



**WILSON HOUSES PACT RESIDENT MEETING
TEMPORARY RELOCATION DURING CONSTRUCTION AND WORKFORCE OPPORTUNITIES
April 2026**

AGENDA

- 01. PACT OVERVIEW**
- 02. WHERE WE ARE NOW**
- 03. PACT PROPERTY MANAGEMENT AND LEASE SIGNING**
- 04. TEMPORARY RELOCATION**
- 05. WORKFORCE OPPORTUNITIES**



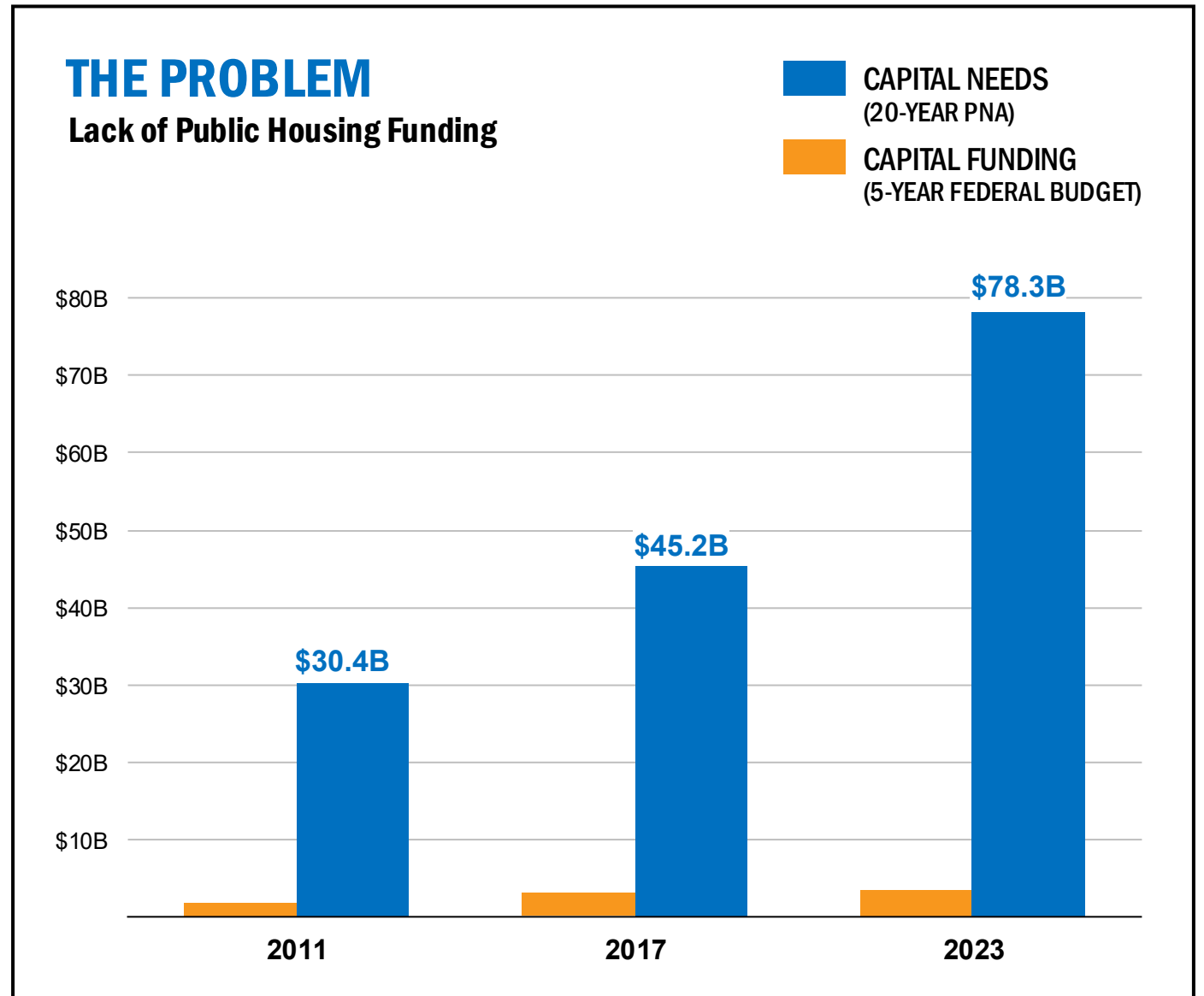
01.

