







# Resident Newsletter

## In This Newsletter, Learn About:

-  Changes to PACT Property Management
-  Section 3 / Local Hiring Opportunities
-  Upcoming Meeting and Notices
-  Frequently Asked Questions

Para traducción al español, visite nuestro sitio web <https://wilsonhousespact.com/>  
 如需简体中文翻译, 请访问我们的网站  
 如需繁体中文翻译, 请造访我们的网站

## PROPERTY MANAGEMENT CHANGES UNDER PACT

We are proceeding with a new property management team as part of the upcoming PACT conversion to better support residents. This decision was reached after listening to feedback from residents and recognizing that the needs of the Wilson community would be better addressed by the experience and expertise offered by Twin Pines.

Twin Pines will provide on-site oversight, coordinate maintenance, manage rent payments, and handle building issues proactively. Twin Pines manages more than 13,000 units across over 40 properties in New York City and New Jersey and brings extensive experience with property management and customer service in New York City.

## SAVE THE DATES



### PACT Meeting

**Wednesday, February 25 at 6PM**  
**DREAM Charter School**

Join us to meet the new PACT property management team and learn about work opportunities with PACT. See you there!



### Water Shutdown Notice

**Tuesday, February 24 at 9AM-1PM**

Water will be shut down in all three buildings for pipe repairs. During this time, please keep your taps turned off. We appreciate your patience.

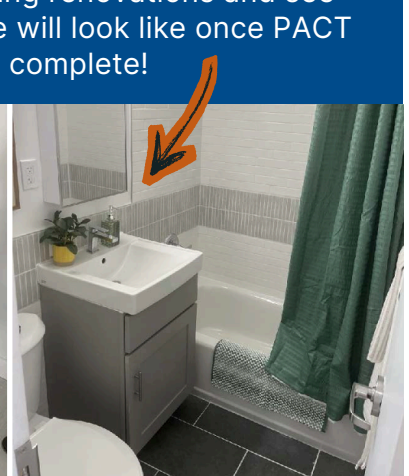
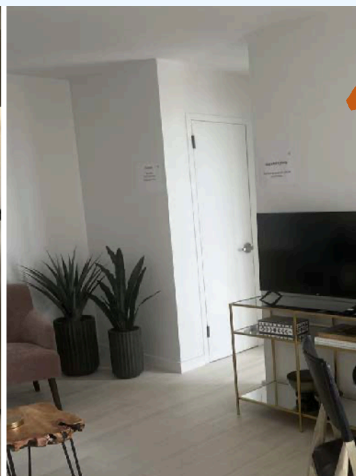


### Model Apartment Open House

**405 E 105th Street, Apt. 17A**  
**4-6PM**

**Tuesday, March 3**  
**Wednesday, March 4**  
**Tuesday, March 10**

Preview upcoming renovations and see what your home will look like once PACT renovations are complete!





# LEASE SIGNING FREQUENTLY ASKED QUESTIONS

**NOTE: Lease signing is scheduled to begin in MARCH 2026. Look out for a notice on your door and other notifications about when your appointment is scheduled.**

### How will my rights be protected under PACT?

Resident rights and protections are preserved under RAD, and PACT provides additional protections beyond federal requirements. All authorized residents will be offered a new lease at conversion, regardless of back rent. Leases automatically renew and cannot be terminated without good cause, and households continue to pay 30% of adjusted gross income toward rent.

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

Yes. All authorized households will be offered a new lease and automatically qualify, regardless of income or household composition.

### How is rent calculated under PACT?

Households continue to pay 30% of adjusted gross income and will not pay additional fees, charges, or utility costs beyond what they currently pay. 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

### Do Section 8 vouchers have succession rights? Are vouchers transferable?

Residents may apply to add relatives before or after conversion. Household members with permanent status have succession rights to the Project-Based Section 8 subsidy and may continue living in the home.



# WORKFORCE OPPORTUNITIES WITH PACT

PACT will create **local hiring** and **workforce opportunities** for **Wilson Houses residents** throughout the renovation process. All residents will have **access** to **jobs** created by the PACT project through federal **Section 3 requirements**, and partners may also host job fairs, OSHA certification training, and local hiring outreach to connect residents to construction and related employment opportunities.

**Come to the next resident meeting to learn more!**

## Questions? Contact Us

### PACT Outreach Team

✉ [WilsonHousesPACT@gmail.com](mailto:WilsonHousesPACT@gmail.com)  
☎ 917-924-2746  
🌐 [www.wilsonhousespact.com](http://www.wilsonhousespact.com)

### Legal Aid PACT Hotline

✉ [publichousingunit@legal-aid.org](mailto:publichousingunit@legal-aid.org)  
☎ 212-298-3450

### NYCHA PACT Program

✉ [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)  
☎ 212-306-4036

*Note: NYCHA is still the property manager until conversion, which is anticipated for Spring 2026. Residents should continue to contact NYCHA for repair issues at: 718-707-7771*