those living in non-accessible spaces that now need an accessible living space, we will have to wait until the developer is on board to discuss but there is no expectation now that non-accessible units will be converted into accessible spaces.

Q: Will they change the doorway or the rods in the shower for disabled persons?

A: If the unit is an accessible unit, yes, all those changes will take place. As part of the Section 8 program, there is "reasonable accommodations," whereby an owner can be asked to put in rail bars, etc. and, if

they are able to, structure the doors and hallways to be accessible. If the unit is not configurable, residents may request to be transferred to another, larger unit that could accommodate you.

Q: I was not handicapped when I moved in and my apartment is not a handicapped/accessible unit. Through no fault of my own, I was hit by a car and am now handicapped. People like myself who are disabled, is there time to talk about this? Will you be coming back? It sounds like this cannot be done.

A: At this time, since the developer is not yet on board, we cannot speak to what changes will be made. But once the developer is on board, we will have them meet with residents right away to hear your concerns.

Q: I heard that if you leave for a couple of days that you cannot come back to your apartment.

A: This is not true. It is expected that the rehab work will be done in stages and we will strive to have all repairs done while residents stay in place. If a resident has health issues that will be exacerbated by construction (asthma, COPD, etc.), the selected developer will temporarily relocate the household. Our goal is to have minimal disruption for all when making the repairs to the units and building at large.

Q: Will the outdoor sitting area be converted to a parking lot?

A: All open and community space uses will be determined once a developer is in place.

Q: What about the grounds? What about the accessible spaces in the outside areas? For example, certain paint is supposed to be used so cars do not park in designated areas where folks need to get down the ramps. This is not taking place right now at all.

A: The renovations will cover all the systems, the grounds, and the apartment interiors. The inspectors are looking at all elements currently to develop an accurate scope of work.

Q: We have an unused day care center that is in a separate building. It sits empty now. The youth do not have a gathering space and we do not have a community space. Will we talk about that?

A: The space cannot be used currently because of flooding issues. However, once the new developer is selected, they will have to do a top to bottom assessment of the community spaces and will hear from residents about their ideas for using the space.

Section 8 - Housing Choice Voucher Program

Income Certification and Eligibility

Q: When will Section 8 kick in?

A: On the date of conversion, the development will become a Section 8 property.

Q: Is there a salary cap for staying at the property after the RAD conversion?

A: No, current residents will not be re-screened for income eligibility for the Section 8 program upon the RAD conversion. No rescreening is a resident right under the RAD program.

Q: What is the income limit for Section 8?

A: The income limits are set every year. However, these income limits do not apply to families undergoing the RAD conversion. These residents will be grandfathered into the Section 8 program.

Q: If a resident reports an income change, will it take three months to process like it does now in the public housing system?

A: Tenant income will be verified through the Section 8 annual and interim income recertification processes. To remain eligible for assistance under the Housing Choice Voucher (Section 8) program, residents must complete their Annual Recertification, including submitting required documents, and allow their unit to be inspected annually. Residents must submit income, asset, expense, and family composition information to NYCHA on an annual basis to demonstrate continued eligibility for the Section 8 program. As part of this process, a resident must submit a completed Affidavit of Income, a Third-Party Verification form for household members 18 years of age or older, a Declaration of Assets form, and supporting documentation (e.g., proof of income, assets, and expenses for all household members). NYCHA will review and verify all information submitted and will provide participants with a Voucher Change Notice that indicates the tenant's share of the rent. At any time, a resident may request an Interim Recertification if there is a change in family composition, income, assets, or expenses. To request an Interim Recertification, you must submit a completed "Voucher Holder's Request for Interim Change" form, which can be obtained by calling NYCHA's Customer Contact Center or visiting a Walk-in Center.

Q: Will residents still need to complete an Annual Affidavit?

A: Yes, but it will be completed under the Section 8 program.

Q: Why do residents have to complete the Annual Affidavit if they're on a fixed income?

A: The affidavit is a federal mandate for residents of subsidized housing.

Q: What happens if I don't qualify for Section 8?

A: All residents of the development at the time of RAD conversion will be grandfathered into the Section 8 program. There will be no rescreening and no application process for current residents. This is one of the resident rights under the RAD Program.