PACT OVERVIEW



What is PACT?

- NYCHA needs \$78.3 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs or build new modern buildings, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.



How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

PUBLIC CONTROL: NYCHA & RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.



Independence



Ocean Bay (Bayside)

PACT Resident Protections

For more detailed information,
please scan the QR code
or visit on.nyc.gov/nycha-pact



RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards rent.*

*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.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the **right to return** to their original apartment after the renovations are complete, and the PACT partner will pay for any packing and moving expenses.

RIGHT-SIZING

All households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

RESIDENT ORGANIZING

Residents continue to have **the right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

ACCESSIBILITY

PACT projects meet or exceed Americans with Disabilities Act (ADA) requirements by ensuring that at least 7% of apartments are accessible for residents with mobility impairments and 4% of apartments accommodate hearing and visual impairments. Apartments can also be adapted to meet specific resident needs.

JOB CREATION

The PACT partner is required to set aside 25% of all labor hours **for NYCHA residents** seeking employment in construction or property management.

Building-Wide: PACT Improvements

Apartment Building Exteriors

- Installation of new energy-efficient, code-compliant windows
- Roof replacement and repairs
- Construction and enhancement of code-compliant entrances, vestibules, and lobby areas, including façade improvements
- Installation of new exterior entrance lighting and updated building signage

Building Systems

- Modernization of heating and cooling systems, including partial electrification and installation of high-efficiency units
- Repairs to boiler systems and installation of new water heaters
- Insulation of exposed heating pipes and improvements to ventilation systems, including rooftop fans and airflow regulators
- Upgrades to existing elevators, including cab improvements
- Installation of back-up power generators
- Installation of new security camera systems and intercom/access control
- Cleaning and maintenance of underground waste lines

Site Improvements and Amenities

- New landscaping and outdoor amenities, including planters, seating, recreational areas, playgrounds, fitness equipment, courts, and dog runs
- Improvements to sidewalks, walkways, fencing, and overall site circulation
- Parking lot resurfacing, restriping, and accessibility upgrades, including compliant accessible spaces
- Creation of accessible routes connecting parking, buildings, and site amenities
- Development and enhancement of community facilities, including laundry rooms, management offices, and community spaces

Common Area Improvements

- Lobby, corridor, and common area upgrades, including new flooring, paint, and lighting
- Enhanced building security through upgraded lighting, cameras, and intercom systems
- Installation of new mailboxes and accessible mail areas

In Your Apartment: PACT Improvements

New throughout: lighting fixtures, flooring, painted walls and doors, windows and Midea Window Heat Pump (WHP) units.



Kitchen: New cabinets, sinks, plumbing valves, and appliances, including an electric stove.



