



PACT

Permanent
Affordability
Commitment
Together



New York City's Rental Assistance Demonstration Program

Q: What is PACT?

A: The Permanent Affordability Commitment Together (PACT) is New York City's implementation of the U.S. Department of Housing and Urban Development (HUD) program Rental Assistance Demonstration (RAD), which includes the collaboration between the New York City Housing Authority (NYCHA), residents, community and housing advocates, and stakeholders. PACT is a voluntary, federally-funded program, which allows housing authorities to transition the funding source (operating subsidy) supporting a set number of apartments from the public housing (Section 9) program to the Section 8 voucher program in order to make much-needed repairs. Through a long-term contract (a Housing Assistance Payment contract) housing authorities such as NYCHA can preserve public housing and make critical repairs to properties by partnering with private and non-profit developers, which can leverage financing for major improvements.

Q: Why is NYCHA participating in PACT?

A: The PACT program allows NYCHA to: 1) make major repairs to aging infrastructure and outdated apartments 2) Safeguard permanently affordable housing in New York City and 3) Ensure residents that transition into Section 8 through PACT maintain rights and protections aligned with public housing residents.

Q: Is PACT privatization of NYCHA?

A: No. PACT conversions are not privatization. NYCHA will maintain the long-term ownership and not sell any developments participating in PACT.

Q: What are the benefits of PACT?

A: PACT opens up new sources of financing to support large-scale rehabilitation, building upgrades, and apartment modernizations while guaranteeing permanent affordability. PACT protects resident rights and also provides better mobility options for residents.

Q: Will my rent go up?

A: Rent under PACT is the same as public housing; residents are expected to pay 30% of adjusted income as rent.

Q: Will residents be forced to move under PACT?

A: Residents will not be forced to move or be displaced. Public housing residents transitioning through PACT are not re-screened for eligibility. Additionally, NYCHA will strive for all construction to happen with tenants in place in order to minimize disruption to the lives of residents. No relocation is planned.

Q: How does this affect property management?

A: A 3rd party would operate and manage the property instead of NYCHA.

Q: How were developments selected?

A: Most developments selected to be a part of PACT are "scattered" non-conventional NYCHA housing, which are smaller and typically separate from the larger development. Some of these properties are privately managed. The larger public housing developments were selected because of their high capital repair needs.



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Q: Can residents opt out of PACT?

A: All residents in the selected developments are automatically accepted into PACT. If a resident would like to move out of the development prior to conversion, NYCHA will continue to work with the transfer list. However, vacancy within the public housing portfolio is below 1% and transfer is extremely difficult.

Q: Will my succession rights go away?

A: Succession rights for public housing residents will be grandfathered in.

Q: When do I get my Section 8 voucher to transfer?

A: You have the option to apply for a Choice Mobility voucher a year after conversion, based on availability.

Q: What is the implementation timeline?

A: PACT is a long-term 10 year plan.

Q: What stage in the process is NYCHA?

A: NYCHA is planning to submit PACT applications to HUD at the end of June, which will need approval from HUD to move forward. NYCHA has an active PACT application at Ocean Bay Bayside and a developer will be selected in June 2016.