**WHAT CAN I DO AS A...**

- Resident
  - Organize!
  - Attend meetings and ask lots of questions
  - Encourage your neighbors to attend meetings and keep each other informed

- Advocate
  - Set up a RAD information session for your constituents
  - Attend meetings and support resident organizing efforts
  - Connect tenants with resources

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**WHAT IS RAD?**

Rental Assistance Demonstration (RAD) is a federal program to improve public housing by converting developments to Section 8. In NYC, RAD is called PACT: Permanent Affordability Commitment Together.

**WHAT DOES THIS MEAN?**

When a development converts to RAD, NYCHA transfers ownership to a private-public partnership. This partnership will complete major repairs within 2 years and maintain affordable rents - no more than 30% of household income.

**WHY IS RAD HAPPENING?**

NYCHA has experienced severe funding cuts, resulting in a serious backlog of repairs. By converting to RAD, developments will get the funding and extensive repairs they need more quickly.

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**GETTING READY FOR RAD**

RENTAL ASSISTANCE DEMONSTRATION

If you anticipate going through a RAD Conversion, you need to be involved in the process.

Make the most of this opportunity to improve your development and maximize the potential benefits of RAD.
HOW CAN I GET INVOLVED?

Use the timeline below to figure out how to work together with NYCHA and the development team throughout the conversion process.

RESIDENT ENGAGEMENT PHASE 1

1. Lease Addition
   - Make sure you understand your new Section 8 lease before signing

2. Preliminary Meetings
   - NYCHA will hold at least 2 meetings before submitting RAD application to HUD.
   - Once your development is approved, there will be a series of meetings where you can:
     - Learn what RAD will mean for you and your development
     - Ask questions and organize!
     - Get involved in your resident association or start one if one does not yet exist

Property Assessment
- You will receive a letter from the property manager (PM) if your unit is randomly selected for inspection.
- If your apartment is selected, point out deficiencies like mold or repair needs
- Inform the inspector of any site-wide or common area issues

RESIDENT ENGAGEMENT PHASE 2

1-2 years

1. Ongoing Meetings
   - Help identify repairs to be included in the final scope of work
   - Identify social services you want offered
   - Learn about job opportunities
   - Understand the process for transition to new property management
   - Find out if temporary relocations are needed

2. Lease Up
   - Make sure you understand your new Section 8 lease before signing

FINAL SCOPE OF WORK
- NYCHA and the Development Team assess the property to determine what repairs will be done and what services are needed

CONVERSION
- Residents will receive new leases and the new property manager will begin

Ongoing Meetings
- Get updates on the status of renovation and repairs
- Look out for construction updates that affect your apartment directly and might impede access - for ex: heat, hot water.
- Ask questions and voice any concerns

TIPS
- Form a Resident Organization if you don’t have one!
- Going to meetings with your questions and concerns prepared will help you have more productive conversations.
- Keep copies of all materials that NYCHA and the new property manager give you and share with neighbors who couldn’t attend.
- Become familiar with local advocacy groups who can provide additional support and expertise.
- Contact your new property manager at any time in the conversion process if you have questions or concerns.
- Stay involved post-conversion. A strong resident organization is key to communicating with your new property manager.