



**WILSON HOUSES PACT: RESIDENT MEETING
MEET NEW MANAGEMENT & SECTION 3/WORKFORCE OPPORTUNITIES**

March 2026

AGENDA

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

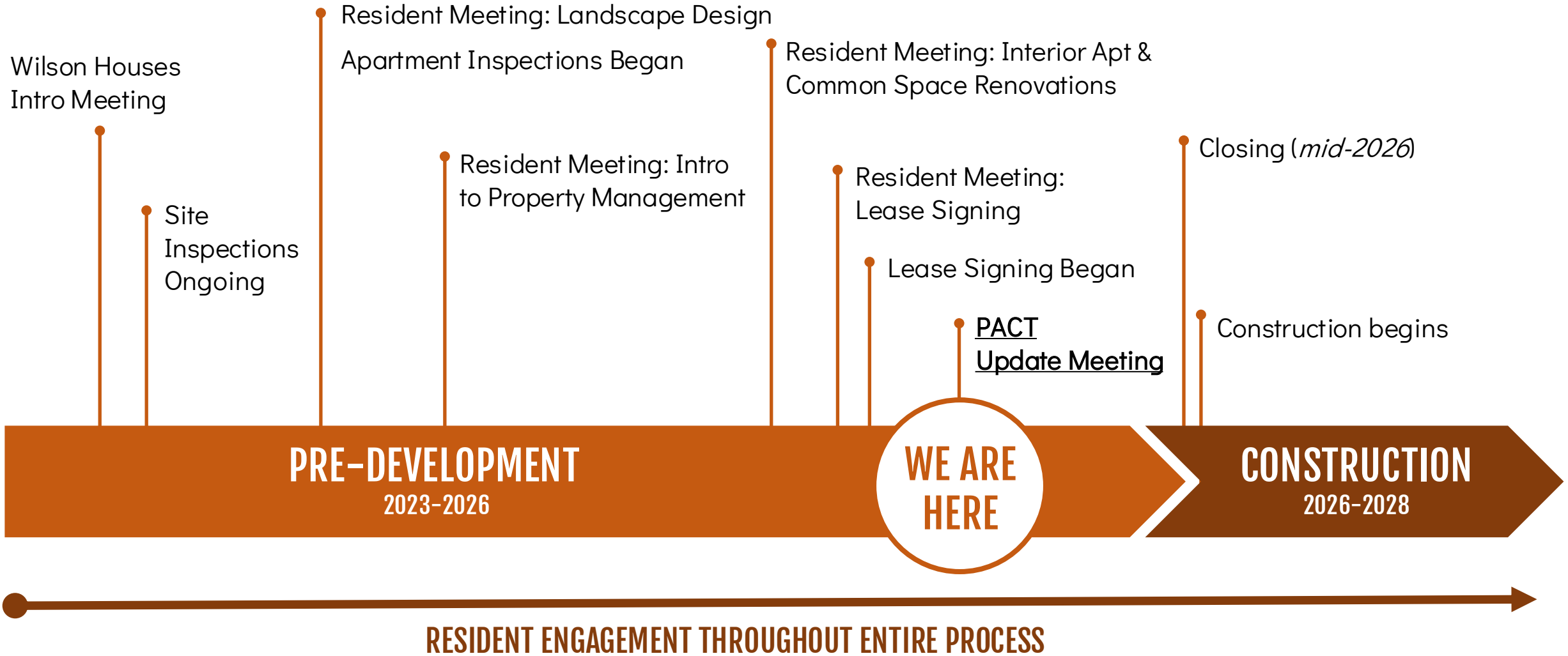
- New fixtures and tile finishes in the bathrooms with new vanity cabinets, rebuilt to resist mold and moisture.
- New airflow controls added to vents, to help keep moisture and temperature balanced.
- New plumbing valves and shower parts inside the bathroom walls.
- New lighting fixtures and new floors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

PACT PROPERTY MANAGEMENT AND LEASE SIGNING



New Property Management with PACT: Twin Pines Management

We heard from residents that Wilson needs:

- Clear communication about lease signing,
- Consistent and reliable management team, and
- Guidance on questions and next steps.



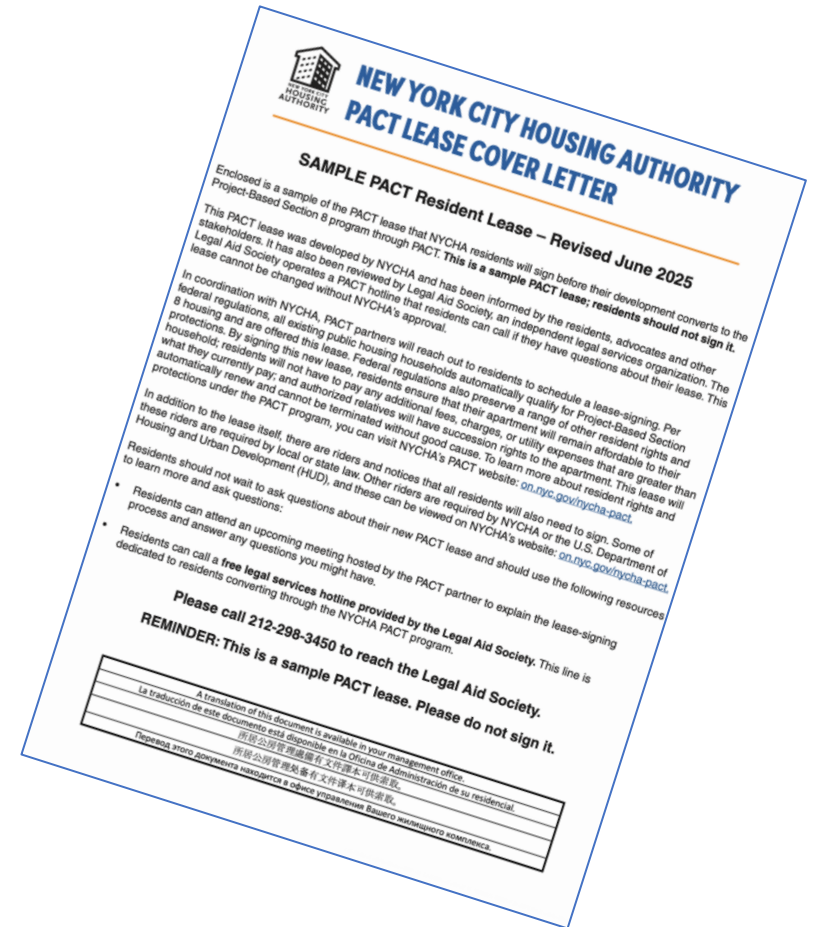
The feedback from the residents was an important factor in PACT Team deciding to bring on Twin Pines as the new Property Manager at Wilson.

