

PACT PROTECTS RESIDENT RIGHTS

PLANNING FOR PACT

The PACT program unlocks Project-Based Section 8 funding to complete comprehensive repairs or build new modern homes through partnerships with private and non-profit partners. In addition to providing significant quality-of-life improvements, **PACT keeps rent permanently affordable and preserves all resident rights and protections.**

Existing households at a PACT development automatically qualify for Project-Based Section 8 and are offered a tenant lease agreement with the new property manager. Below is a summary of the key rights and protections included in the tenant lease or required per Federal rules and regulations governing NYCHA's implementation of the PACT program.

RENT CALCULATION

Residents continue to pay 30% of their adjusted gross household income towards rent.*

* 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.

FEES & CHARGES

Residents do not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will automatically qualify for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the right to return to their original apartment after the renovations are complete, and the PACT partner will pay for any packing and moving expenses.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which is similar to the Public Housing lease. It automatically renews each year and cannot be terminated except for good cause.

RIGHT-SIZING

All households who are over- or under-housed must move into an appropriately sized apartment when one becomes available within their development. This is a Public Housing and Section 8 requirement.

ACCESSIBILITY

PACT projects meet or exceed Americans with Disabilities Act (ADA) requirements by ensuring that at least 7% of apartments are accessible for residents with mobility impairments and 4% of apartments accommodate hearing and visual impairments. Apartments can also be adapted to meet specific resident needs.

JOB CREATION

The PACT partner is required to set aside 25% of all labor hours for NYCHA residents seeking employment in construction or property management.

FREQUENTLY ASKED QUESTIONS

How will rent be determined? Will my rent increase?

Following the transition to Project-Based Section 8, rent will continue to be set at 30% of adjusted gross household income. You will continue to benefit from income adjustments, including medical and childcare expense deductions, and you will not need to pay a new security deposit. Any changes to your household composition (for example, if you add family members onto your lease) can change your portion of the rent, but it will always be set to 30% of the household income.

Will I need to move or relocate during construction?

In many cases, residents may remain in their homes as renovations are completed. In some cases, depending on the severity of repairs needed or due to health concerns, you may be required to temporarily relocate to another apartment within your development. As soon as the construction is completed, you will have a right to return to your home. Prior to moving, you will be provided with a temporary move agreement outlining your right to return to your original apartment, protecting you from relocation costs and any out-of-pocket expenses, and ensuring that all packing and moving expenses will be fully covered.

Will I be required to move to a larger or smaller apartment?

Once you transfer to the Project-Based Section 8 program, NYCHA's Leased Housing Department will determine which households are over-crowded or over-housed based on the number of people listed on your lease. If your household does not meet occupancy standards, meaning that there are too many people or too many bedrooms for your household size, you will need to move to an appropriate-sized unit when one becomes available.

Can I move with my new voucher? Are Section 8 vouchers portable?

Ten months after transitioning to the Project-Based Section 8 program, households can request a Housing Choice Voucher (HCV) pending funding availability. The HCV program allows families to move anywhere in the United States where Section 8 vouchers are accepted.

Will I be evicted? What if I have rent arrears?

The PACT program, in accordance with Federal rules and regulations, provides strong anti-displacement protections for residents. Prior to the conversion to Project-Based Section 8, all authorized residents will be offered a new lease – regardless of whether they owe back rent. NYCHA requires our PACT partners to work with on-site social service coordinators to conduct proactive outreach to help connect families with resources, such as accessing public benefits or setting up payment installment plans. PACT partners must make every effort to avoid bringing a lease issue to Housing Court, and NYCHA closely monitors these outreach efforts.

What if I need to add people or pets onto my lease?

You will be able to add people to your lease at any time, and their income will be factored into the rent calculation. All PACT partners will adopt NYCHA's pet policy as a minimum standard, and pets registered with NYCHA prior to conversion will be allowed to remain as long as the owner continues to follow the pet policy.

For more detailed information,
please scan the QR code:



LEARN MORE ABOUT PACT!

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