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.

**PACT & The Community**
In Summer 2018, NYCHA announced that approximately 2,400 units across 21 scattered site developments in Brooklyn and Manhattan would be converted to Section 8 under PACT-RAD. NYCHA is currently in the process of selecting development partners and expects to complete the conversions in late 2019/early 2020.

- **Brooklyn Sites**: 1,304 units in 26 residential buildings across 7 developments
- **Manhattan Sites**: 1,094 units in 35 residential buildings across 14 developments

Armstrong II, Brooklyn

Manhattanville Rehab (Group 2), Manhattan
PACT-RAD
Scattered Sites in Brooklyn and Manhattan

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:

Brooklyn Sites
→ Armstrong I
→ Armstrong II
→ Weeksville Gardens
→ Berry Street-South 9th Street
→ Marcy Avenue-Greene Avenue Site A
→ Marcy Avenue-Greene Avenue Site B
→ 572 Warren Street

Manhattan Sites
→ 335 East 111th Street
→ Park Avenue-East 122nd, 123rd Streets
→ Manhattanville Rehab (Groups 2 and 3)
→ Washington Heights Rehab (Groups 1 & 2, Phase III, Phase IV (C), and Phase IV (D))
→ Public School 139 (Conversion)
→ Samuel (MHOP) I, II, and III
→ Fort Washington Avenue Rehab
→ Grampion