



Resident Newsletter

What to Expect at Wilson This Month

A lot of exciting things are happening at Wilson over the next two weeks! Here's a look at who you might see in your building and why.

Para traducción al español, visite nuestro sitio web:

wilsonhousespact.com

如需简体中文翻译, 请访问我们的网站
如需繁体中文翻译, 请造访我们的网站

Meet Union Settlement, your social service provider

We are excited to introduce Union Settlement, the organization that will serve as your social service provider through the PACT process. They're here to connect residents with support and resources before, during, and after the transition.



**Resident Meeting to
Meet Union Settlement!
August 20, 2026 at 6pm
DREAM Charter School, 1991 2nd Avenue**

At the meeting, you can meet the Union Settlement team, hear what they offer, and ask your questions directly. Hope to see you there!

306

of Wilson Section 8 PACT Leases have been signed! If you already signed your Section 8 PACT Lease, thank you!



Your PACT Questions, Answered

We have received a lot of good questions from residents about PACT. Here are the answers to the ones we hear most. If your question isn't here, please contact us!

Q: I owe back rent. If I sign the PACT lease, will I be evicted?

Signing your PACT lease **protects your tenancy**. Your PACT lease is a legal agreement between you and your landlord. It protects residents by clearly outlining rights, responsibilities, and rules. Without a PACT lease, you will be left with fewer rights and protections, and your household will be at higher risk for eviction. If you do owe a balance, the PACT team can work with you and city agencies to establish a repayment plan that works for your household and connect you to additional resources that could get the balance reduced and possibly fully forgiven. The lease and the back rent are handled separately, but signing the lease keeps your rent from exceeding 30% of adjusted gross household income and **keeps your housing secure**.

Q: During building renovations, will I have to leave Wilson Houses?

For lead and asbestos abatement, to ensure the work can be conducted safely, residents will be briefly relocated into a vacant renovated unit on **the Wilson Houses campus**. During other unit renovations, you may remain in your apartment, if that is what you prefer, with on-campus hospitality space providing a quiet area to relax until the work is finished for the day. If you would rather move off-site with family during renovations, or if you need to be out of your apartment for ADA or health reasons during renovation, you can be temporarily relocated to a vacant renovated unit at Wilson, or offsite if space on-site is unavailable, until the work on your unit is completed.

Q: What happens to my subsidy when I sign the PACT lease?

No, you **will not** lose your subsidy. Today your apartment is funded under Section 9 (public housing). Under PACT, it converts to Section 8 (Project-Based) funding. When you sign, you're signing the new Section 8 lease, but it does not take effect until the conversion date. Your current Section 9 benefit continues right up until that moment, and then the Section 8 lease takes over with no gap. You are moving from one subsidy to another.

Q: I'm being asked to sign a Section 8 lease while I still have my Section 9 lease. Can I be charged two rents for one apartment?

No. You will never pay rent twice for the same apartment. Even though you sign the Section 8 lease ahead of time, the two leases are not active at the same time. At the conversion, your Section 9 lease ends and the Section 8 lease takes effect. A court will only ever enforce one lease at a time for the same apartment, and HUD will not pay the landlord twice for one unit. There is no way for you to be billed under both.

Questions? Contact Us!

PACT Outreach Team

WilsonHousesPACT@gmail.com OR 917-924-2746
www.wilsonhousespact.com

Relocation Services

Hongyu Gao, Relocation Manager
hgao@urbanshiftllc.com OR (917) 382-0869

Twin Pines, PACT Property Manager

wilsonpacttpm@gmail.com OR 212-931-8190

Legal Aid (free legal guidance)

publichousingunit@legal-aid.org
212-298-3450

NYCHA PACT Program

PACT@nycha.nyc.gov OR 212-306-4036

Note: NYCHA is still the property manager until conversion, which is anticipated for mid-2026. Residents should continue to contact NYCHA for repair issues at: 718-707-7771