

What is

RAD / PACT?

Part of the NYCHA Real Talk series

NYCHA buildings need repairs

What's NYCHA's plan?

NYCHA buildings need \$40 billion in repairs!

NYCHA has two ideas to raise funds with some new programs:

- The plans are called “NYCHA 2.0” and “A Blueprint for Change”



What's NYCHA's plan?

There are a few different programs that are part of NYCHA 2.0. They all have some good parts and some bad parts.

- RAD/PACT
- Infill
- Transfer of Development Rights (TDR)



What is RAD/PACT?

RAD/PACT is one of the programs NYCHA is using to try to shift responsibility for maintaining its buildings.

It allows NYCHA to transfer buildings to private landlords, who then manage the buildings instead of NYCHA.

What is RAD/PACT?

The program is referred to by a few different names.
It's called RAD by the federal government and PACT in NYC.



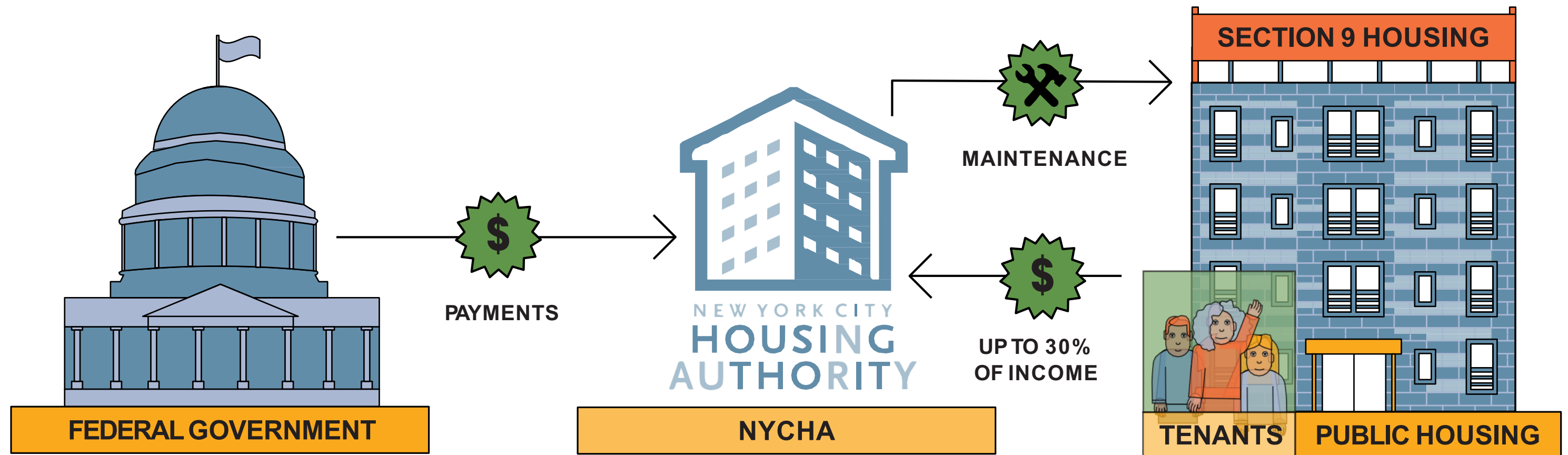
**Rental
Assistance
Demonstration**



**Permanent
Affordability
Commitment
Together**

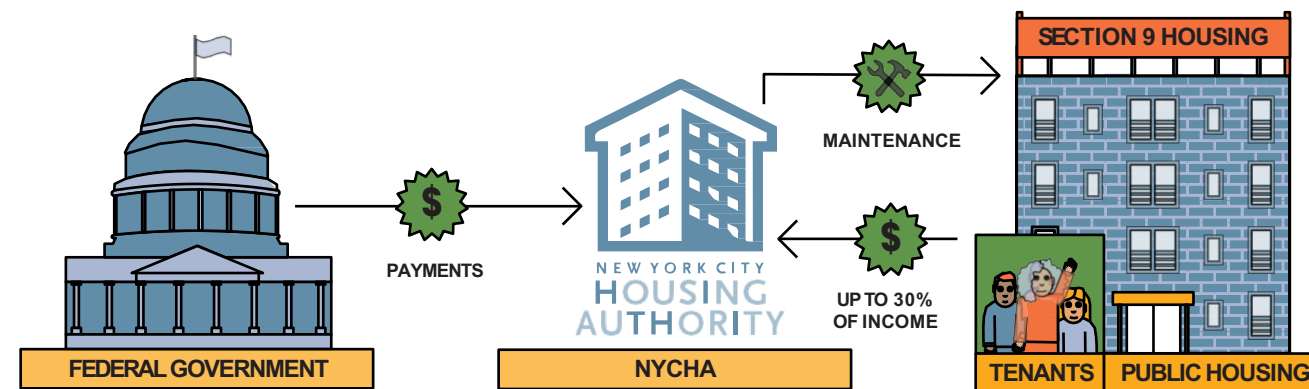
How does RAD/PACT work?

