

WILSON HOUSES PACT RESIDENT MEETING

Meet Union Settlement, Your PACT Social Service Provider

August 2026

Agenda

01. PACT Overview
02. Where We Are Now
03. About Union Settlement
04. What Union Settlement Will Bring to Wilson Residents
05. Questions and Answers



01.

PACT OVERVIEW

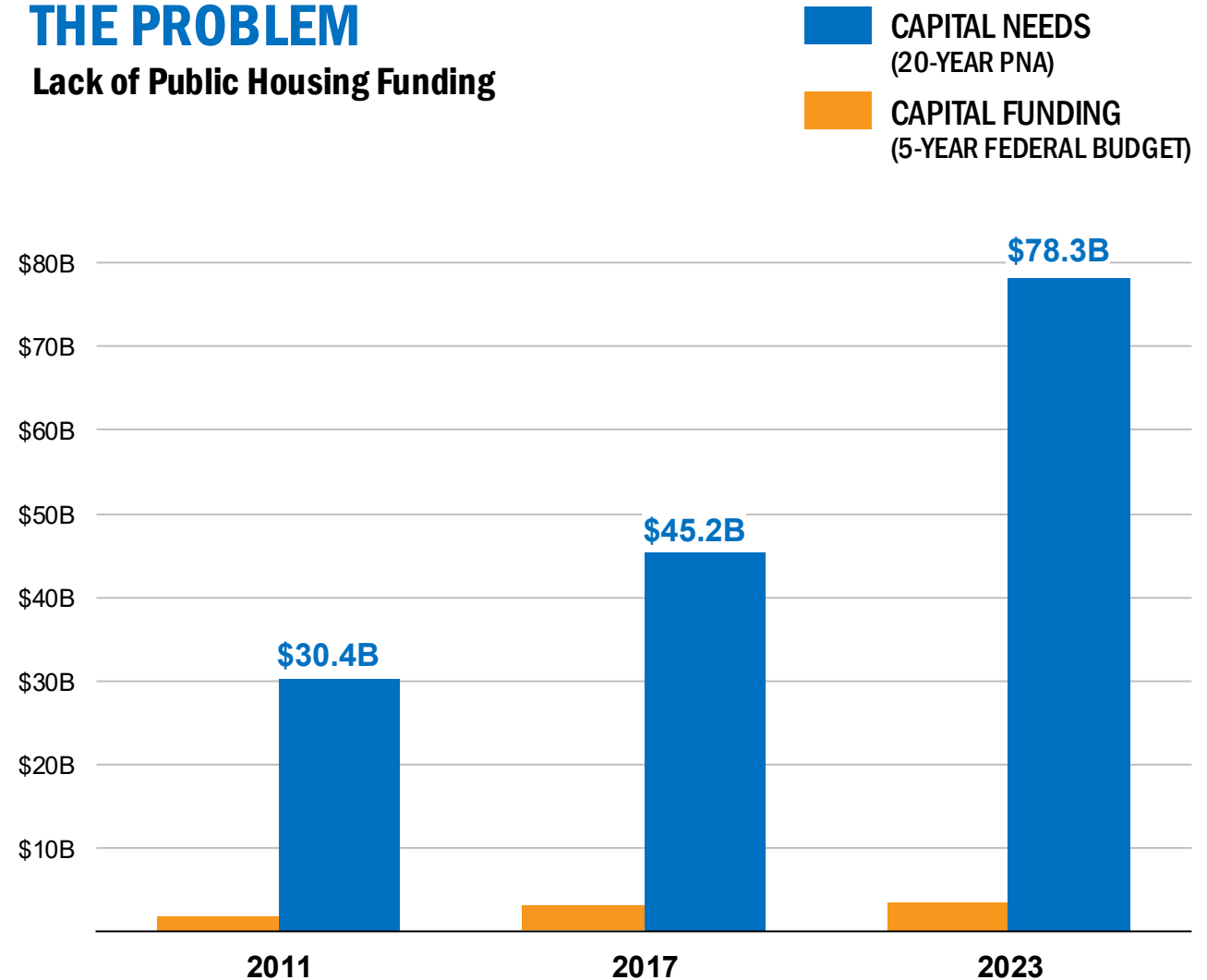


What is PACT?

- 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.

THE PROBLEM

Lack of Public Housing Funding



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

- New energy-efficient, code-compliant windows
- Roof replacement and repairs; façade improvements
- New exterior entrance lighting and updated building signage

Building Systems

- Modernization of heating and cooling systems
- Repairs to boiler systems and installation of new water heaters
- Insulation of exposed heating pipes and improvements to ventilation systems
- Upgrades to elevators
- Electrification of heating and cooling
- Installation of back-up power generators
- Enhanced security with new lighting, cameras, and intercom systems
- Cleaning and maintenance of underground waste lines

Site Improvements and Amenities

- New landscaping and outdoor amenities
- Improvements to sidewalks, walkways, fencing, and site circulation
- Parking lot resurfacing, restriping, and accessibility upgrades
- Accessible routes connecting parking, buildings, and site amenities
- New 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 in lobbies and common areas
- 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.