Bathroom

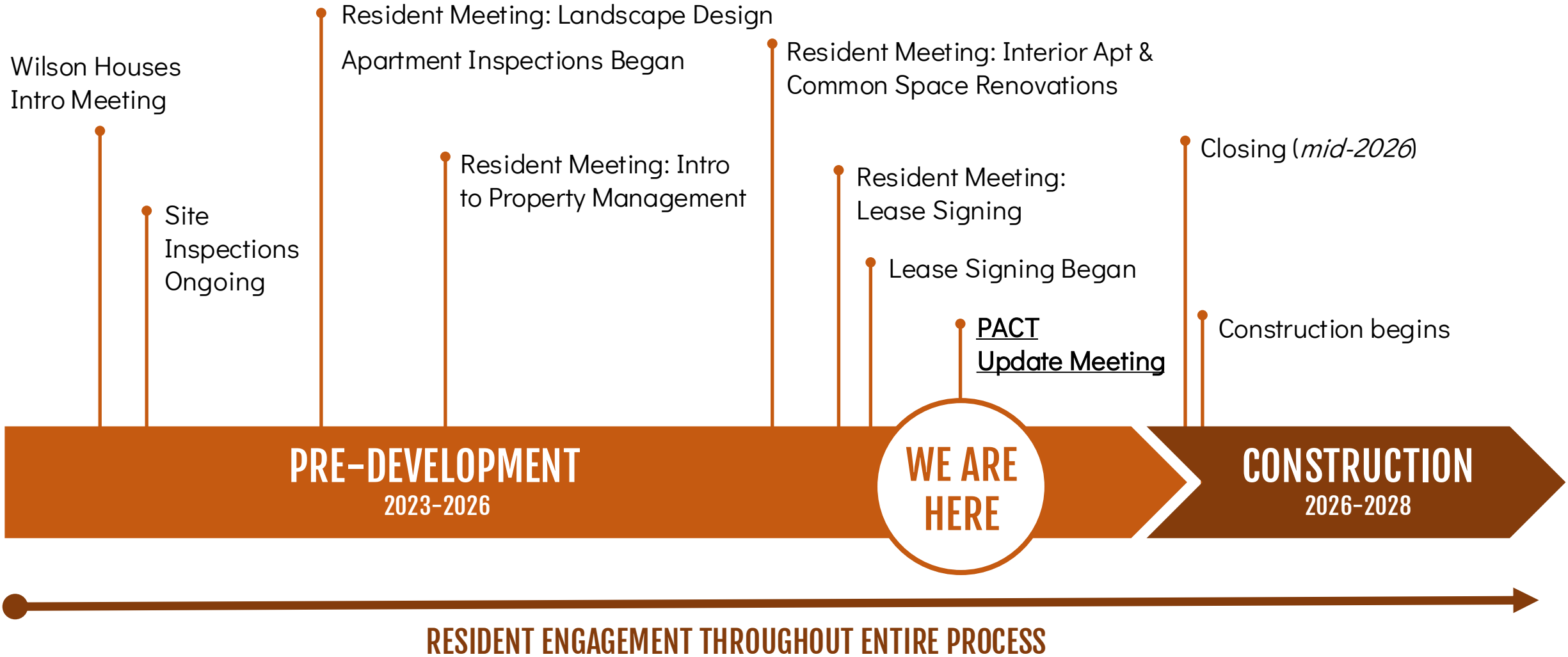
- New fixtures, tile finishes, and vanity cabinets to resist mold and moisture.
- New airflow controls in vents, to keep moisture and temperature balanced.
- New plumbing valves and repaired pipes behind walls.

02.

WHERE WE ARE NOW



Project Timeline



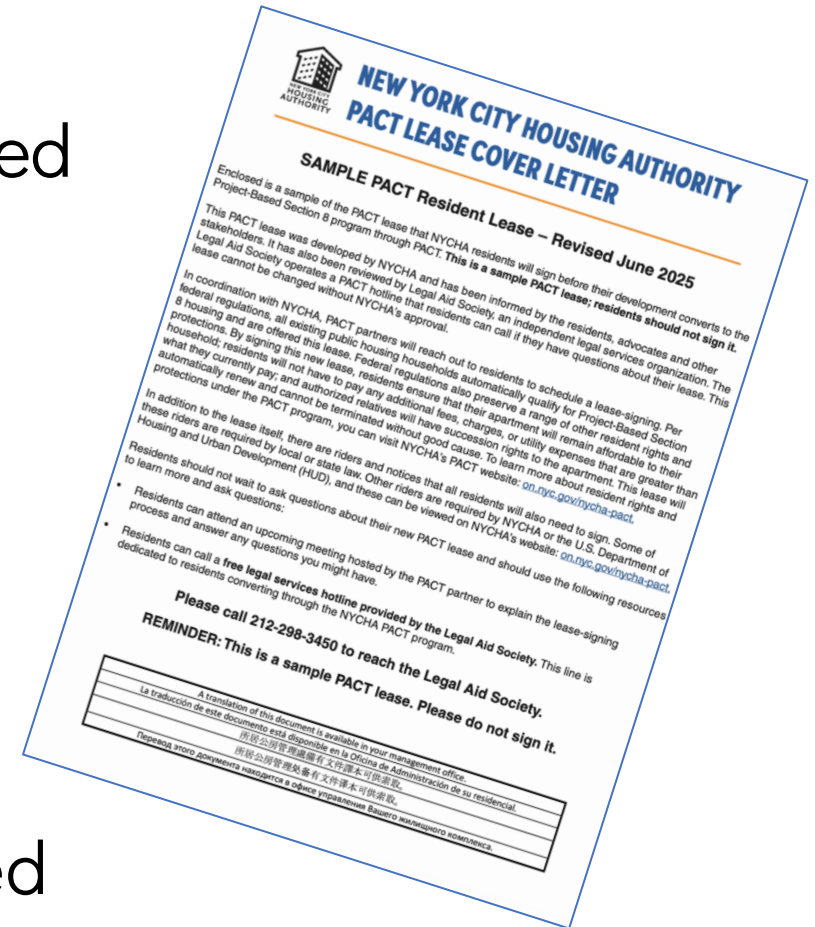
03.

