

# “What is RAD?!”

This is a guide to the City’s plan to change public housing as we know it.

## NYCHA 2.0

RAD/PACT is a key component of **NYCHA 2.0**, the City’s plan to fix and modernize public housing across the city, and preserve it for generations to come. Through four mechanisms they say they will drum up \$24 billion to repair NYCHA over the next 10 years.

>> **PACT to Preserve It**

>> **Build to Preserve It**

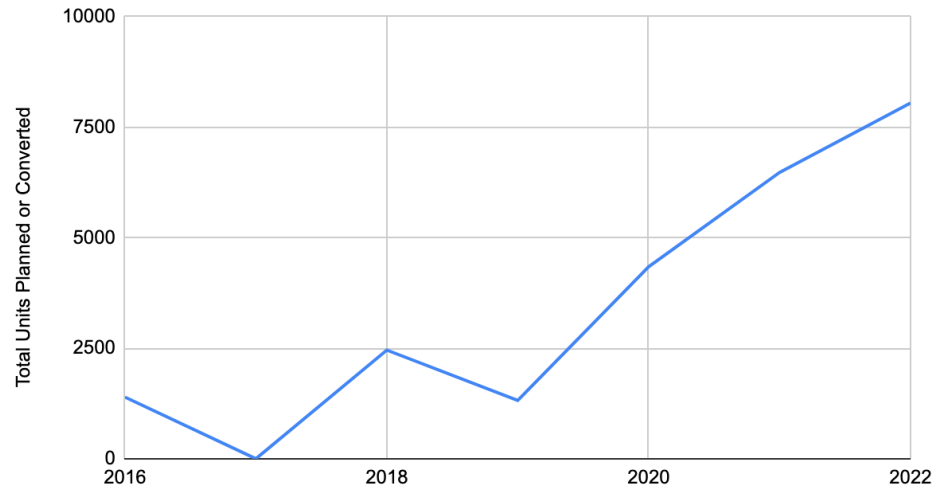
>> **Transfer to Preserve It**

>> **Fix it to Preserve It**

**RAD or Rental Assistance Demonstration** is a federal policy implemented in 2012 by the Obama Administration. It allows for the type of federal housing assistance at a property to be changed from Section 9 (aka public housing) to Section 8 (the voucher program). This change also transitions properties into private management. So far, 94,000 public housing units across the country have undergone RAD conversions with more expected.

RAD is called RAD/PACT in NYC, and has been a component of the City’s plan for public housing since 2015, but was greatly expanded in 2018. So far, 24,000 units are converted or in process.

Total Units Planned or Converted



### PACT to Preserve It

Using RAD and other mechanisms, the City will convert units to Section 8, and transfer properties to private management. 62,000 units are to be completed by 2028.

### Build to Preserve It

Known as “infill”, the city plans to allow private development on areas they deem “under-utilized”, like parking lots and playgrounds. New dev is mostly market rate.

### Transfer to Preserve It

By selling the air above NYCHA buildings to private developers - known as development or air rights - the City will generate 3.1% of the \$32 billion needed.

### Fix to Preserve It

The City claims NextGen will generate nearly \$24 billion over the next decade. This is 75% of the \$32 billion that NYCHA needs in the next 5 years.

## SUMMARY OF CONCERNS:

1. **This is de facto privatization.**
2. **Tenants rights are being violated.**
3. **RAD leads to higher rates of eviction.**

**See backside for more >>**

## Is RAD BAD?

In 2019, researchers found that Ocean Bay Houses, where RAD was first piloted in NYC in 2016, had 80 evictions in the first year and a half - the highest of any NYCHA development and more than double the 2nd highest.

> Learn more: [tinyurl.com/OceanBay](https://tinyurl.com/OceanBay)

In 2020, we did a review of the private partners involved in the RAD deals in NYC. In every deal so far, at least one of the private partners has a history of tenant abuse and harassment, high rates of eviction, or abuse of public money.

> Learn more: [tinyurl.com/NefariousByNature](https://tinyurl.com/NefariousByNature)

In 2021, we held a Truth Commission where residents living in converted building shared their experiences. Residents from across NYC were joined by neighbors in Boston, Minneapolis and the Bay Area, and spoke of harassment, abuse, disrespect and negligence, but new property managers and NYCHA's Chair and CEO, Greg Russ.

> Listen in here: [tinyurl.com/RADTruth](https://tinyurl.com/RADTruth)

## Is this Privatization?

The City says RAD/PACT is not privatization because the city maintains ownership by holding onto the property deed while leasing it to private managers.

This is a technicality, but in reality, RAD/PACT is de facto privatization.

- The transition to Section 8 means that converted units are categorically no longer “public housing”.
- The leases are 99 years, which is longer than most lifetimes.
- NYCHA is no longer responsible for overseeing the properties.
- There is no pathway by which properties can come back to Section or public housing.

## Will my Rights Remain Intact?

The City says yes, but in reality, this is unclear.

Recently, the court decided that the federal protections (like the Baez lawsuit and other legal decisions) will NOT apply to converted properties. So this does amount to a loss of rights and protections.

Many other rights and protections ensured to public housing residents right now have been written over into the deals.

However, from residents, legal advocates, and reporters we hear that rights and protections are breached regularly, and that the housing authorities and elected officials have been little-to-no help in enforcing rights-on-paper.

## Is my building going RAD?

Check the City's current list here:  
<https://www1.nyc.gov/site/nycha/about/pact.page>