Public Housing (Section 9) building

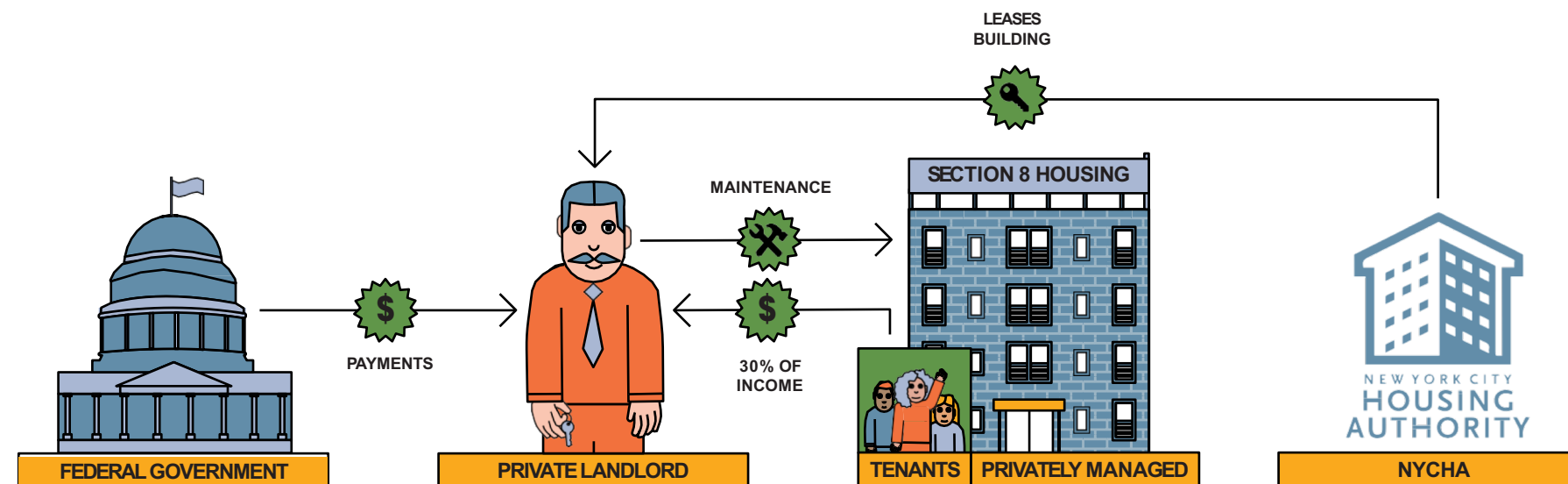


How does RAD/PACT work?