PACT PROPERTY MANAGEMENT AND LEASE SIGNING



Lease Signing Has Restarted!

- Twin Pines, who will be your new property management team after conversion, has restarted lease signings!
- Residents will receive notices on their doors, emails and **phone calls from 212-931-8190** in advance of their appointment.
- If you have already signed your Section 8 PACT Lease, you will not need to re-sign, however you may need to provide additional documents.
- If you signed a Section 9 Lease, you will still need to sign a new Section 8 PACT Lease.

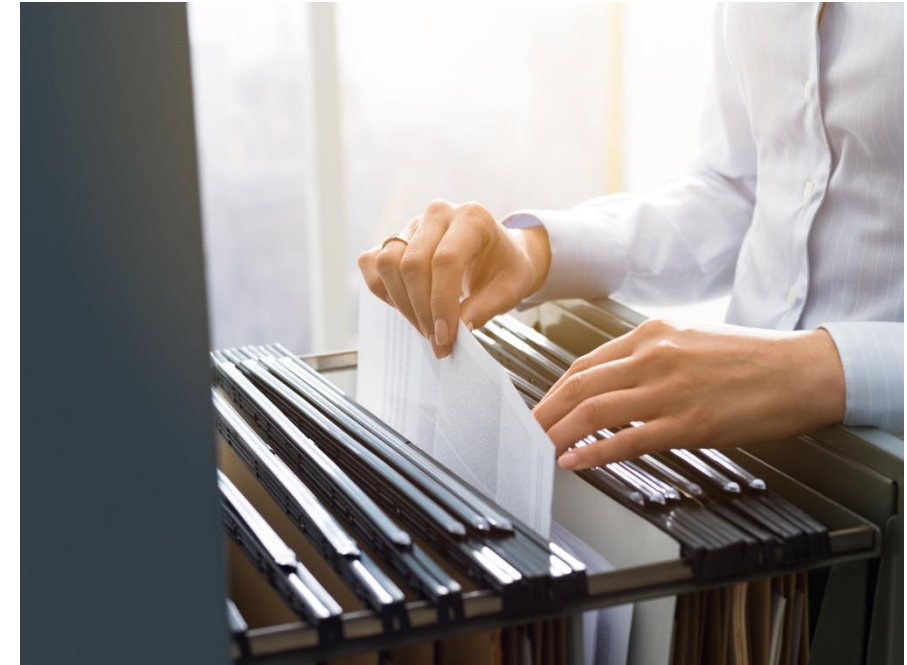


Where To Find Management On Site

PACT Management Office will be in Building 1

After conversion, Twin Pines will be responsible for:

- Maintenance and repair requests
- Pest control management
- Trash removal and building cleanliness
- Rent collection
- Requests for internal transfers and reasonable accommodation (subject to NYCHA approval)
- Supporting residents in navigating NYCHA's Section 8 portal and resolving issues related to rent calculation, recertification, and your lease.



04.

TEMPORARY RELOCATION DURING RENOVATIONS



Who We Are

About Us

Urban Shift Relocation Services (UrbanShift) specializes in providing relocation solutions for multifamily housing projects. With 7,715 unit relocations completed, we integrate resident engagement and close team coordination.

