



Resident Newsletter

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

In This Newsletter:

- 🏢 Office Hours with Twin Pines, Urban Shift and Legal Aid
- 📄 Lease Signing Updates
- 📅 Relocation Facts
- 💬 Frequently Asked Questions

Wilson Resident Meeting, DREAM Charter
April 2026

Do you need to sign your lease?

Do you have an appointment with the Relocation Team?

Want to get a tour of the model unit?

Do you have questions about PACT?

Come to 405 East 105 Street #5F!

Monday, Wednesday, Friday: 9 AM - 5 PM

Tuesdays and Thursdays: 9 AM - 7 PM

Saturdays: 10 AM - 2 PM

Note: If you recently 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.

Who Is Twin Pines? Twin Pines is your new property management team under PACT, selected based on resident feedback. Later this year, when Wilson converts to PACT, Twin Pines will be responsible for maintenance and repairs, pest control, trash removal, rent collection, and building cleanliness.

52%

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



Free Legal Aid Office Hours!

Issues in your apartment? Want more info on how the PACT conversion affects you and your household?

Wednesday, May 21st, 4 PM - 7 PM
405 East 105th Street, #5F

The Legal Aid Society is holding **office hours for Wilson residents!** Stop by to speak privately with a representative from the Public Housing Unit. Please bring with you any documents related to your inquiries. No appointment needed.



QUESTIONS AND ANSWERS

Will my rent go up 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.

Will I have to move during construction?

Most renovation work can be done with residents in place, meaning you'll stay in your apartment overnight while crews work during the day. Some renovation work, and lead abatement work in particular, will require you to be temporarily relocated to a furnished unit for a period of time. All moving expenses are paid for by the PACT partner, and every resident has the right to return to your original unit. Your Relocation Coordinator will walk you through what to expect for your specific apartment during your one-on-one interview.

How will my rights be protected under PACT?

The PACT program preserves residents rights, including 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.

For more information, please visit:

<https://www.nyc.gov/assets/nycha/downloads/pdf/PACT-facts-english.pdf>

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.

More Questions? Contact Us!

PACT Outreach Team

✉ WilsonHousesPACT@gmail.com

☎ 917-924-2746

🌐 www.wilsonhousespact.com

Twin Pines, PACT Property Manager

✉ wilsonpacttpm@gmail.com

☎ 212-931-8190

Legal Aid (free legal guidance)

✉ 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