

# Wilson Houses PACT: October 2025 Update Meeting

PACT de Wilson Houses: Reunión de actualización de octubre de 2025

威尔逊之家 PACT : 2025 年 10 月更新会议

威爾遜之家 PACT : 2025 年 10 月更新會議



# AGENDA

01. PACT OVERVIEW
02. WHERE WE ARE NOW
03. THE MODEL UNIT
04. LEASE SIGNING & WHATS NEXT
05. QUESTIONS & 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 converted to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

## PACT INVESTMENTS AND IMPROVEMENTS



*Renovated apartment at Twin Parks West*



*Site improvements at Baychester*



*Repaired roof and solar panel system at Ocean Bay (Bayside)*



*Renovated building entrance at Ocean Bay (Bayside)*

# 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 AND 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.

# PACT Resident Protections

## 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**.

## GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

## 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.

For more detailed information, please scan the QR code or visit the Resident Resources page on our PACT Website: [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact)





02.

## WHERE WE ARE NOW





# Project Timeline

- Q1 2023: Wilson Houses Intro Meeting
- Q2 2023: Site and Apartment Inspections Began
- Q3 2023: Resident Meeting: Landscape Design
- Q4 2023: Resident Meeting: Intro to Property Management
- Q1 2024: Resident Meeting: Interior Apt & Common Space Renovations
- Q2 2024: Resident Meeting: Lease Signing Process
- Q2 2024: Resident Meeting: Understand Your PACT Lease
- Q4 2024: Resident Meeting: PACT Update
- Q 3 2025: Model Unit Viewings
- **Q4 2025: Resident Meeting: PACT Update (Today!)**
- Q4 2025: Residents Sign Leases
- Q4 2025: HUD applications submitted (RAD and Section 18)
- Q1 2026: Closing and Shinda Takes Over Property Management
- Q2 2026: Construction begins



03.

# THE MODEL UNIT



# The Model Unit

The model unit has been renovated to show the scope of renovations that will be made in all apartments, including the specific fixtures and products that will be used.

**120+ residents** viewed the model unit in **September and early October.**



# Improvements to Each Apartment

- ✓ New solid wood cabinets
- ✓ New ceramic tile backsplash
- ✓ New plumbing fixtures
- ✓ New stainless steel energy efficient appliances
- ✓ New tub and shower tile
- ✓ New tile throughout bathroom
- ✓ New solid surface countertops
- ✓ New flooring throughout
- ✓ New lighting fixtures
- ✓ New energy efficient windows

# Improvements to Each Apartment



New paint on walls, new floors and upgraded lighting.

New electrical boxes will be flush mounted.



Windows replaced during construction.  
New cooling and heating units in or near windows.  
Dedicated outlet added below window.  
At least two AC units provided.