Our Services

- **Resident Engagement:** We build trust and assess conditions through assessments, referrals, and proactive communications.
- **Relocation Logistics:** We tailor our services to the construction schedule, coordinating with all parties to anticipate access needs and move times.
- **Compliance Management:** We help partners stay audit-ready and protect residents' right to return by managing agreements and standards.
- **Project Administration & Oversight:** Our team maintains a field presence and operational rhythm to keep moves on track and problems addressed before they escalate.

What To Expect

We will support you every step of the way!

- Most work will be 'tenant in place,' meaning you will need to be out of your apartment during construction hours: 9am to 5pm, Monday through Friday, for several weeks.
- We will have hospitality suites available for your use during these hours, in all three buildings. These suites will be renovated and located in units that are currently vacant. Amenities will include sofas, a TV, dining tables and chairs, a microwave, coffee machine, pots and pans, cooking utensils, cups and plates, a shower, beds, and cleaning supplies.
- However, for more extensive work, or if you have medical or accessibility needs, you may be asked to temporarily relocate until that portion of construction is complete.

Why Is Temporary Relocation Needed?

It is sometimes a necessary step to ensure the fastest, safest, and most efficient completion of the renovation work in your home.

- **Hazardous Material Removal:** The contractor may need to remove materials that require a clear work zone.
- **Intrusive Nature of Work:** Extensive renovations make it difficult and unsafe for residents to remain in their units.
- **Quality & Speed:** Temporary relocation during construction allows work to be completed more quickly and to a higher standard of quality.

If your accessibility and/or medical needs require you to remain outside of your apartment for the duration of the in-unit work, we will relocate you to a temporary unit.

We can work with local service providers to arrange for the continuation of services, such as a landline for medical reasons.

Your Relocation Process

- **Initial Interview:** The process starts with a one-on-one meeting with your Relocation Coordinator to review the work that will be completed in your unit and to discuss your needs and concerns.
- **Unit Assessment:** Your Relocation Coordinator will conduct a general inventory to prepare your personalized relocation plan.
- **Plan Confirmation:** You will receive and sign your individualized Relocation Plan.
- **Move-Out Date:** You will receive **90 days advance notice** before you must vacate, giving you ample time to prepare. Boxes for moving will be provided 90 days prior to your move.
- **On-Site Support:** Our team will be on-site to assist throughout the process, including, if needed, on the day of your move.

Temporary Relocation Takeaways

- Whether tenant-in-place or temporarily relocated, all residents will receive 90-, 30-, and 14-day advance notices before any required move.
- Furnished, on-site hospitality suites or off-site units will be provided for day use only, while construction is taking place.
- Residents will have access to furnished units for temporary moves.
- All residents have the right to move back to their original unit.
- All moving expenses will be paid for by the PACT team.
- Please be transparent with your Relocation Coordinator during your initial interview to ensure that your temporary unit is as accommodating as possible.

05.

