



Fact Check: Top 5 Myths About RAD (Rental Assistance Demonstration)



1. **Selling Myth**: NYCHA is selling public housing through RAD.

FACT: NYCHA will ***not*** be selling its buildings or its land through RAD. NYCHA will partner with a developer through a long-term lease. Through this partnership, additional funding in the form of debt and equity can be leveraged to make vital improvements to units that would otherwise continue to fall into disrepair.

2. **Privatization Myth**: RAD is privatization.

FACT: RAD enables public housing authorities to **create public-private partnerships**, not privatize. NYCHA will continue to own the land and have a role in all major decision-making and the oversight of the 24 buildings at Ocean Bay Apartments (Bayside.) Federal funding will still support the operations and maintenance of apartments, but the funding source will shift from the Public Housing Program to a special Housing Choice Voucher (Section 8) program.

3. **Rent Myth**: Residents won't be able to afford their apartments after upgrades and the RAD conversion.

FACT: Residents will **continue to pay 30 percent of their adjusted income towards rent**. A small number of residents currently pay a flat rent that is less than 30 percent of their adjusted income. In these cases, if rent increases, it will be phased in over five years if increases are more than 10 percent or 25 dollars. Under no circumstances will a resident's rent be more than 30 percent of their adjusted income.

4. **Tenant Protections Myth**: Residents will lose due process, eviction, succession, rent and organizing protections through RAD.

FACT: Public Housing tenants in New York City enjoy the strongest eviction protections in the nation and RAD will not change that. Any RAD partner selected must comply with NYCHA's grievance procedures for its public housing residents. This means no resident can be evicted without proven cause. Residents will continue to have the same succession opportunities under the RAD program— rents cannot exceed 30% of the household income. Residents will also have the right to establish and operate a resident organization, and NYCHA's new partner will be responsible for tenant participation funding for resident education, organizing, etc. around tenancy issues.

5. **Move Out Myth**: RAD will force residents out of their apartments.

FACT: NYCHA is utilizing the RAD program to **keep residents in their homes**. All residents at affected developments automatically qualify for the RAD program— they are 'grandfathered' in—and there is no tenant rescreening as part of the transition process. RAD will help residents by enabling buildings and apartments to receive upgrades and major repairs to prevent conditions from further deteriorating. Currently, NYCHA estimates the 24 buildings and nearly 1,400 apartments at Ocean Bay Apartments (Bayside) need about \$174 million in major improvements over the next 20 years, such as kitchen and bathroom modernizations, roof replacements, boiler replacements and safety upgrades. While apartment modernizations and rehabilitations may require the residents to **temporarily** relocate during the course of repairs, every resident is **ensured the right to return** and **no resident will be asked to permanently relocate**.