Permanent Affordability Commitment Together (PACT)
Meeting Guidelines

- Let’s hear from everyone
- One person speaks at a time
- Respect others and their opinions
- If you’d like to **ask a question**, speaker slips are available for the end of the presentation
Agenda

• Introductions
• PACT Overview
• Resident Rights
• Transfer Policy
NYCHA Chair & CEO Shola Olatoye introduces our PACT

Shola Olatoye, Chair & CEO
New York City Housing Authority
What is the problem?

Washington continues to cut NYCHA’s capital funding

$1.4 BILLION lost since 2001

Cumulative Loss vs 2001 Funding Level

Annual Capital Grant
Why do we need a new solution?

You know better than anyone else!

$17 BILLION in repairs are needed

NYCHA’s $17 Billion Need

5-Year Unmet Capital Needs

$16.9B

- Grounds
- Building Interior
- Mechanical, Electrical, and Plumbing
- Building Exterior
- Apartment Interiors

Data Source: Calculations based on NYCHA Physical Needs Assessment (PNA), 2011
Solution: PACT

Permanent Affordability Commitment Together (PACT) = Stability of Section 8 Funding + Resident Rights + Permanent Affordability of Public Housing
Benefits of PACT:  
**Funding for Apartment Repairs**

Photos of scheduled RAD improvements at Ocean Bay (Bayside)

Residents enjoy:
- New bathrooms
- New kitchens
- Central A/C
- Laundry rooms

Sample renovated exterior
Setting the Record Straight

✓ PACT Will:

• Help secure millions of dollars for major repairs (including apartment interiors, roofing, mold remediation, and façade repair)

• Ensure permanent affordability

• Maintain resident rights in line with public housing protections

✗ PACT Will Not:

• NOT privatize your buildings

• NOT displace NYCHA families

• NOT raise NYCHA residents’ rent above 30% of household income

• NOT demolish public housing
PACT Timeline

RAD Approval from HUD
January 2017

First Round Building & Apartment Inspections
March – June 2017

NYCHA releases RFP, Developers submit Proposals
May – July 2017

NYCHA evaluates Proposals & selects Developer
Fall 2017

Residents meet with Developer to hear plans & provide input
Beginning in Fall 2017

Residents sign new lease
Timeline to be set once NYCHA selects a Developer

Development converts to Section 8 with new property management

Repairs begin
Target Date: December 2018/June 2019

Ongoing Resident Engagement Meetings
Resident Rights

- NO Rescreening
- Lease Renewal
- Consultation
- Right to Return
- Right Sizing
- Right to Organize
- Choice Mobility
- Funding for Resident Participation
- Language/Disability Access
- Resident Businesses
- Earned Income Disregard (EID)
New York City (NYC) Rental Assistance Demonstration (RAD) Roundtable on Resident Rights and Protections
When does NYCHA reach out to residents?
NYCHA must consult with residents before applying for RAD and after receiving HUD approval. These ongoing engagement meetings are part of that process.

Where do I live while repairs are happening?
Repairs are expected to take place with residents-in-place. However, any resident temporarily relocated (for health reasons, for example) has a right to return.

Can I stay in my apartment after the conversion?
YES. Current residents are not subject to rescreening or income eligibility to stay in the project after Section 8 conversion.

Resident Rights
Tenant rights and permanent affordability are guaranteed by federal law. In NYC, there are additional tenant protections called the RAD Principles.
Resident Rights

Will my rent change?
Just like public housing, residents will pay 30% of income towards rent.

Will my lease be renewed?
A resident’s lease must be renewed unless cause exists.

Can I move with the Section 8 voucher?
One year after conversion, residents can choose to apply for a portable voucher and move to other Section 8 housing.

What will happen to the Tenant Organization?
Residents may continue to organize and operate a Resident organization.

Is there funding for Resident Participation?
Yes, $25 per occupied unit per year, of which at least $15 per occupied unit will go to the legitimate resident organization.
Resident Rights

Can I move into a bigger apartment?
If a family is in a unit that is too small/large for their size, the family can remain until an appropriate-sized unit becomes available. When an appropriate-sized unit becomes available in the project, the family must move to it within a reasonable period of time, as determined by NYCHA.