About Union Settlement



Who Is Union Settlement?

A settlement house that has been part of East Harlem since 1895, running programs a few blocks from Wilson Houses.

1895

Serving East Harlem since

10,000

neighbors served each year

450

staff across the neighborhood

12+

program sites in East Harlem



Programs at every age: childcare and Head Start, after-school and teen programs, adult education and ESL, mental health care, senior centers, benefits help and small business support.

Union Settlement: Already in NYCHA Communities

Union Settlement has run senior centers in East Harlem NYCHA developments for decades.

Gaylord White

senior center since

1950

Washington &
Lexington

senior center since

mid-1970s

Jefferson

senior center since

1980

Corsi

senior center since

2005

Wagner

senior center since

2019



About 1,900 older adults served each year across five senior centers



Senior services contracts with the NYC Department for the Aging since 1980

How Union Settlement Was Selected

Union Settlement was chosen in coordination with Wilson Houses resident association leaders and residents themselves, through the needs assessment.

1

Listening first

The PACT Team conducted a needs assessment from June to November 2023.

2

Residents at the table

The PACT team selected the social service provider with resident association leadership.

3

152 residents heard

38% of Wilson Houses households shared what they needed most.

4

Union Settlement selected

A longtime East Harlem provider able to deliver for residents.



What Residents Said They Needed

Union Settlement will support these themes from the Wilson Houses resident needs assessment:



Help receiving benefits

SNAP, rental assistance, health coverage



Programs for young people

After-school, teen activities, college prep



Health and wellness

Mental health, nutrition, exercise



Jobs and education

GED, ESL and job search support



Food security

Reliable access to healthy food



These findings shaped the three programs Union Settlement will run at Wilson Houses.

Union Settlement's Programming



NYC Benefits

Help applying for and keeping SNAP, rental assistance and health coverage, by appointment or at home.



Aging, Health & Wellness

Daily activities for older adults: exercise, health screenings, classes, arts and culture.



Youth Development & Opportunity

For ages 15 to 24: culinary arts, dance, theater and spoken word, plus mentorship.

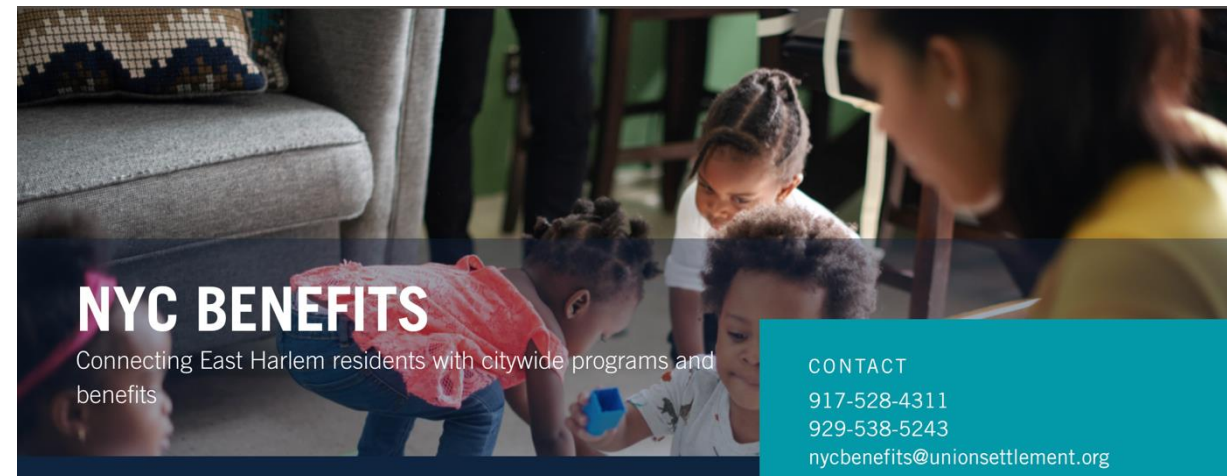
Programs for children under 15 will continue at the Union Settlement campus rather than on site at Wilson.



