

# RESIDENT RIGHTS + RESPONSIBILITIES



## What are my rights? How can I make sure I'm ready for PACT?

PACT will keep your home permanently affordable and preserve your rights and protections. Before converting to the Section 8 program, there are steps you should take to ensure a smooth transition.

### RESIDENT RIGHTS AFTER CONVERSION

Residents who transition to the Section 8 program will **continue to pay 30% of their adjusted gross household income** towards rent

You will have the **right to organize**, and your resident association will continue to receive funding

- You will have the **right to renew** your lease
- Your application will **not be re-screened before** signing a new lease
- You will have the **right to remain** in your apartment during construction
- You will be able to **add relatives onto your lease**
- Relatives on your lease will have **succession rights**

You will have the right to **grievance hearings**

You will have the ability to **apply for job opportunities** associated with the conversion

### RESIDENT RESPONSIBILITIES

- If your income changes before signing your new lease, submit a rent adjustment to NYCHA property management
- After conversion, you will pay your rent to a new property manager

- Get involved with your resident association, or form one if one does not exist!
- Attend a resident meeting to learn more about resident associations and how to organize

- Confirm all members of your household are listed on your lease prior to conversion
- If you need to add family members, contact NYCHA property management or attend a Lease Addition Day
- If you require a reasonable accommodation because of a disability or health concerns during construction, you will need to contact NYCHA property management

- Attend a resident meeting to learn more about how grievance hearings are conducted under the Section 8 program

- Attend a NYCHA REES info session to learn more!



# FREQUENTLY ASKED QUESTIONS

## How will rent be determined? Will my rent increase?

For residents who convert to the Section 8 program, rent will continue to be set at 30% of adjusted gross household income, and residents will not need to pay a new security deposit. Residents will not be re-screened prior to signing a new lease. Any changes to your household configuration (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.

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

Before you sign your new lease, you will be able to add any members of your family not currently on your lease. After conversion, there will also be an annual recertification process led by NYCHA's Leased Housing Department, and you can add a new family member at that time. Make sure your family composition is up to date before conversion. Also be sure to register pets with NYCHA prior to conversion.

## Will I need to move or relocate during construction?

No one will be asked to move as all renovations are completed while you remain in your home. In some cases, depending on the severity of repairs needed or due to health concerns, residents will be assisted in a temporary relocation, but you will have a right to return to your home as soon as construction is completed.

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

Once you transfer to the Section 8 program, NYCHA's Leased Housing Department will determine which households are overcrowded or over-housed, based on the number of people listed on your lease. If your household does not meet Section 8 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?

One year after converting to the Section 8 program, an income-qualified family can request a Housing Choice Voucher pending funding availability. The voucher program allows tenants to move anywhere in the United States where Section 8 vouchers are accepted.

## What about our resident leadership? Can our resident association still organize?

As long as your tenant association is in good standing, your tenant association will continue to have rights and can organize after conversion. Resident associations will continue to receive the same funding levels after conversion.

## LEARN MORE ABOUT PACT!

Residents can attend any upcoming PACT information session to learn more about PACT and their rights and protections. All PACT project pages have up to date information on meeting dates.

### RESOURCES AVAILABLE NOW:

PACT Hotline: 212-306-4036  
Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)  
PACT Website: [on.nyc.gov/nycha-pact](http://on.nyc.gov/nycha-pact)

