Protect Your Tenancy!

Why Signing Your PACT Lease Matters

A lease protects your resident rights, outlines your responsibilities as a tenant and those of your landlord, and ensures that you remain an authorized tenant of the apartment you live in. **When your development transitions into the PACT program, your Section 9 public housing lease will no longer be in effect. If you have not signed a PACT Section 8 lease, you will not have an active lease for your apartment.**

What Does Your PACT Lease Do?

Your PACT lease is a legal agreement between you and your landlord. It protects residents by clearly outlining rights, responsibilities, and rules.

An executed PACT lease is necessary so:

- Your household continues receiving rental assistance from the federal government (which keeps your rent from exceeding 30% of adjusted gross household income.*)
- You and your authorized household members have the right to live in your apartment and receive automatic lease renewals every year.

What Happens Without a PACT Lease?

- After a PACT conversion, all existing Section 9 public housing leases are terminated. Residents who have not signed a new PACT lease will not be recognized as participants in either the Section 9 public housing program or the Section 8 rental assistance program.
- Without a PACT lease, you will be left with fewer rights and protections, and your household will be at higher risk for eviction.
- **You will receive no federal rental assistance and will be responsible for paying the full rent for the unit (also known as the contract rent), which means your rent will be significantly higher than 30% of gross adjusted household income.**
- **If you fail to pay the full contract rent, you will be in rental arrears and may face legal proceedings, including eviction.**

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* 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.

If You Have Questions, Ask!

Residents should fully understand their lease and their rights before signing any documents. Every resident has the opportunity to meet one-on-one with their PACT partner lease-signing team to ask questions, get answers, and sign their new PACT lease.

Free, independent legal assistance is also available to any resident who wants to review their lease or ask any questions about the lease-signing process.

How to Reach Out

LEASE-SIGNING TEAM

Your PACT Property Manager

Your PACT Property Management team is currently assisting residents with signing their PACT leases.

Call your PACT property managers and visit their walk-in lease-signing office from Monday to Friday, 9am to 5pm.

FREE INDEPENDENT LEGAL ASSISTANCE

Legal Assistance for Residents

Residents can call a free legal services hotline staffed by independent legal service organizations. Available providers vary by development. This service is dedicated to residents converting through the NYCHA PACT program.

Questions about PACT? Contact us!

(212) 306-4036

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on.nyc.gov/nycha-pact

NEW YORK CITY HOUSING AUTHORITY

REAL ESTATE DEVELOPMENT

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