

## Agenda:

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

# **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

# **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 – approx. \$40,000+ annual income, depending on location and roommates
  - Several thousand upfront to cover the security deposit, first/last month rent, potential broker fee, and basic furniture/home goods
  - Solid credit score
  - Co-signer 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?

- *Many studios, 1 bedrooms, and shared options available for ~\$1,000-\$1,300 per month in the following areas of NJ (all under 40 min commute to Manhattan):*
  - *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 and commute schedule
  
- **Tip:** Check out anything along/off of Blvd East in NJ – 3 bus lines run every ~5 minutes, short commute, City views, and walkable