

# WHAT IS PACT?

## Permanent Affordability Commitment Together (PACT)

PLANNING  
FOR PACT

**Permanent Affordability Commitment Together (PACT)** is a program that allows NYCHA to unlock funding to complete comprehensive repairs at your development. 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 ensures homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program. Resident voices are an important part of PACT; their expertise will shape what PACT investments are made at each development.

## 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

Developments 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 residents and their 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

## RESIDENT RIGHTS AND PROTECTIONS

PACT will keep homes permanently affordable and preserve resident rights and protections. These protections are stronger than in the traditional Section 8 program.

- Residents will **continue to pay 30% of their adjusted gross household income towards rent.**
- Residents will have the **right to remain in their apartment** during construction.
- Residents will continue to have the **right to organize.**
- Resident associations will **continue to receive funding** after conversion.
- All residents will have the **right to renew their lease.**
- No one will **be re-screened** before signing a new lease.
- Residents will be able to **add relatives onto their lease.**
- All household members will continue to have **succession rights.**
- Residents will be able to have **grievance hearings.**
- Residents will have the **right to apply for job opportunities** associated with the project.

## LEARN MORE ABOUT PACT!

Residents can attend any upcoming PACT information session to learn more about PACT. 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  
Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)  
PACT Website: [on.nyc.gov/nycha-pact](http://on.nyc.gov/nycha-pact)

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