

Agenda:

- **Background** (Moderator – Kristina from Children’s Village)
- **City Living Presentation: NYC Affordable Housing Lottery and Section 8 (Young-In)**
 - ❖ Process, Pros & Challenges, Tips
 - ❖ Panelists – Tamaine & Crystalanne
- **Harlem Dowling: A New Type of Supportive Housing (Kristina)**
 - ❖ Panelist – Demetrius
- **Presentation on Transitioning to Market-Rate Housing (Katie)**
 - ❖ Panelists – Ericka and Tony
- **Group Discussion and Q&A for panelists**

The slide features a central white diamond shape with a thin white border, set against a light gray background. The background is decorated with four overlapping diamond shapes in the corners: yellow in the top-left and bottom-right, and blue in the top-right and bottom-left. The text "Section 8 Vouchers" is centered within the white diamond.

Section 8 Vouchers

Section 8

NYCHA Section 8 / HPD Section 8

- **NYCHA Section 8** is administered by NYCHA and provides **Section 8 vouchers** to youth ages eighteen and older who are transitioning out of foster care. **HPD Section 8** is administered by The New York City Department of Housing Preservation and Development.
- A **Section 8 voucher** allows a young person to rent a market-rate apartment (for 30% of their gross income) anywhere that has a private landlord who accepts Section 8 vouchers. In general, this pathway is not recommended for youth aging out of care unless they have very stable employment and good credit, which is not often the case.
- Vouchers for foster youth aging out are also limited and there is a waiting list. **Some supportive housing providers also get access to Section 8 vouchers for residents so they can transition out by/before age 26.**

Section 8

- Between 18-24 years old; must secure apartment before turn 25 or will be denied and voucher revoked
- ACS manages an internal waitlist for Section 8
 - Ronette Short, Ronette.Short@acs.nyc.gov, 212-676-6838
 - Client's full name ○ Date of Birth ○ Social Security Number ○ Mailing Address ○ Cell Phone Number ○ Email ○ Emergency Contact
 - Can email, youth is not required to apply in person

Section 8 – Benefits

- Can locate an apartment in various neighborhoods
- Youth many be able to secure a 1-bedroom rather than a studio
- No age limit
- Apartments must pass inspection by Section 8; often in better condition than NYCHA managed units
- Voucher can be transferred out of state after one year participation
- Section 8 savings program

Section 8 – Cons/ Considerations

- ❑ ACS has over 1,500 applicants on waitlist. Cannot remain on NYCHA waitlist (with NYCHA section 8 voucher) once utilize a voucher
- ❑ Difficult to locate an apartment. Stable employment crucial in being accepted by landlords
- ❑ Original NYCHA section 8 voucher expires in 3 years and must be renewed through ACS.
- ❑ Most youth will need a broker; ACS will only pay for this if under 21 or on approved CCS21+
- ❑ Credit score of 500+ is recommended to find an apartment (not required)
- ❑ Pay 30% gross income but also usually responsible for other utilities
- ❑ Rent must be paid in full at the start of the month

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NYC Affordable Housing Lottery

Affordable Housing Lottery

- Affordable, rent stabilized apartments throughout NYC
- Offers apartments at a variety of income levels
- Permanent housing option for youth who have history of **stable employment and strong financial management skills**
- Important to work on good credit score/ report early
- Can be good option for youth in supportive housing approaching 26 or youth who have been living independently for some time and are ready to leave NYCHA

Affordable Housing Lottery – How to apply

- Create an account via the HPD Housing Connect website
- Once created the site will store youth information for future applications
- Developments open applications for a set period
- Check frequently, be one the first to apply!
- Tenant selection process varies by development, but often takes several months to begin after the application period closes
- If selected, will have short timeline to bring in required documents and complete additional screening interview

Affordable Housing Lottery – Considerations

- Apartments are fully renovated and in luxury style buildings. May be eligible for bigger size apartments
- Must be diligent in searching Housing Connect & apply quickly
- It requires many documents during the interview process
- Rent may be higher than 30% of income (income brackets are set)
- Most apartments, but not all, have income requirements that necessitate employment
- No age limit to leaving units and can apply at any age/stage
- Must match income requirements at time of interview

- Help the young person **understand the pros/cons** of leaving affordable housing and the financial responsibilities that come with transitioning into market-rate housing
- **Financial needs to obtain market-rate housing:**
 - Steady source of income – \$40,000+ annual income, depending on location and roommates ... in the form of paychecks
 - Several thousand upfront to cover the security deposit, first (and often last) month rent, potential broker fee, and basic furniture/home goods
 - Solid credit score
 - Guarantor and/or significant savings (6+ months) often required; some exceptions with roommate situations

There is no safety net as there is with NYCHA and supportive housing, as there is NO OPTION FOR RENTAL ADJUSTMENT if the young person loses their job or gets another (lower-paying) one

- **Assess with the young person what is needed to MAINTAIN market-rate housing:**
 - Are they able to maintain consecutive employment/income generation without breaks?
 - Are their professional skills/experience strong enough to secure employment relatively quickly if they lose their job/income source?
 - Are they able to develop and stick to a budget?
 - Do they have a network of support and (recommended) at least 2-3 months of savings?

- *Studios, 1 bedrooms, and shared options available for ~\$1,000-\$1,300 per month in the following areas of NJ:*
 - *West New York*
 - *Union City*
 - *North Bergen*
 - *Jersey City*
 - *Guttenberg*
 - *Fairview*

- **Pros** – larger apartments, safe neighborhoods, commute time 20-45 minutes into Manhattan (seated on a bus or train)

- **Considerations** – finding an apt that is walking distance to groceries, commute schedule, comfort level in a new State & community

- **Tip:** Check out anything along/off of Blvd East in NJ – 3 bus lines run every ~5 minutes, short commute, City views, and walkable