Q: Will I be eligible for Section 8 regardless of my income?

A: Yes. The Section 8 voucher is tied to the apartment unit, allowing for the unit to remain permanently affordable. As an existing tenant, you will be grandfathered into this new Section 8 RAD apartment unit.

Q: Will my retirement income be factored into the 30% of income rental requirement?

A: Yes. All income streams will be factored when determining the 30% of income rental requirement.

Q: Will all tenants receive Section 8?

A: Yes; all residents of the development, at the time of RAD conversion, will be grandfathered into the Section 8 program. There will be no rescreening and no application process for current residents. This is one of the resident rights under the RAD Program.

Q: How much income does one need to qualify to get Section 8?

A: All current households are eligible at conversion. The rent determination is calculated at thirty percent of income. The income limit is not part of this process. New tenants are subject to the Section 8 income requirements but that does not apply to current tenants.

Q: How can Section 8 be given out when Trump is cutting everything?

A: NYCHA received approval for this program in January 2017, a week before the inauguration. We have a commitment from HUD to move forward with this program. No one knows the future, of course anything can happen, but we are committed, and we have the commitment of the federal government at this time.

Q: Does your income matter to qualify for Section 8?

A: Everyone who is currently living in the development that is converting to Section 8 will convert without applying. You do not have to qualify for Section 8 based on your income. Anyone new coming into the development will have to qualify as a Section 8 tenant but that does not apply to anyone currently living in the development.

Q: For a person paying 30% of their income now, how much will they pay if their income changes?

A: You will never pay more than 30 percent of your income. If your income goes up, the rent amount will go up, but it will not exceed thirty percent.

Q: Do we have to continue to do annual certifications?

A: Yes. There will be an annual certification process through Section 8. It will be conducted by NYCHA.

Q: Are there certain qualifications we need to get Section 8?

A: All residents of the development at the time of RAD conversion will be grandfathered into the Section 8 program. It's not voluntary; when the conversion occurs, you become a Section 8 tenant. There will be no rescreening and no application process for current residents. This is one of the resident rights under the RAD Program. You do not have to qualify for Section 8 based on your income. There is a recertification process; NYCHA does have a simple online process now for certification. When inspections occur, you must allow the inspectors in, but otherwise, your tenant rights stay the same.

Q: What is the average payment for a Section 8 apartment?

A: If you receive a tenant-based voucher, it goes by your family composition. You can the payment vouchers based on bedroom size [on NYCHA's website](#). Every bedroom that is assigned has a ceiling rent, based on gender composition.

Q: I've heard of people getting the Section 8 voucher and they move into their apartments and then there was no more funding.

A: NYCHA has never had a situation where vouchers were taken from any family that was an existing Section 8 tenant because of funding. NYCHA has had situations where because of funding stops from Congress, we had to stop renting to new tenants but the tens of thousands of people currently on the program were never in jeopardy of losing their Section 8 voucher. The only way you can lose your

Section 8 voucher is if you do not comply with the program's rules and regulations. Like public housing, there are certain rules you must comply with – for example, certifying your income, allowing inspections, and otherwise being a tenant in good standing. In fact, the funding in recent years has allowed NYCHA to add more families. The funding has, historically, been more reliable than Section 9 public housing.

Q: With the Section 8 program, isn't there a maximum income?

A: Not in this RAD program. For those coming into Section 8 through RAD, there is no income maximum for tenants. For those who have Section 8 but not through RAD, yes, there are maximum household incomes limits.

Q: What if you live in the building but do not qualify for Section 8? There's no cap on Section 8, public housing has a cap. So, what happens to those of us that are not low-income?

A: No matter your income, all residents of the development at the time of RAD conversion will be grandfathered into the Section 8 program. There will be no rescreening and no application process for current residents. After conversion, residents will be responsible for paying 30% of their income the rent. If you are not paying 30% of your income now, there is a five-year phase-in period where your rent will be incrementally increased until it hits 30%. Of course, 30% is not the same for everyone because income levels are different. If 30% of your income exceeds the subsidy, you may want to look for something outside of the development, but no one will be asked to leave their apartment.

Q: What happens when a household's income exceeds Section 8 guidelines?