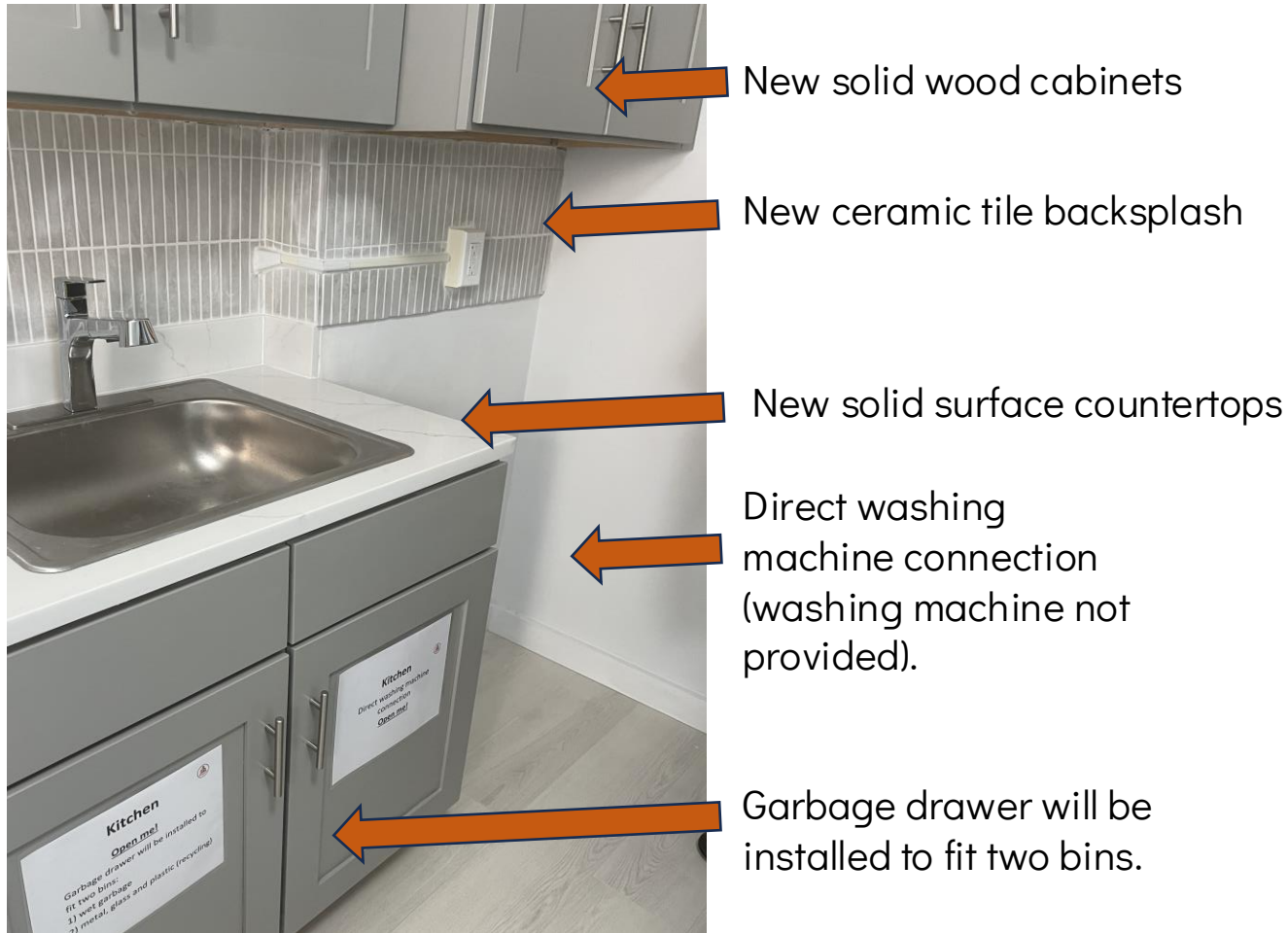


# The Model Unit – Bathroom

- ✓ New fixtures and tile finishes.
- ✓ Added vanity cabinet.
- ✓ Rebuilt with materials that resist mold and moisture.
- ✓ New airflow controls added to vents, to help keep moisture and temperature balanced.
- ✓ New plumbing valves and shower parts inside the bathroom walls.
- ✓ Any damaged drainage lines will be repaired or replaced.



# The Model Unit – Kitchen



Electrical and plumbing floor penetrations will be added behind the walls to receive firestopping at all locations. Metal base strips to help block rodents from entering.

New stainless steel energy efficient appliances:  
stove, refrigerator, range hood





# 04.

## LEASE SIGNING & WHAT'S NEXT



### NEW YORK CITY HOUSING AUTHORITY PACT LEASE COVER LETTER

#### SAMPLE PACT Resident Lease – Revised June 2025

Enclosed is a sample of the PACT lease that NYCHA residents will sign before their development converts to the Project-Based Section 8 program through PACT. **This is a sample PACT lease; residents should not sign it.**

This PACT lease was developed by NYCHA and has been informed by the residents, advocates and other stakeholders. It has also been reviewed by Legal Aid Society, an independent legal services organization. The Legal Aid Society operates a PACT hotline that residents can call if they have questions about their lease. This lease cannot be changed without NYCHA's approval.

In coordination with NYCHA, PACT partners will reach out to residents to schedule a lease-signing. Per federal regulations, all existing public housing households automatically qualify for Project-Based Section 8 housing and are offered this lease. Federal regulations also preserve a range of other resident rights and protections. By signing this new lease, residents ensure that their apartment will remain affordable to their household; residents will not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay; and authorized relatives will have succession rights to the apartment. This lease will automatically renew and cannot be terminated without good cause. To learn more about resident rights and protections under the PACT program, you can visit NYCHA's PACT website: [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact).

In addition to the lease itself, there are riders and notices that all residents will also need to sign. Some of these riders are required by local or state law. Other riders are required by NYCHA or the U.S. Department of Housing and Urban Development (HUD), and these can be viewed on NYCHA's website: [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact).

Residents should not wait to ask questions about their new PACT lease and should use the following resources to learn more and ask questions:

- Residents can attend an upcoming meeting hosted by the PACT partner to explain the lease-signing process and answer any questions you might have.
- Residents can call a **free legal services hotline provided by the Legal Aid Society**. This line is dedicated to residents converting through the NYCHA PACT program.