Their Experience:

- Manages 13,000+ units across 40+ properties in NYC and NJ
- Experience with NYC properties and customer service
- Proven track record of supporting residents through PACT transitions

Lease Signing

- In the coming weeks, Twin Pines will be re-starting the lease signing process.
- Residents will receive notices on their doors, emails and phone calls letting them know in advance of their appointment.
- If you have already signed your Section 8 PACT Lease, you will not need to re-sign.
- If you signed a Section 9 Lease, you will need to sign a new Section 8 PACT Lease.

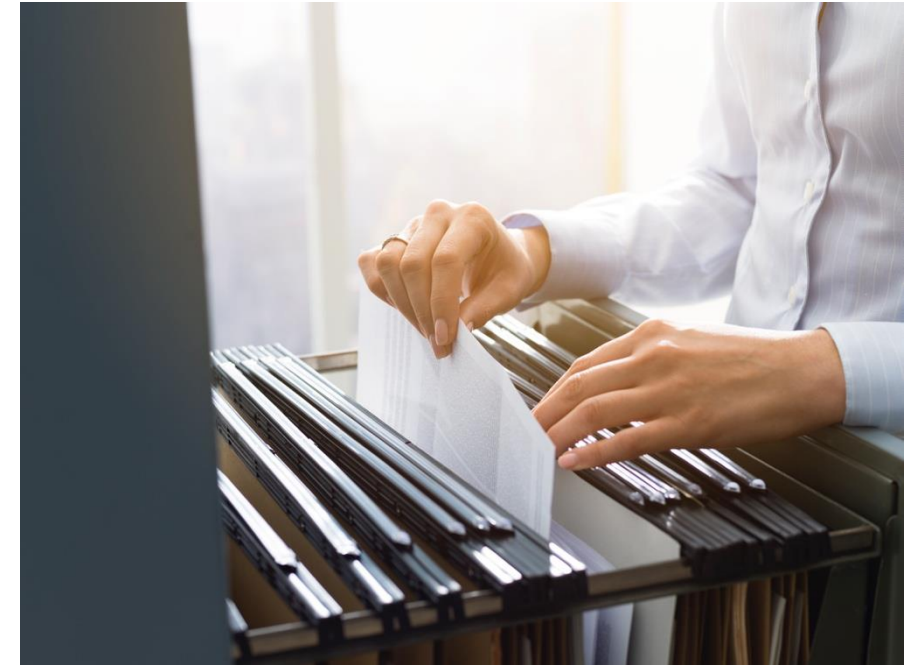


Where To Find Management On Site

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.

WORKFORCE OPPORTUNITIES



**BUILDING
SKILLS NY**



Work Opportunities During PACT

ALL residents have access to jobs created by the PACT program.

PACT is subject to federal Section 3 requirements, which ensure 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.



Building Skills NY



A community partner that connects local open jobs to local available job seekers.

Our mission:

- Expanding opportunities for construction career growth for NYC candidates
- Connecting employers to vetted local construction job ready candidates



Meet the Team



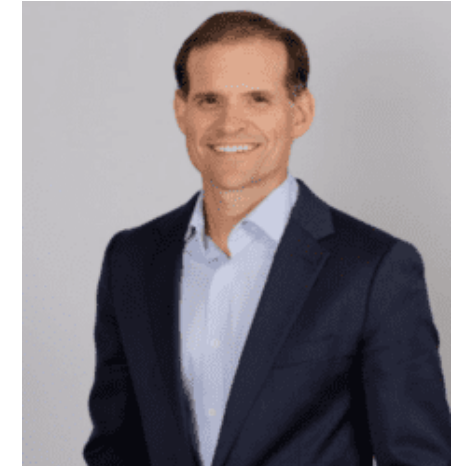
Ariel Leyva
Compliance Specialist



Rose Fathers
Director of Business Services



Bernard Alexander
Recruiter + Employment Specialist



David Meade
Executive Director



Olivia Torres
Database and
Evaluations Manager



Lola Yona
Program Manager



Taylor Smith
Director of Development and
Communications



Chan Henry
Training Specialist



Tatanisia Lumley
Director of Training

About Building Skills NY



2,500+

Placed into full-time construction employment to date across the five boroughs.



99%

of BSNY participants identify as Black, Hispanic, Asian, or multi-racial. 78% identify as Black, 20% identify as Hispanic, and 2% identify as Asian.



76%

of BSNY participants keep their job for 3 months or longer.



53%

of job placements are in the skilled trades, to help participants advance their careers.

Our Process

Trades working on job site share JOB descriptions for open jobs with BSNY



JOB SEEKERS apply to BSNY when they are available



BSNY recommends a JOB SEEKER to a trade for the open JOB and BSNY supports through hire

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!

