

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

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