

WILSON HOUSES PACT: LEASE SIGNING AND Q&A MEETING

DECEMBER 2025

AGENDA

01. PACT OVERVIEW
02. WHERE WE ARE NOW
03. SIGNING YOUR NEW PACT LEASE
04. FREQUENTLY ASKED QUESTIONS
05. NEXT STEPS AND CONTACT US



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

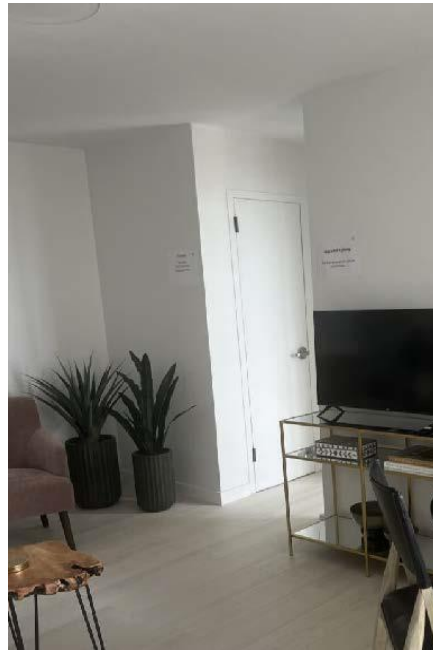
- All residents **continue to pay 30% of their adjusted gross household income*** towards rent.
- Residents do **not have to pay any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to their original apartment.
- All existing authorized households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year** and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to right-size to **an appropriately sized apartment within their development** when one becomes available.
- All **moving and packing expenses** are covered by the PACT partner.
- Residents can request to **add relatives** to their Section 8 households.
- Residents have the right to initiate **grievance hearings**.
- Residents have the opportunity to **apply for jobs** created by 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.

PACT Investments and Improvements



New electric stoves



New floors and lighting



New kitchen cabinets



New bathroom fixtures

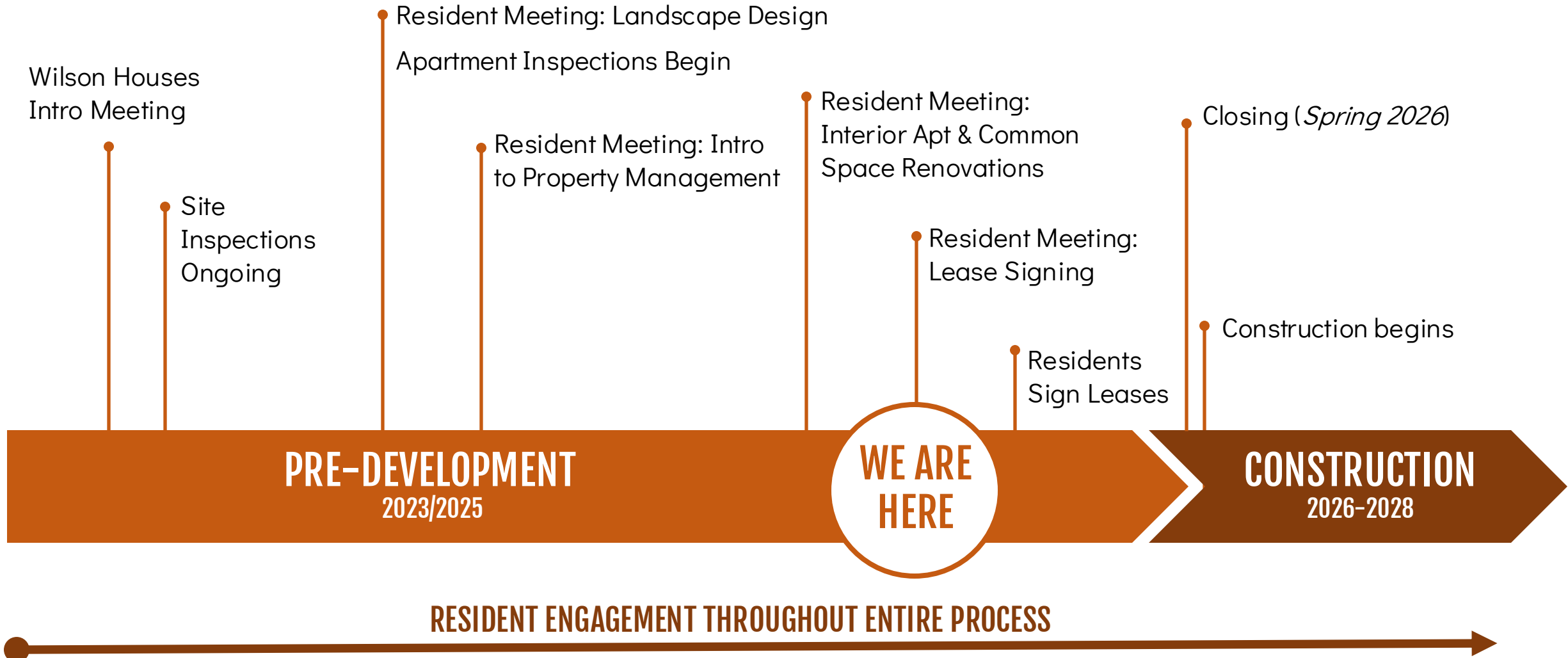
- New fixtures and tile finishes in the bathrooms with new vanity cabinets, rebuilt to resist mold and moisture.
- New airflow controls added to vents, to help keep moisture and temperature balanced.
- New plumbing valves and shower parts inside the bathroom walls.
- New lighting fixtures and new floors throughout the apartment.
- New plumbing valves in the kitchen, new appliances including an electric stove, and new cabinets.

