



PLANNING

FOR

PACT

Join the conversation about community and capital investment at your development made possible through PACT.

You're invited to join NYCHA's Community Planning Process

Your development has been selected to be a part of the Permanent Affordability Commitment Together (PACT) program. This means that your homes and community spaces will receive much needed renovations, you will have access to employment opportunities associated with the repairs, and on-site community programming will be enhanced.

Because this is your home and your community, we want your expertise to shape what PACT will do at your development. We'd like you to join us in a new community planning process to design and envision your community spaces and provide critical feedback on any proposed upgrades for your home.

WHAT IS PACT?

Through PACT, your development will be included in the federal Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8. This allows NYCHA to unlock funding to complete comprehensive repairs at your development, while also ensuring homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.

Keep reading to learn more about PACT and how you can get involved!



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.

WHY PACT?

NYCHA needs an estimated \$40 billion to fully restore and renovate all of its buildings, but the federal government has provided only a fraction of the funding needed for these improvements. We recognize that many of the conditions in NYCHA buildings are unacceptable and unsafe for you and your families. Renovations are long overdue and necessary to ensure that the day-to-day needs of residents are met and living conditions improve. PACT is a critical tool that allows NYCHA to:



Modernize and keep homes permanently affordable



Upgrade kitchens, bathrooms, and living spaces



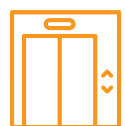
Preserve resident rights and protections



Upgrade lighting, security systems, doors, windows, and hallways and stairwells



Invest in community spaces and amenities and enhance on-site community programs



Replace or upgrade building systems such as roofs, facades, elevators, and boilers

What are my rights? How can I make sure I'm ready for PACT?

RESIDENT RIGHTS AFTER CONVERSION

RESIDENT RESPONSIBILITIES

Residents who transition to the Section 8 program will **continue to pay 30% of their adjusted gross household income** towards rent

- If your income changes before signing your new lease, submit a rent adjustment to NYCHA property management
- After conversion, you will pay your rent to a new property manager

You will have the **right to organize**, and your resident association will continue to receive funding

- Get involved with your resident association, or form one if one does not exist!
- Attend a resident meeting to learn more about resident associations and how to organize

- You will have the **right to renew** your lease
- Your application will **not be re-screened before** signing a new lease
- You will have the **right to remain** in your apartment during construction
- You will be able to **add relatives onto your lease**
- Relatives on your lease will have **succession rights**

- Confirm all members of your household are listed on your lease prior to conversion
- If you need to add family members, contact NYCHA property management or attend a Lease Addition Day
- If you require a reasonable accommodation because of a disability or health concerns during construction, you will need to contact NYCHA property management

You will have the right to **grievance hearings**

- Attend a resident meeting to learn more about how grievance hearings are conducted under the Section 8 program

You will have the ability to **apply for job opportunities** associated with the conversion

- Attend a NYCHA REES info session to learn more!

PACT provides residents with stronger rights and protections than the traditional Section 8 program.

Attend an upcoming resident meeting to learn more about your rights and responsibilities.

EMPLOYMENT OPPORTUNITIES

PACT requires employment and other economic opportunities generated by the conversion to be directed to public housing residents through a federal program called Section 3.

Through the Section 3 program, residents will have access to the following types of job opportunities:

- Construction positions: Laborers, carpenters, assistant superintendents, movers, and more
- Management positions: Supers, porters, handymen, and office positions
- Contract opportunities for resident-owned businesses

Don't wait to get your certificates or complete training!

NYCHA's Resident Economic & Employment Sustainability (REES) program is a resource available to you as a NYCHA resident. While additional job opportunities with development partners will be available after the conversion, you can connect to resources and prepare yourself for hiring NOW!

COMMUNITY PLANNING PROCESS

1. LEARN ABOUT PACT

You will have the opportunity to learn about PACT and provide feedback on initial plans.

2. SHARE YOUR PERSPECTIVE

Your input will guide all of the work completed at your development. We want to hear from you about your priorities and ideas.

3. SELECT DEVELOPMENT TEAM

NYCHA will work with resident leaders to select development partners who are best positioned to address your priorities.

4. DEVELOP DETAILED PLANS

The development team will work with residents to develop detailed plans for renovations and on-site social services.

During the process, residents will have access to free technical support and legal services.

JOIN THE CONVERSATION

To see the schedule of upcoming meetings for your development, or to access recordings of prior meetings, visit the PACT website and click on your development name.

Resident voices are an important part of PACT, and we want to make sure YOU and YOUR NEIGHBORS are at the next meeting!

**RESOURCES
AVAILABLE
NOW:**

PACT Hotline: 212-306-4036
REES Hotline: 718-289-8100
Email: PACT@nycha.nyc.gov
Web: on.nyc.gov/nycha-pact

**PLANNING
FOR PACT**