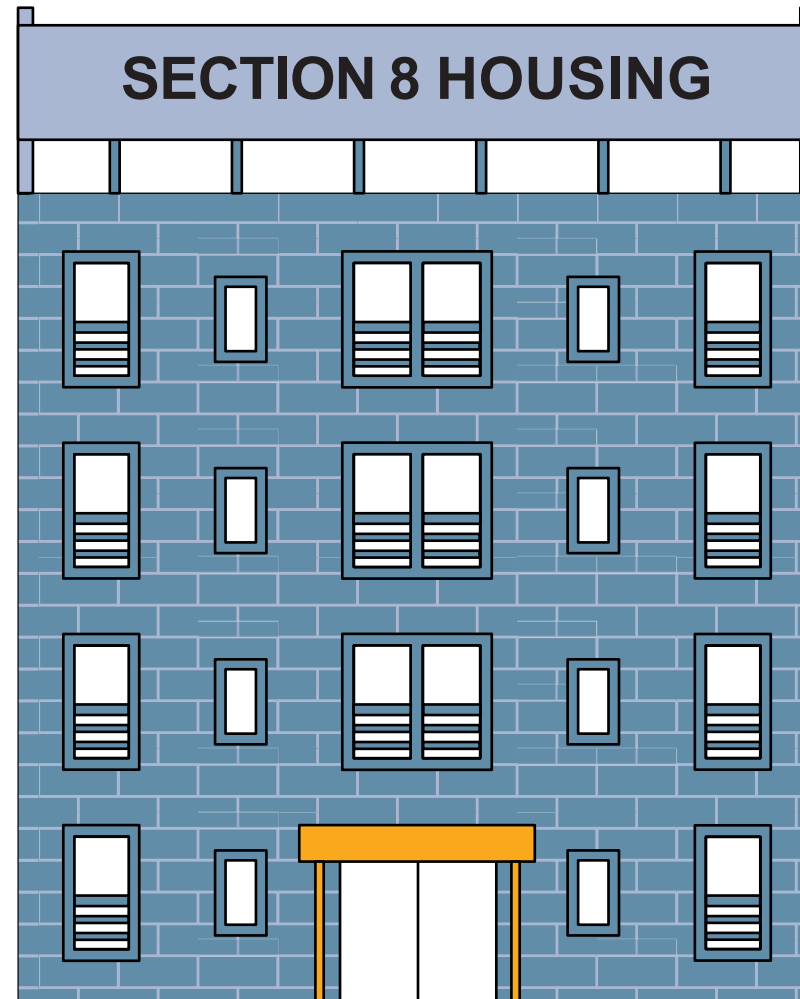
Public Housing (Section 9) building



Privately Managed building

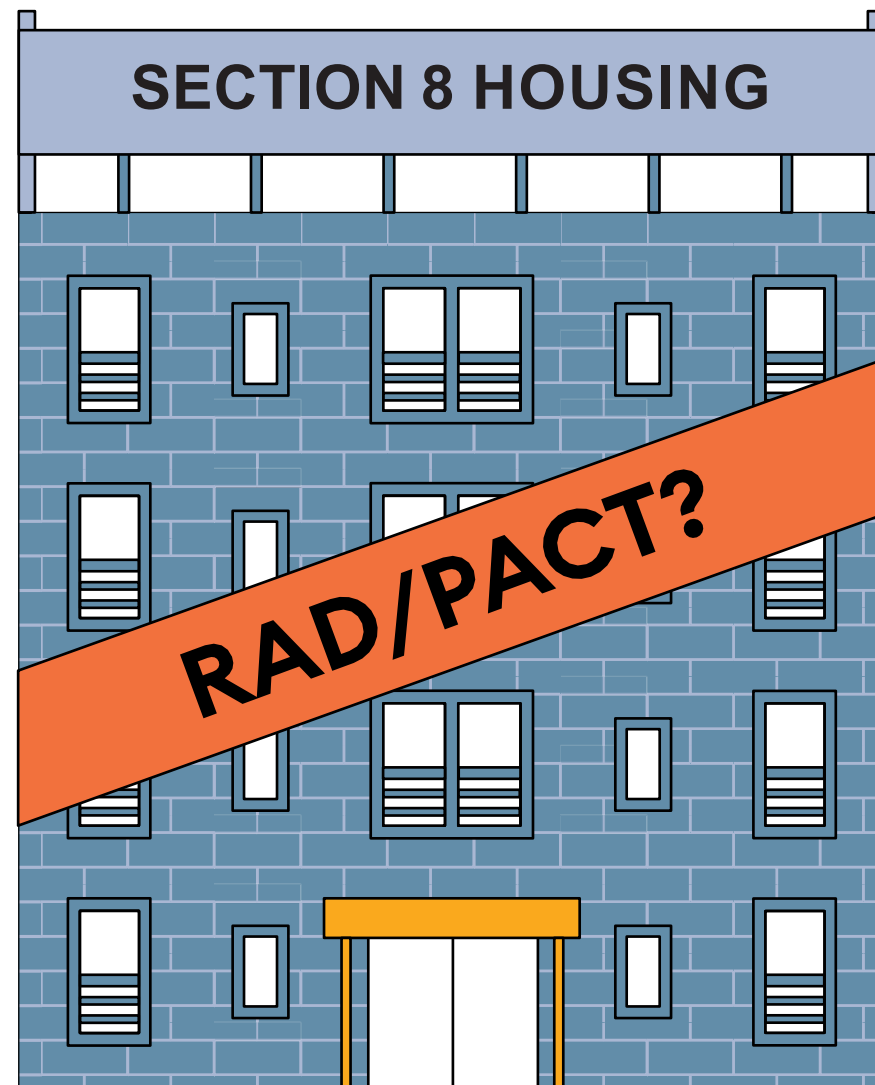


What is a Section 8 building?