02.

WHERE WE ARE NOW



Project Timeline



03.

INTRO TO YOUR PACT LEASE

Approved - PACT Lease
(as of 1/6/2023)

RESIDENTIAL APARTMENT LEASE – [DEVELOPMENT]

PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) LEASE

PACT Partner and Tenant make this apartment lease agreement ("Lease") as follows:

PACT Partner Name: _____

PACT Partner Address for Notices: _____

PACT Property Manager Name: _____

PACT Property Manager's Address: _____

Development: _____

Address of "Leased Premises" (including Apt No.): _____

Tenant's Name (person/people signing lease): _____

Section 8 Case Number: _____

Effective Date of Lease: _____, 20__ or the date of the PBV HAP Contract (as defined below) for the Development, whichever is later.

Have Questions About the PACT Conversion or Lease?

- Through PACT, Wilson Houses will be converted to Project-Based Section 8.
- 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.
- **Call the Free Legal Aid PACT Hotline to schedule an appointment: 212-298-3450**

If you would like to request to add the below to your lease:

- **A family member** (in accordance with NYCHA policies)
- **A pet** (cat or dog in accordance with NYCHA policies)
- **An appliance** (for example, a washing machine, freezer, air conditioner unit)

Pre-conversion: contact NYCHA property management for adding the above to your lease.

Post-conversion: the PACT team will work with residents; however, residents will need to make requests through NYCHA's Section 8 Portal, which residents will have access to post-conversion.

Residents can request to add an eligible family member at any time, even after you sign your new PACT lease.

Signing Your PACT Lease

Wilson Houses 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.*

As part of the conversion, all households will be required to sign a new PACT Project-Based Section 8 lease to ensure continued occupancy. This is a critical part of the conversion to Section 8. Only the Head of Household (and/or Co-Head of Household as identified per NYCHA public housing) are required to attend an appointment to sign the PACT lease (photo ID required at lease signing). Tenants should bring government-issued Photo IDs for all members of the household ages 18 and over.

What is a lease?

- A lease is a binding contract between a landlord and tenant for a specified period.
- Lease agreements outline the responsibilities of both the landlord and tenant.
- Lease agreements outline tenant rights.

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

House Rules at Wilson Houses

- House Rules are a written list of property rules that you will receive with your PACT lease during your lease signing appointment.
- The House Rules for Wilson Houses were created to enhance the quality of life for all residents. They are subject to approval by NYCHA and the Wilson Houses Resident Association.
- House Rules aid in fostering an environment where all residents can respectfully and peacefully enjoy their home.
- The House Rules include protections for victims of domestic violence, dating violence, sexual assault and stalking through the Violence Against Women's Act (VAWA).
- These protections are available to ALL individuals regardless of sex, gender identity, or sexual orientation.

Recap of Lease Signing Process

- Utilities are included in your rent.
- Vacancies at Wilson Houses will be filled from the development's Site Based Waiting List administered by NYCHA's Leased Housing Department.
- Over the next several months, we will share more information about the lease & conduct outreach to residents to sign their new lease.



04.

FREQUENTLY ASKED QUESTIONS



Have MORE 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.
- **Call the Free Legal Aid PACT Hotline to schedule an appointment: 212-298-3450**

Questions & Answers About the PACT Conversion or Lease

1. What protections are in the lease to keep tenants from being evicted? What is the difference between Public Housing (Section 9) and PACT (Project-Based Section 8)?

- a. *Property Ownership: Under Public Housing (Section 9), NYCHA owns the lands and buildings, and NYCHA manages the property. Under PACT (Project-Based Section 8), NYCHA continues to own the land and buildings and will enter into an agreement with the PACT partner so that they can carry out the required improvements and manage the property.*
- b. *Rent Calculation: Under Section 9, Rent is calculated based on 30% of adjusted gross household income. Some residents with higher incomes qualify for the Flat Rent. These households pay less than 30% of their income towards rent. Under PACT, Rent is calculated based on 30% of adjusted gross household income. There is no Flat Rent in the Section 8 program. Households pay 30% of their income towards rent, though exceptions may apply to households who pay flat rent, who are current tenant-based Section 8 participants, who are a mixed family as defined by HUD, or who signed a non-public housing over-income lease.*
- c. *Funding: Under Section 9, funding provided by the federal government does not adequately support the cost of maintenance and repairs. Funding amounts can fluctuate from year to year. Under PACT, NYCHA receives significantly more funding for maintenance and repairs. This funding source is also more stable because it comes with a 20-year contract guaranteeing a set amount of funding each year, and Federal regulations require that the contract be renewed.*

