



Resident Newsletter

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Para traducción al español, visite nuestro sitio web:

wilsonhousespact.com

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如需繁體中文翻譯, 請造訪我們的網站*



SAVE THE DATES

PACT All Resident Meeting

Thursday April 23, at 6PM

DREAM Charter School, 1991 2nd Ave, New York, NY

At the meeting, we will cover:

- What PACT means for you and how your rights will be maintained
- Job opportunities created by the PACT project, available to all residents
- How temporary relocation works and what support you'll receive

Hope to see you there!

Tabling in Your Lobby!

*What is PACT? Where are we in the process? What are my rights and protections as a resident? **Stop by to learn more and ask questions.***

DATE	TIME
405 East 105th Street	Wednesday 4/15 @ 6:00 pm
425 East 105th Street	Monday 4/27 @ 6:00 pm
435 East 105th Street	Wednesday 5/13 @ 6:00 pm





LEASE SIGNING UPDATE

Thank you to everyone who has already signed their Section 8 PACT lease!

Twin Pines, your new property management team upon conversion to PACT, has restarted the lease signing process. You will receive notices on your door, by email, and by phone with your appointment details in advance.

- If you have already signed your **Section 8 PACT Lease**, you will not need to re-sign.
- If you signed a Section 9 Lease, you will need to sign a **new Section 8 PACT Lease**.

Your **Section 8 PACT Lease** automatically renews each year.

ABOUT TWIN PINES

Twin Pines is your new property management team under PACT. They were selected based on resident feedback and bring extensive experience managing over 13,000 units across 40+ properties in New York City and New Jersey.

After conversion, **Twin Pines** will be responsible for maintenance and repair requests, pest control, trash removal, rent collection, and building cleanliness.

FREQUENTLY ASKED QUESTIONS

How will my rights be protected under PACT?

Resident rights and protections are preserved under RAD, and PACT provides additional protections beyond federal requirements. All authorized residents will be offered a new lease at conversion, regardless of back rent. Leases automatically renew and cannot be terminated without good cause, and households continue to pay 30% of adjusted gross income toward rent.

Will current NYCHA residents automatically qualify for Project-Based Section 8?

Yes. All authorized households will be offered a new lease and automatically qualify, regardless of income or household composition.

How is rent calculated under PACT?

Households continue to pay 30% of adjusted gross income and will not pay additional fees, charges, or utility costs beyond what they currently pay. Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

Questions? Contact Us

PACT Outreach Team

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

Legal Aid PACT Hotline

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

NYCHA PACT Program

PACT@nycha.nyc.gov
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