A: All residents of the development at the time of RAD conversion will be grandfathered into the Section 8 program. There will be no rescreening and no application process for current residents. This is one of the resident rights under the RAD Program. After conversion, residents will be responsible for paying 30% of their income the rent, whatever the income levels are. They will not be subject to the income guidelines for Section 8.

Q: How long is the lease for?

A: One year. Just like with public housing, there will be an annual recertification process under Section 8. At that time, you will sign your lease for the upcoming year.

Q: For the seniors, there is a program that freezes your rent (the Senior Citizen Rent Increase Exemption or SCRIE), would that also apply when you become a Section 8 tenant?

A: You cannot take advantage of both subsidies. We have found that those who have the option of both usually choose Section 8. You still pay your 30% and there is always the option of using a Choice Mobility Voucher if you want to move. The SCRIE program is only in place.

Q: What about employed residents? How are they accepted with Section 8?

A: All residents of the development at the time of RAD conversion will be grandfathered into the Section 8 program. There will be no rescreening and no application process for current residents, whether they are employed or not. This is one of the resident rights under the RAD Program.

Q: With Section 8, will I get the Choice Mobility voucher in my hand and be able to move anywhere I want? When?

A: Yes. One year after conversion, tenants in the program will be eligible to apply for a Section 8 Choice Mobility voucher, which can be used wherever Section 8 is accepted in the five boroughs and across the country. Residents will work with NYCHA's Leased Housing department to obtain the voucher.

Q: Do I have to apply for Section 8 or is it automatic?

A: It is automatic. The Section 8 voucher is tied to the apartment unit, allowing for the unit to remain permanently affordable. As an existing tenant, you will be grandfathered into this new Section 8 RAD apartment unit. There will be no rescreening and no application process for current residents.

Q: What if I do not want to take to the voucher? What if I decide to stay here (not take the voucher), then what?

A: This is an automatic conversion of your building. Every unit will be converted from Section 9 (public housing) to Section 8. As required by HUD, NYCHA will terminate your public housing lease at conversion. To stay in your apartment, you will need to sign a lease with the new property manager. To remain in public housing, you will need to be on the public housing transfer list before the conversion. Because of low vacancy rates, there is no guarantee another unit will be available before conversion.

Q: When you get a new lease, will you be able to add a new family member?

A: Right before the conversion, you will have your last recertification for public housing, please add any new additional family members at that time. After conversion, there will also be an annual recertification process led by NYCHA's Leased Housing department and you can add a new family member at that time. Make sure your family composition is up to date before conversion. Also, pets registered with NYCHA prior to conversion must also be allowed to stay.

Q: You said the Section 8 is guaranteed for current residents, when you leave, are you still guaranteed the voucher and all rights with it?

A: The Section 8 program is a federal program. The same rules apply whether you live in NYC or elsewhere.

Q: If you have adult children with their own kids, will they be able to get their own Section 8 vouchers?

A: No. As long as they live in your apartment, they will have Section 8. Either the whole family moves, or all stay. There is no splitting the voucher. There is a long waiting list for Section 8.

Q: Is the new administration (new developer team) allowed to rent to non-voucher holders?

A: No. Any new tenants will come from NYCHA's Section 8 waiting list.

Right-Sizing***Q: Will residents be right-sized?***

A: Yes, right-sizing is a part of the RAD conversion process and occurs after the rehabilitation has been completed. If a family is in an under-occupied unit at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the development. When an appropriate-sized unit becomes available in the development, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by NYCHA.

Q: If a resident is on the downsizing list and has already been told to downsize, what will happen?

A: NYCHA will continue to right-size residents while their current development is still part of the public housing system. Prior to the RAD conversion, a household may be right-sized by relocation to another development. After the RAD conversion, right-sizing will be led by the new property management company and will occur only within the development as appropriate-sized apartments become available.

Q: What are the rules of right-sizing? What family size matches apartment size?

A: Right-sizing is a part of the RAD conversion process and occurs after the rehab has been completed. If a family is in an under-occupied unit at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the development. When an appropriate-sized unit becomes available in the development, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by [NYCHA](#).

