

RAD Curriculum Guide: Your roadmap for understanding RAD:
Rental Assistance Demonstration

PREPARE FOR RAD

A. KNOW YOUR RIGHTS

B. GET INVOLVED

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Prepare for RAD: Know Your Rights

- Common Concerns
- Rights with Responsibilities
- NYC Specific Rights

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COMMON CONCERNS

 **FEAR**

1. NYCHA IS SELLING PUBLIC HOUSING THROUGH RAD

2. RAD PRIVATIZES PUBLIC HOUSING

3. RENT WILL INCREASE AFTER UPGRADES



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1. NYCHA IS SELLING PUBLIC HOUSING THROUGH RAD

2. RAD PRIVATIZES PUBLIC HOUSING

3. RENT WILL INCREASE AFTER UPGRADES

 **FACT**

NYCHA will not sell land or buildings through RAD

NYCHA will be a partial owner in a private-public partnership

Rent will be set at 30% of income

 **FEAR**

**4. RESIDENTS WILL LOSE
THEIR APARTMENTS**

**5. RESIDENTS WILL LOSE
THEIR RIGHTS**



COMMON CONCERNS



FEAR

4. RESIDENTS WILL LOSE THEIR APARTMENTS

5. RESIDENTS WILL LOSE THEIR RIGHTS



FACT

Existing residents will not be displaced, and will have the right to remain without rescreening

Under RAD, residents maintain all the same basic rights such as succession, affordability and the right to organize

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RIGHTS WITH RESPONSIBILITIES



**1. Residents have
the right to
remain.**



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**RESPONSIBILITY: Check with
NYCHA to make sure their
current lease includes all
household members, and
register any pets and major
appliances**



2. Residents will receive new 12-month leases that the new property owner must renew every year.



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RESPONSIBILITY: Make sure any benefits that go towards rent are directed to new property manager



3. Rent will continue to be set at 30% of income, and residents will not need to pay a new security deposit.



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RESPONSIBILITY: Pay rent to new property manager instead of NYCHA. Continue to recertify annually with NYCHA and potentially also with the new property manager



4. Tenant Associations are called Resident Organizations (RO) under RAD. ROs will continue to be funded at up to \$25 per unit.



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RESPONSIBILITY: Get involved in your resident association, and form a resident organization if one does not exist

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NYC SPECIFIC RIGHTS



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NYC SPECIFIC RIGHTS



**NYC RAD Roundtable
on Resident Rights
and Protections**

**Guiding Principles help
property managers operate
in a way that will uphold
resident rights**



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NYC SPECIFIC RIGHTS



**Guiding Principles establish
a role for NYCHA with
ongoing oversight**



Enhanced rights & protections: Resident Education





Enhanced rights & protections:
**Communication among ROs
& protections regarding
temporary relocation**

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Prepare for RAD: Get Involved

- Engagement
- Key Resident Issues

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ENGAGEMENT

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ENGAGEMENT



**RESIDENT ENGAGEMENT
PHASE 1**



RESIDENT ENGAGEMENT

PHASE 2: 1-2 years



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ENGAGEMENT



RENOVATION:
2 years or less

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KEY RESIDENT ISSUES

SECTION 8 SUBSIDY & NEW LEASES

The RAD conversion will end your public housing lease, and you will have a Section 8 subsidy agreement with NYCHA.

Residents will receive new 12-month Section 8 leases that the new property owner is required to renew every year.



PHYSICAL NEEDS ASSESSMENT

Once a development team is selected to renovate and manage the property, they will conduct a property assessment to determine what repairs will be done.

From this, the development team will draw up a Final Scope of Work that details work to be done.



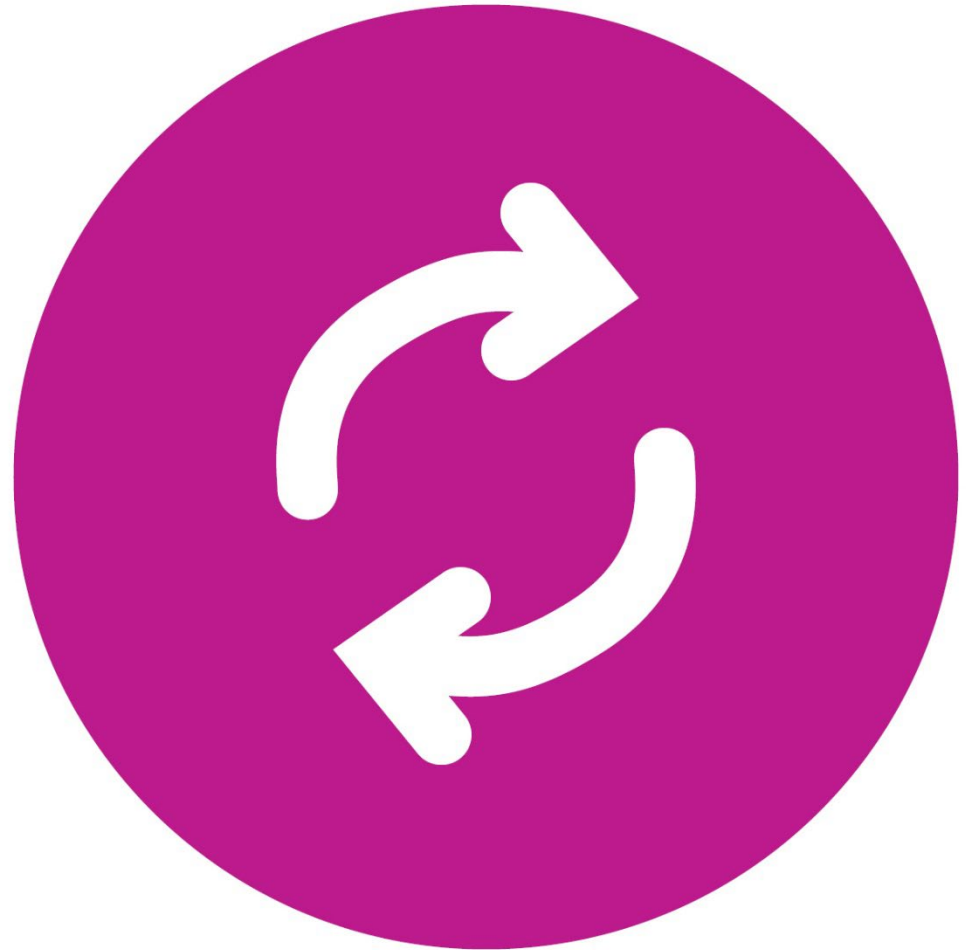
TEMPORARY RELOCATION

NYCHA's goal is for all RAD properties to be renovated with tenants in place, and minimize the impact of construction on daily life. However, in some cases, due to the extent of the renovation, temporary relocation may be necessary for health and safety reasons.



TRANSFERS AND CHOICE MOBILITY

After X date, residents at properties converting to RAD will no longer be able transfer to other NYCHA developments. 1 year after conversion, residents can apply for a Housing Choice Voucher to move elsewhere.



GRIEVANCES

After RAD conversion, depending on the issue at hand, some grievances will be processed by the new owner/manager and some by NYCHA.



TERMINATION OF SECTION 8 SUBSIDY

If your Section 8 rental assistance is terminated by NYCHA, the new owner/manager will no longer receive rental assistance for your apartment. You may therefore be at risk of eviction.



While key resident rights will remain protected under RAD, residents should stay engaged throughout conversion to ensure a smooth process. Be on the look out for opportunities to meet with the development team to voice questions and concerns.

NEXT UP: ORGANIZE