Questions & Answers About the PACT Conversion or Lease

2. Will residents lose rights in the conversion from Section 9 to PACT (Section 8)?

a. All resident rights and protections are preserved. In 2012, the Obama administration created the Rental Assistance Demonstration (RAD) program to allow public housing authorities to transition their properties to a better funded and more stable program called Project-Based Section 8. The RAD program requires public housing authorities to preserve all resident rights and also grants some new rights. NYCHA's implementation of the RAD program is called PACT, and PACT offers additional rights and protections above and beyond what the federal government requires. Following the transition to Project-Based Section 8, lease agreements automatically renew, residents cannot be evicted without cause, and households continue to pay 30% of their adjusted gross income towards rent. These and other key rights and protections are codified in the new tenant lease, the RAD Statute and Implementing Notices, and other federal regulations.

Questions & Answers About the PACT Conversion or Lease

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

- a. Per federal regulations, all currently authorized households must be offered a new tenant lease and will automatically qualify for the Project-Based Section 8 program regardless of their income or household composition.*

4. Will residents have the right to return if temporary moves are required?

- a. Federal regulations provide relocation protections and a right to return. Households that are temporarily moved will sign a temporary move agreement that guarantees the right to return to their apartment once the renovation is complete. The temporary move agreement also provides additional benefits, including free packing and moving support.*

5. Will residents' rent go up and be more than 30% of their household income?

- a. As required by federal regulations, households continue to pay 30% of their adjusted gross income towards rent. In fact, residents do not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay. The one exception is for households who currently pay flat rent; these households are currently paying less than 30% of their income towards rent. After the transition to Project-Based Section 8, households will pay 30% regardless of their income level. *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 overincome lease.*

Questions & Answers About the PACT Conversion or Lease

6. Could the Section 8 subsidy last for only a few years?

- a. Under the Project-Based Section 8 program, NYCHA receives significantly more funding for maintenance and repairs. It is also a more stable source of funding because it comes with a 20-year contract guaranteeing a set amount of funding each year, and **federal regulations require that the contract be renewed.***

7. Will the new property manager allow residents to organize?

- a. **Residents will continue to have the right to organize, and a duly elected resident association will continue to receive funding from the new property manager.** NYCHA will continue to meet regularly with all resident associations, confirm that Tenant Participation Activity (TPA) funds are being distributed, and support their election process. Under PACT, resident associations receive an increase in TPA funding – from \$15, which is what NYCHA currently provides, to \$25 per apartment.*

8. Can residents file grievances after the conversion to Project-Based Section 8?

- a. **Residents will continue to have the right to initiate grievance hearings** against NYCHA or the PACT property manager with an independent hearing officer.*

9. Will the new property manager increase rents and bring in market rate tenants?

- a. **The new property manager is not permitted to set rents or disqualify households from the Project-Based Section 8 program.** NYCHA will continue to perform residents' annual income certifications and determine each household's rent. In addition, any vacant apartments at PACT developments must be leased to qualifying Section 8 households from a site-based waiting list, which is managed by NYCHA.*

Questions & Answers About the PACT Conversion or Lease

10. Will residents have access to jobs created by the PACT program?

- a. ***PACT is subject to federal Section 3 requirements, which ensures that residents will have opportunities to apply for jobs created by the PACT project.*** PACT partners often host job fairs, provide OSHA certification training, and partner with the construction trades to conduct local hiring outreach and achieve Section 3 goals.

11. Will residents be able to transfer apartments?

- a. ***Residents will continue to be able to request transfers within their development.*** In addition, PACT partners will make efforts to ensure households are provided appropriately sized apartments based on their family size. The process of “right-sizing” takes place over time given the availability of vacant apartments within the development. “Right-sizing” is a federal requirement that applies to both the public housing (Section 9) and Project-Based Section 8 programs.
- b. ***PACT residents can request a Housing Choice Voucher 10 months after converting to the Project-Based Section 8 program.*** The Housing Choice Voucher program allows residents to move anywhere in the United States where Section 8 vouchers are accepted. This offer is completely voluntary and subject to funding availability.

Questions & Answers About the PACT Conversion or Lease

12. How are residents protected against displacement under PACT?

- a. The PACT program, in accordance with federal rules and regulations, provides strong anti-displacement protections for residents. At the time of conversion to Project-Based Section 8, all authorized residents will be offered a new lease – regardless of whether they owe back rent. NYCHA requires our PACT partners to work with on-site social service coordinators to conduct proactive outreach to help connect families with resources, such as accessing public benefits or setting up payment installment plans. PACT partners must make every effort to avoid bringing a lease issue to the Housing Court, and NYCHA closely monitors these outreach efforts. For more information, including eviction rates at PACT sites, visit our PACT progress page here:*

my.nycha.info/publicsite/pactprogress

13. Do Section 8 vouchers have succession rights? Are vouchers transferrable?

- a. Residents can apply to add relatives to their household before or after the PACT conversion. Household members with permanent status will have succession rights to the Project-Based Section 8 subsidy and can continue residing in their homes.*

05.

NEXT STEPS AND CONTACT US



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!