PUBLIC HOUSING OCCUPANCY STANDARDS CHART

Family Composition	Certified Voucher Bedroom Size
Single Occupant	0
Head of Household & Spouse	1
Father and Son	1 -bedroom if child under 6 years regardless of sex of child; 2-bedroom if child 6 years or older
Mother and Daughter	
Mother and Son	
Father and Daughter	
Any 3-person combination	2
Mother, Daughter, 2 Sons	2
Father, Son, 2 Daughters	2
Father and 3 Sons	2
Mother and 3 Daughters	2
Father, Mother, 2 Daughters	2
Father, Mother, 2 Sons	2
Father, 3 Daughters (4X Family)	3
Mother, 3 Sons (4X Family)	3
Mother, 2 Daughters, Son (4X Family)	3
Father, 2 Sons, Daughter (4X Family)	3
Father, Mother, Son, Daughter (4X Family)	3
Any 5-person combination	3
Any 6-person combination	4
Any 7-person combination	4
Any 8-person combination	4
Any 9-person combination	5
Any 10-person combination	5
Any 11-person combination	6
Any 12-person combination	6
Any 13-person combination	7
Any 14-person combination	7
Any 15-person combination	8

Q: When this program begins, can I have a bigger apartment?

A: It depends. Right-sizing is a part of the RAD conversion process and occurs after the rehab has been completed. If you are in an over-occupied unit at the time of conversion and an appropriate-sized unit becomes available in the development, you can move to the appropriate-sized unit.

Q: Seniors in three-bedroom apartments who will have to be right-sized into one-bedrooms, what do we tell them when they must move from their apartments for the last 40 years?

A: Right-sizing is a part of the RAD conversion process and occurs after the rehabilitation has been completed. If a senior is in an under-occupied unit at the time of conversion and they do not have a

reasonable accommodation allowance, they can remain in this unit until an appropriate-sized unit becomes available in the development. When an appropriate-sized unit becomes available in the development, they must move to the appropriate-sized unit within a reasonable period, as determined by NYCHA. This ensures that all residents have the opportunity to live in an appropriately sized space, including those families who are in crowded units now.

Q: If right-sized but wants to stay in their building, can a tenant wait until an appropriate apartment is available in their building and not move within the development?

A: No. After the RAD conversion, right-sizing will be led by the new property management company and will occur within the development as appropriate-sized apartments become available.

Q: If there are six of us in a two-bedroom apartment, how can I transfer to a larger apartment?

A: Under the Section 8 program, a family of six is entitled to a three-bedroom apartment. In this case, the family can either request a voucher from NYCHA's Leased Housing department to transfer outside of the development or, when an apartment becomes available within the development, NYCHA will right-size the family into a three-bedroom.

Q: What if you want to transfer to another public housing development outside of NYC?

A: Once the conversion happens, you cannot transfer to another public housing development. You can only transfer to another Section 8 unit.

Q: How does the process to transfer to a bigger apartment work if you are already waiting to transfer list (public housing transfer)?

A: If you are on the transfer list now, you are on the transfer list for a public housing unit, not Section 8. After the conversion, moving to an appropriate size apartment is called right-sizing. You will be able to move to another apartment within the development, once one becomes available.

Q: If right-sized, and there is no available apartment in my building that is appropriate for me, what happens? Will I pay a rent increase if I want to keep the larger apartment?

A: Tenants who are asked to right-size will only be required to move once an appropriate-sized unit within the development becomes available. You cannot choose to pay a rent increase to keep a larger apartment. As a Section 8 tenant, you will always pay only 30% of your income towards rent.

Post-Conversion

Q: How does Section 8 work; can I move out-of-state?

A: As a RAD development resident, you will become eligible for a Section 8 Choice Mobility Voucher after living in the development for one-year post-conversion. If you choose, you can use this voucher to relocate to any Section 8 unit within the United States.

Q: If a family takes the portability option can they use it in any private housing? What happens to the original unit when they move out?

A: The Choice Mobility Voucher can be used in any private housing that accepts Section 8. The original unit remains affordable housing as a project-based Section 8 unit. It will be filled by a family off NYCHA's Section 8 waiting list.

Q: If you take the Section 8 voucher, can it be used in a Mitchell-Llama property?