WORKFORCE OPPORTUNITIES



**BUILDING
SKILLS NY**



Work Opportunities During PACT

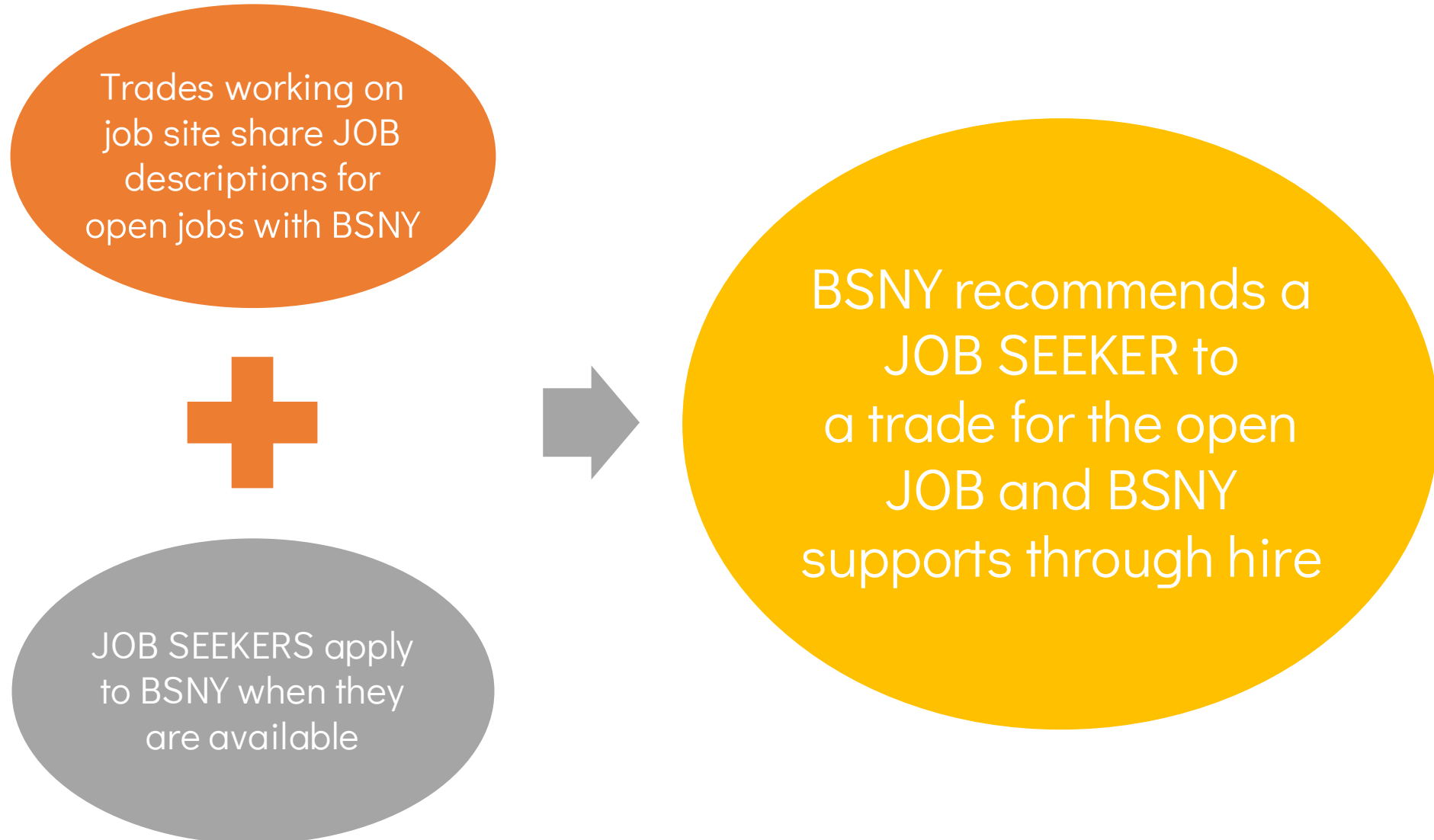


All Wilson residents will have access to **apply** for job opportunities created through the PACT program.

PACT is subject to federal Section 3 requirements, which ensure residents have opportunities to apply for and secure jobs generated by the project. These goals prioritize directing the project's economic benefits, including jobs and contracts, to local residents, especially those most in need.

To support this, Building Skills NY and the PACT team will share information at PACT meetings, distribute flyers, and conduct outreach to connect Wilson residents with construction-related job opportunities. The team will also attend partner-hosted events to support candidates and help ensure they are considered for roles that match their skills and experience.

Our Process



Contact Us

Contact the PACT Outreach Team with any questions:

EMAIL: WilsonHousesPACT@gmail.com

PHONE: 917-924-2746

Contact NYCHA PACT with questions about Project-Based Section 8 or the PACT program:

EMAIL: PACT@NYCHA.NYC.GOV

PHONE: 212-306-4036

For help with management and repair issues, contact NYCHA's Customer Contact Center (CCC)

PHONE: 718-707-7771

For info on future meetings, updated inspection schedules, and resident engagement opportunities, scan the QR code or visit

www.WilsonHousesPACT.com



Thank You!

Wilson Houses PACT Partners is excited to work alongside residents to bring your vision of comprehensive renovation from concept to reality. Thank you for the opportunity!

