

The **Permanent Affordability Commitment Together (PACT)** initiative, part of the NextGeneration NYCHA strategic plan, preserves the affordability of residents' homes while accessing new resources to make long-overdue repairs.

PACT-Rental Assistance Demonstration (RAD)

- RAD is a HUD initiative that allows NYCHA and other public housing authorities to convert Section 9 (traditional public housing) subsidy to Section 8 project-based vouchers.
- Under PACT, converting the units to Section 8 generates badly needed funds for capital repairs while ensuring permanent affordability and maintaining resident rights in line with public housing protections.
- Each of the developments will benefit from extensive capital rehabilitation, streamlined property management, and customized on-site social services. **Residents will see over \$400 million invested into their buildings.**

PACT & Residents

- PACT preserves the rights residents experience in public housing, including rent set at no more than 30% of adjusted gross income.
- All residents will sign a new lease agreement that confirms their tenancy with the new property manager.



Palmetto Gardens, Brooklyn

PACT & The Community

NYCHA has either closed or is in pre-closing on all developments under this round of PACT-RAD:

- **Twin Parks West and Highbridge-Franklin:** 648 units in 15 residential buildings across 6 developments will be redeveloped by Gilbane Development Company, Dantes Partners, Apex Building Group, and The Kraus Organization. **CLOSED IN 2018**
- **Betances:** 1,088 units in 39 residential buildings across 10 developments will be redeveloped by RDC Development and Catholic Charities. **CLOSED IN 2018**
- **Hope Gardens:** 1,315 units in 60 residential buildings across 5 developments will be redeveloped by Pennrose and Acacia Network. Projected closing: Summer 2019



Betances II, 9A, The Bronx

Fast Facts

Resident Impact

- No displacement – PACT calls for in-place rehabilitation
- Will not raise residents' rents above 30% of adjusted gross income
- Residents are consulted throughout the conversion process
- Resident rights are maintained in line with public housing protections

Benefits

- More stable federal funding
- Permanent affordability for residents
- Preservation of public housing developments
- Ability to raise funds for apartment repairs
- Opportunity to address infrastructure and underlying building issues

Ownership

- NYCHA maintains ownership of the land and buildings
- The selected development partner will operate the renovated buildings under a long-term lease agreement (typically 99 years)
- NYCHA will serve as the Section 8 administrator and have oversight of the buildings, including rent determination, inspections, and filling vacancies

The 21 scattered site developments in this round of PACT-RAD conversions are grouped into three bundles:

Twin Parks West & Highbridge-Franklin

- Twin Parks West (Sites 1 & 2)
- Franklin Avenue I Conventional
- Franklin Avenue II Conventional
- Franklin Avenue III Conventional
- Highbridge Rehabs (Anderson Avenue)
- Highbridge Rehabs (Nelson Avenue)

Betances

- Betances I
- Betances II, 9A
- Betances II, 13
- Betances II, 18
- Betances III, 9A
- Betances III, 13
- Betances III, 18
- Betances IV
- Betances V
- Betances VI

Hope Gardens

- Bushwick II (Groups A & C)
- Bushwick II (Groups B & D)
- Bushwick II CDA (Group E)
- Palmetto Gardens
- Hope Gardens



PACT-RAD

Scattered Sites in The Bronx and Brooklyn