A: Yes, we have many tenants in Mitchell-Llama. As a participant in the RAD program after one year you

can request that Choice Mobility Voucher and search for an apartment anywhere in the five boroughs or outside. Mitchell-Llama does have its own waiting list, but if you are lucky enough to get called off the waiting list, you can use your Section 8 voucher there.

Q: If we sign our Section 8 leases and are converted, after one year do we have to transfer out? And if we do, will our rights stay the same?

A: No one has to transfer out after one year. This is just a new option for those who would like to use the Section 8 Choice Mobility Voucher. Your rights will stay the same as they are now if you remain in the unit. Once a tenant decides to take advantage of a Choice Mobility Voucher, they have the rights of a Section 8 tenant.

Q: Is there a time limit on when you can use the Choice Mobility Voucher? When can you request the voucher and how long is it good for once you receive it?

A: Residents undergoing the RAD conversion may apply for a Section 8 Choice Mobility voucher once they have occupied their unit for one-year post-conversion. Once the transfer request is approved by NYCHA's Leased Housing department, the Choice Mobility voucher is issued for 120 calendar days. An extension of the initial voucher for an additional 60 calendar days must be reviewed for approval. Once the voucher expires, you must submit a new transfer request form to restart the process.

Q: If I want to move one year after the conversion, can I go "anywhere" with the Section 8 voucher?

A: After one year of living in the converted development, you can move anywhere that Section 8 is accepted. It can be in the five boroughs or across the country. NYCHA has agreements with many other housing authorities across the country where Section 8 residents have decided to move.

Q: Does the one-year period after the transition begin on January 1st of that year, or is it one year after I sign a new lease?

A: The one-year period will begin starting on the date of conversion to Section 8.

Q: If I choose to move, who is responsible for getting me the Section 8 Choice Mobility voucher?

A: After the conversion to Section 8, NYCHA's Leased Housing Department will work with any residents who are interested in receiving the Choice Mobility Voucher after occupying their unit for one year.

Q: If I choose to move after one year, and the rest of my family (who lives in my current apartment) want to stay here, can I get the voucher for myself and move (and leave my family in the apartment)?

A: No. The Section 8 voucher cannot be split. Either the entire family moves with the Section 8 Choice Mobility voucher or it remains in the current apartment.

Q: How about when residents in RAD program take up the offer for the Section 8 Choice Mobility Voucher after one year? Are they subject to the Section 8 income limits then?

A: Yes. If 30% of your income is higher than the contract rent you are no longer considered a Section 8 program participant anymore. RAD in place protects you from that. You will not be asked to leave your apartment.

Q: Is there a waiting list for the tenant-based vouchers after RAD conversion?

A: One year after conversion, you will be permitted to request a tenant based voucher to transfer. If there are no tenant based vouchers available at that time, you will be placed on waiting list.

Q: Would a Section 8 freeze apply to me once I am on the waitlist?

A: Yes. If a freeze occurs while you are on the waitlist, you will have to wait for the freeze to be lifted.

Q: Will this be a project-based Section 8 unit?

A: Yes. The unit will receive project-based voucher (PBV) assistance tied to the unit, allowing it to be permanently affordable even if the converting family moves out.

Q: Will there be an opportunity for someone living in the building but not on the lease to get a separate apartment in the building after the renovations?

A: You will have to apply for a NYCHA apartment. The waiting list is extensive.

Q: Who do we contact if we have a change in household composition?

A: NYCHA's Leased Housing Department will handle all Section 8 recertification and household composition questions. Residents can use the self-service portal online, the walk-in center, or they can call the Customer Contact Center at 718-707-7771.

Q: Regarding Section 8, I am on my parent's lease. How will I be affected?

A: If you are a permanent transfer, then you won't have to reapply as long as you've submitted your information for the annual review.

Property Management

Q: Will NYCHA manage the development after the RAD conversion?

A: No, NYCHA will select a development team that includes a private management company who will take over the day-to-day operations and management of the development. NYCHA will continue to own the land and buildings, and will provide oversight. This is not privatization. The new property management company will be looking to hire NYCHA residents on site into the new staff lines. All NYCHA staff will be offered to interview for positions with the new property management company; they can also elect to be re-assigned to another NYCHA property.