Program Area 1: NYC Benefits Access

What residents can expect

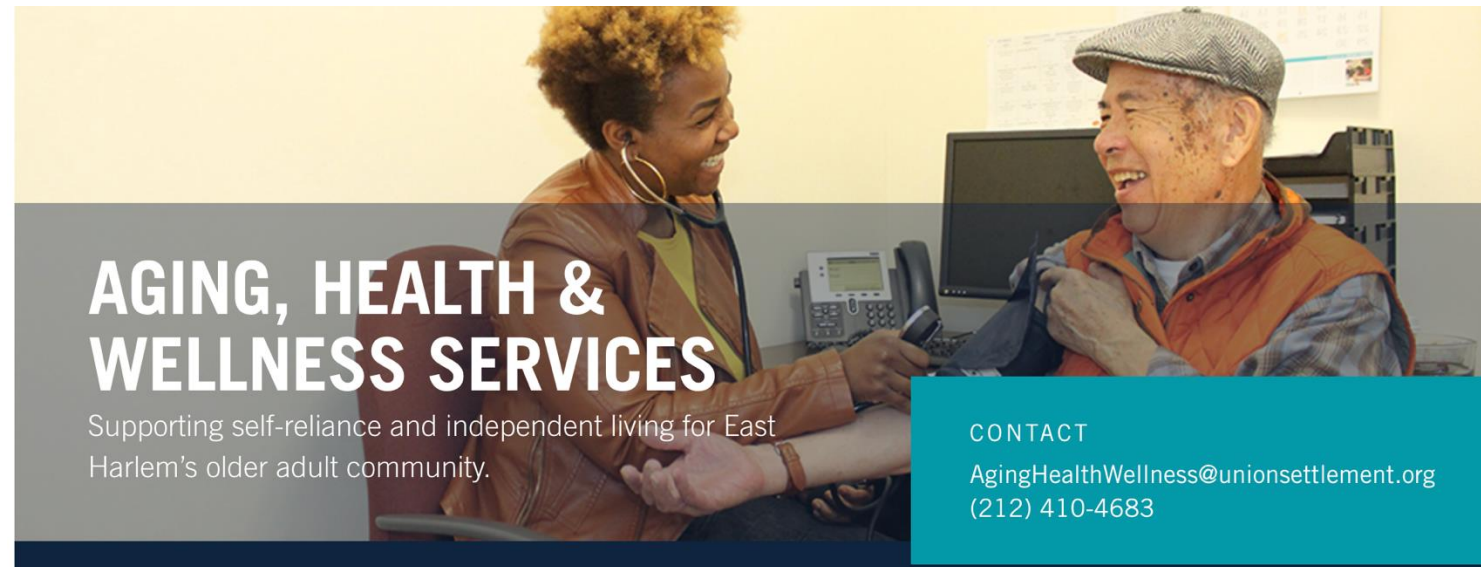
- Applying for SNAP, rental assistance and health coverage
- Help with recertifications and benefit hearings
- On-site appointments and home visits
- Help finding low-cost transportation
- Updates by flyer, lobby tables and door knocking



Program Area 2: Older Adults Services

What residents can expect

- Exercise five days a week: yoga, Tai Chi, Zumba, chair exercise, walking club
- Health screenings with Metropolitan Hospital, Hunter nurses and Mt. Sinai
- Classes three days a week: ESL, technology, storytelling, safety workshops
- Arts and culture, holiday celebrations and community events



AGING, HEALTH & WELLNESS SERVICES

Supporting self-reliance and independent living for East Harlem's older adult community.

CONTACT
AgingHealthWellness@unionsettlement.org
(212) 410-4683

Program Area 3: Young Adults

What residents can expect

- Open to residents ages 15 to 24
- Culinary arts, including food handler certification
- Dance: modern and contemporary
- Theater and spoken word: acting, public speaking, performance
- Mentorship, community showcases and internships



Where and When Programs Will Run



While construction is underway

NYC Benefits

On site at Wilson, 405 East 105th Street. Starts right after conversion.

Older Adults

At White Houses, 2029 Second Avenue.

Young Adults

At Washington Houses, 1775 Third Avenue.



Once the Wilson space is finished

NYC Benefits

Continues on site at Wilson Houses.

Older Adults

On site at Wilson Houses, 2040 First Avenue.

Young Adults

On site at Wilson Houses, 2040 First Avenue.

**Dates and schedules will be shared as milestones are reached*

Your Union Settlement Team

LC

Luz Carty

Chief Strategy Officer

MC

Michelle Cruz

Chief, Community
Engagement
& Economic Affairs

Outreach and
engagement

SC

Suley Cruz

Sr. Director,
Aging, Health & Wellness

Older adult program

SW

Sean Wynter

Executive Director, Youth
Development & Opportunity

Young adult program

MR

Monica Rene

Director,
NYC Benefits

Benefits and
entitlements



Part-time staff for the older adult and young adult programs will be hired once the Wilson social service space is complete.

Programming Will Adjust Based On Your Feedback



Monthly meetings

Older adult participants meet with program staff every month.



Quarterly surveys

Participants and families rate the programs four times a year.



Annual assessment

A Wilson Houses community survey.



Monthly reporting

Households served, applications submitted, referrals and outreach.

Questions? Contact Us

PACT Outreach Team

WilsonHousesPACT@gmail.com
917-924-2746

Relocation Services

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

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 (about Project-Based Section 8)

PACT@NYCHA.NYC.GOV
212-306-4036

**For help with management and repair issues,
contact NYCHA's Customer Contact Center:**

718-707-7771

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!