**Please call 212-298-3450 to reach the Legal Aid Society.**

**REMINDER: This is a sample PACT lease. Please do not sign it.**

A translation of this document is available in your management office.
La traducción de este documento está disponible en la Oficina de Administración de su residencial.
所居公房管理处備有文件譯本可供索取。
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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

# Your PACT Lease

- Wilson residents will transition from **Section 9 (Public Housing)** to **Project-Based Section 8**.
- Households will **continue to pay 30% of their adjusted gross household income towards rent.\***
- **The lease automatically renews each year and cannot be terminated except for good cause.**
- The PACT lease was developed by NYCHA and has been informed by residents, advocates, and stakeholders. It has also been reviewed by the Legal Aid Society, an independent legal service organization.
- The same PACT lease is used at all developments participating in the PACT program.
- Many of the rights and protections of the PACT Program are documented in the PACT Lease, so signing this new lease ensures that households will remain a tenant under a lease that protects their resident rights (the same basic rights they possess in the public housing program).

To learn more about resident rights and protections under PACT, visit NYCHA's PACT website: [nyc.gov/nycha-pact](https://nyc.gov/nycha-pact)

*\*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.*



# Property Management Transition Overview

- NYCHA Leased Housing will:
  - Recertify residents (Resident must complete their annual recertifications)
  - Determine the resident monthly rent portion
  - Process Section 8 vouchers
  - Process requests to add or remove household members through the NYCHA Self-Service Portal. (Residents will be able to submit changes to their household composition through the NYCHA Self-Service Portal)
- Shinda Management will assist residents with the portal.
- Upon conversion, repairs, rent payments, etc. will transition to the Shinda Management team.

# Lease Signing Appointment

- Lease signings will be done by appointment. Residents will be notified of their appointment in advance.
- Only the Head of Household (and/or Co-Head of Household as identified per NYCHA public housing) are required to attend the lease signing appointment.

Shinda Management will maintain open communication with residents throughout this process and be available to address questions and concerns.

If you require a home visit to sign your lease, or if you have questions about your appointment or need to reschedule, call: (718) 740-0416.





# Required Documentation for Lease Signing

At the appointment, the following documents are required:

- Government issued Photo ID for the Head of Household and/or Co-Head of Household, as well as all residents 18+ years of age
  - Examples include Driver's License, Non-Drivers License, Permit, Passport
- Reasonable Accommodation Requests & Supporting Documents (if applicable)



# House Rules

The **house rules** are designed to ensure a safe, clean, and respectful living environment for residents.

- House rules **supplement** your lease.
- House rules cover day-to-day expectations such as use of common areas, noise levels, and pet policies.
- The **lease** is the legal document; house rules are enforceable in relation to lease obligations and community standards.

## How will house rules be enforced?

Shinda Management is responsible for **maintaining safe, clean, and well-managed buildings** and ensuring that everyone follows the **house rules**. If issues arise, Shinda will first communicate directly with residents to resolve concerns and then may take further steps where needed.



# Have Questions About the PACT Conversion or Lease?

- All NYCHA residents have access to independent, free legal services through the **Legal Aid Society** to ask questions about the PACT conversion process or their new PACT lease.
- The Legal Aid Society has a department specifically assigned to assist residents with questions on PACT conversions.
- Legal Aid Society is independent of NYCHA and the PACT Partners.
- **Call the Free Legal Aid PACT Hotline if you have questions about resident rights, Section 8, or anything else: 212-298-3450**

# Resident Q&A

## Will I have to move temporarily during construction? When will I know?

Temporary moves will be required in at least some units for the safety and well-being of residents. In these cases, residents are legally guaranteed the right to return to their original unit after temporary moves. We will reach out to you if you need to move temporarily. Updates will also be shared at resident meetings, through phone calls, by email, and with notices on your door.

## Will I have to pay to be moved temporarily?

No. All moving expenses will be covered by the PACT partner.

## How will I know if I need to be temporarily moved?

Relocation coordinators will reach out to residents ahead of any temporary moves and make sure residents know what to expect. The burden is **not** on residents to plan for the move.

## How long will construction in my apartment take?

Construction is expected to take **2–3 weeks**.

## When will construction begin?

Construction is expected to begin in **2026**.



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# QUESTIONS & ANSWERS



# 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

Call the Free Legal Aid PACT Hotline:

**PHONE:** 212-298-3450  
**EMAIL:** publichousingunit@legal-aid.org

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

[www.WilsonHousesPACT.com](http://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!