What will happen to my Earned Income Disregard (EID)?
Residents who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion. When the EID expires for those families, the rent adjustment shall not be subject to rent phase-in.
Resident Rights

What will happen to my home business?
Residents may engage in legal profit-making activities, including the operation of a home-based business, in their apartment, provided that such activities are incidental to the primary use of the apartment as a residence.

How will residents who do not speak English or have a disability be informed of updates? Language assistance will be provided to residents who are Limited English Proficient (LEP) to ensure that they have meaningful access to PACT resident notifications and meetings. NYCHA and its development partners will provide notifications about meetings in the appropriate language or method for those with visual, hearing, and other communication disabilities.
Rent Determination and Occupancy Standards

• **Rent Determination**
  - Residents will continue to pay 30% of their adjusted income
  - If a resident’s rent will increase more than the greater of 10% or $25 per month, the increase will be phased in over 5 years

• **Occupancy Standards**
  - Public housing occupancy standards will apply to current residents
  - New families moving in after conversion will have to meet Section 8 occupancy standards
  - Families moving out after conversion with a Section 8 voucher will be subject to Section 8 occupancy standards
Joining a Household: *Public Housing Rules Apply*

### Permanent Permission

- Tenant’s recognized relatives:
  - Spouse/domestic partner and their minor children
  - Child, stepchild, parent, step-parent, sibling (including half-brother/sister)
  - Grandparent, grandchild
  - Son-in-law, daughter-in-law, father-in-law, mother-in-law
  
  - Must pass criminal background check
  - Income is included to determine rent
  - Succession rights allowed, if requirements are met

### Temporary Permission

- Written permission required
- Can be anyone but stay is limited to one year, unless foster child or caregiver
- Must pass criminal background check
- Income is not included to determine rent
- No succession rights to lease
Succession Rights to Lease

Public housing rules will apply

- Part of original household or have received written “permanent permission” to move into household
- Meet standard eligibility for public housing (e.g. mental capacity, age, criminal background check)
- Must have lived in apartment continuously, with permanent permission, for at least one year prior to the date the leaseholder moved out or passed away
Transfer Policy
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 30, 2017)

<table>
<thead>
<tr>
<th></th>
<th>Number of Families</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Public Housing Applicants</td>
<td>251,434</td>
</tr>
<tr>
<td>Resident Transfers</td>
<td>12,684</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>264,118</strong></td>
</tr>
</tbody>
</table>
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 tenants. This includes the wait list.

- TSAP was designed to automate the rental system and create a fair tenant 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.
- Tenant’s apartment is under-occupied or soon to be under-occupied and tenant is required to move as a result of Termination of Tenancy proceeding.
- Displaced due to development renovation and wishes to return (tenant 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 1\textsuperscript{st} or 2\textsuperscript{nd} floor in a building with or without an elevator
• Disabled and requests reasonable accommodation
How many apartments will I be offered?

Resident is placed on one of three types of wait lists

<table>
<thead>
<tr>
<th>Wait List</th>
<th>Number of Apartment Offers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borough Wide</td>
<td>2</td>
</tr>
<tr>
<td>Specific Development</td>
<td>1</td>
</tr>
<tr>
<td>Accessible Apartment</td>
<td>2</td>
</tr>
</tbody>
</table>

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 June 2, 2017

<table>
<thead>
<tr>
<th></th>
<th>Transfer within Development</th>
<th>Transfer to another Development</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>T0 Priority</td>
<td>664</td>
<td>266</td>
<td>930</td>
<td>7%</td>
</tr>
<tr>
<td>Under Occupied</td>
<td>5,134</td>
<td>2,923</td>
<td>8,057</td>
<td>64%</td>
</tr>
<tr>
<td>Overcrowded</td>
<td>3,195</td>
<td>261</td>
<td>3,456</td>
<td>27%</td>
</tr>
<tr>
<td>Other</td>
<td>40</td>
<td>189</td>
<td>229</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>9,033</td>
<td>3,639</td>
<td>12,672</td>
<td>100%</td>
</tr>
<tr>
<td>% of Total</td>
<td>71%</td>
<td>29%</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>
Twin Parks West Transfers

- Public housing transfers will be removed from the public housing wait list when the development converts to the RAD program (2018/2019).
- RAD Choice Mobility: Provide households with portable tenant-based vouchers after first year of occupancy. Based on voucher availability.
Q & A

Email: PACT@NYCHA.NYC.GOV

Website:
http://on.nyc.gov/nycha-pact