Q: Will the existing (private) property management company remain in place?

A: It depends. NYCHA has issued an (RFP) and ask that qualified development teams, including property managers, submit their interest in taking over the day-to-day operations and management of the development. If Kraus is selected by NYCHA, then yes, they will continue to manage the property.

Q: What will happen to the development's current staff?

A: The new property management company will be looking to hire NYCHA residents on site into the new staff lines. All NYCHA staff will be offered to interview for positions with the new property management company; they can also elect to be re-assigned to another NYCHA property.

Q: In terms of beautifying the buildings, what's going to be done about the trash that's scattered around the building?

A: The new developer team will ensure sure that trash is disposed of properly.

Q: The lobby has a flood; the sewer water is backing up. What can be done about this problem?

A: The new developer team will assess the building, determine the cause of the problem and remediate.

Q: Who will be the new property manager?

A: The new property management team has not yet been chosen. As part of the RFP process, NYCHA is seeking out qualified development teams, including property managers who are interested in taking over the day-to-day operations and management of the development.

Q: Is maintenance included in the new rent?

A: Yes. The new property management team will be responsible for providing maintenance.

Q: For those who have dogs registered with NYCHA, what is going to happen with our dogs?

A: Pets registered with NYCHA prior to conversion must also be allowed to stay. This is one of the resident rights under the RAD program.

Security

Q: What's going to happen with the criminality in our building?

A: NYCHA takes the needs and safety concerns of residents very seriously. Security is one of the elements considered as part of the rehabilitation process. We encourage residents to continue to come to these resident engagement meetings, particularly once the developer is chosen, to voice your concerns and share ideas for security improvements.

Q: Will developers install security cameras on each floor?

A: The new developer team will propose a security plan. Previous RAD developments such as Ocean Bay and Bronxchester have cameras in the lobby and on individual floors.

Q: Will the development have on-site security once the RAD conversion is complete? Can we have a 24-hour security guard (day and night) like in other public housing developments?

A: NYCHA takes the needs and safety concerns of residents very seriously. Security is one of the elements considered as part of the rehabilitation process. We encourage residents to continue to come to these resident engagement meetings, particularly once the developer is chosen, to voice your concerns and share ideas for security improvements.

Resident Participation

Q: How will residents be a part of the developer selection process? How will residents be informed, updated, and involved?

A: NYCHA will continue to engage residents through regular meetings until the new developer team is chosen. Once the developer team is selected in early 2018, they will begin to meet with residents regularly, seeking their input (in person and potentially through other means such as a survey) and proposing a scope of work that addresses concerns within the development. NYCHA is committed to providing clear and accessible information to residents throughout the entire process.

Q: Will NYCHA still recognize Resident Associations and Resident Watch Patrol?

A: Yes, under the RAD program, residents will have the right to establish and operate a resident organization to address issues related to their living environment and be eligible for resident participation funding.

With regards to Resident Watch Patrol, NYCHA will encourage development teams to continue with the program after RAD conversion.

Questions About New 100% Affordable Building

Q: Will NYCHA replace the parking being taken away by the new construction project on the Twin Parks West parking lot?

A: NYCHA residents with a current and valid permit for that parking lot will be allocated a new spot in one of the existing Twin Parks West parking lots. Non-resident parking permit holders will not be eligible for this benefit.

Q: Can Twin Parks West residents apply to live in the 100% affordable new construction building?

A: Yes, anyone who is income-eligible can apply to live in the new building through the NYC Housing Preservation and Development lottery. The new building will have a preference for NYCHA resident applicants for 25% of the units.

Q: Residents are concerned about the potential for rat and mice infestation once the developer breaks ground on the new construction building; how will NYCHA address these concerns?

A: NYCHA will perform the appropriate remediation.

Q: They are taking away our parking lot on 183rd to build new units. There is a new building going up on 183rd St. The residents who live in the new apartments, will they receive parking spaces? Is there a parking lot for those in the RAD program?

A: We do not have a parking lot plan for the RAD program as of now. There are no parking spaces allotted for the residents in the new building as part of the 100% affordable program. However, residents who currently occupy that parking lot (NYCHA permit holders) will be relocated on Twin Parks grounds to another available parking space.