In Project-Based Section 8, a landlord gets two payments for each apartment – one from the tenant, who pays 30% of their income, and one from the federal government, which pays the balance of the market-rate rent.

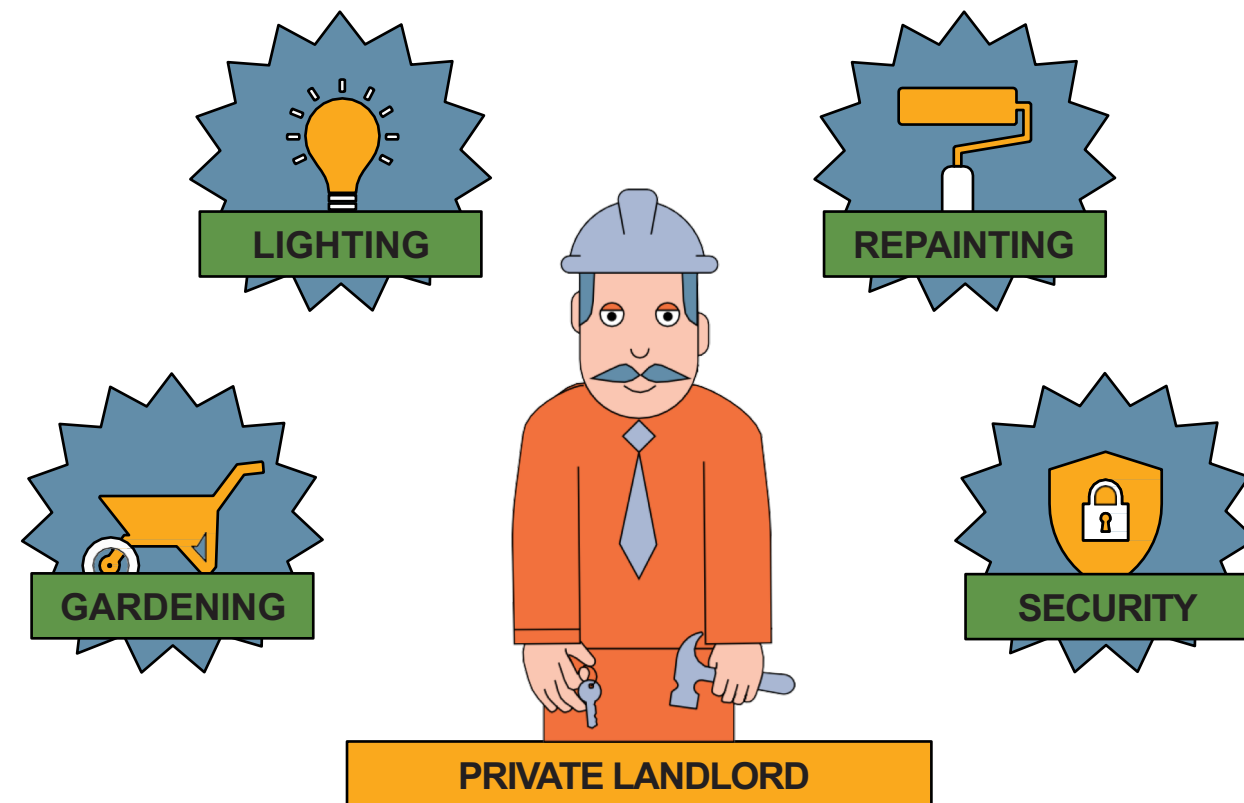
How likely is it that your building will be converted?



NYCHA wants to shift responsibility for managing its buildings by moving buildings into the RAD/PACT program.

- NYCHA has already changed thousands of units through RAD/PACT in New York City and is working on thousands more.

NYCHA says residents will benefit from...



The new landlord is supposed to make repairs and renovations to the building based on resident input and needs identified by NYCHA.

NYCHA says residents will benefit from...

Most of resident's rights stay the same, like when NYCHA was still managing the building.



Residents have the right to pass their apartment on to a loved one

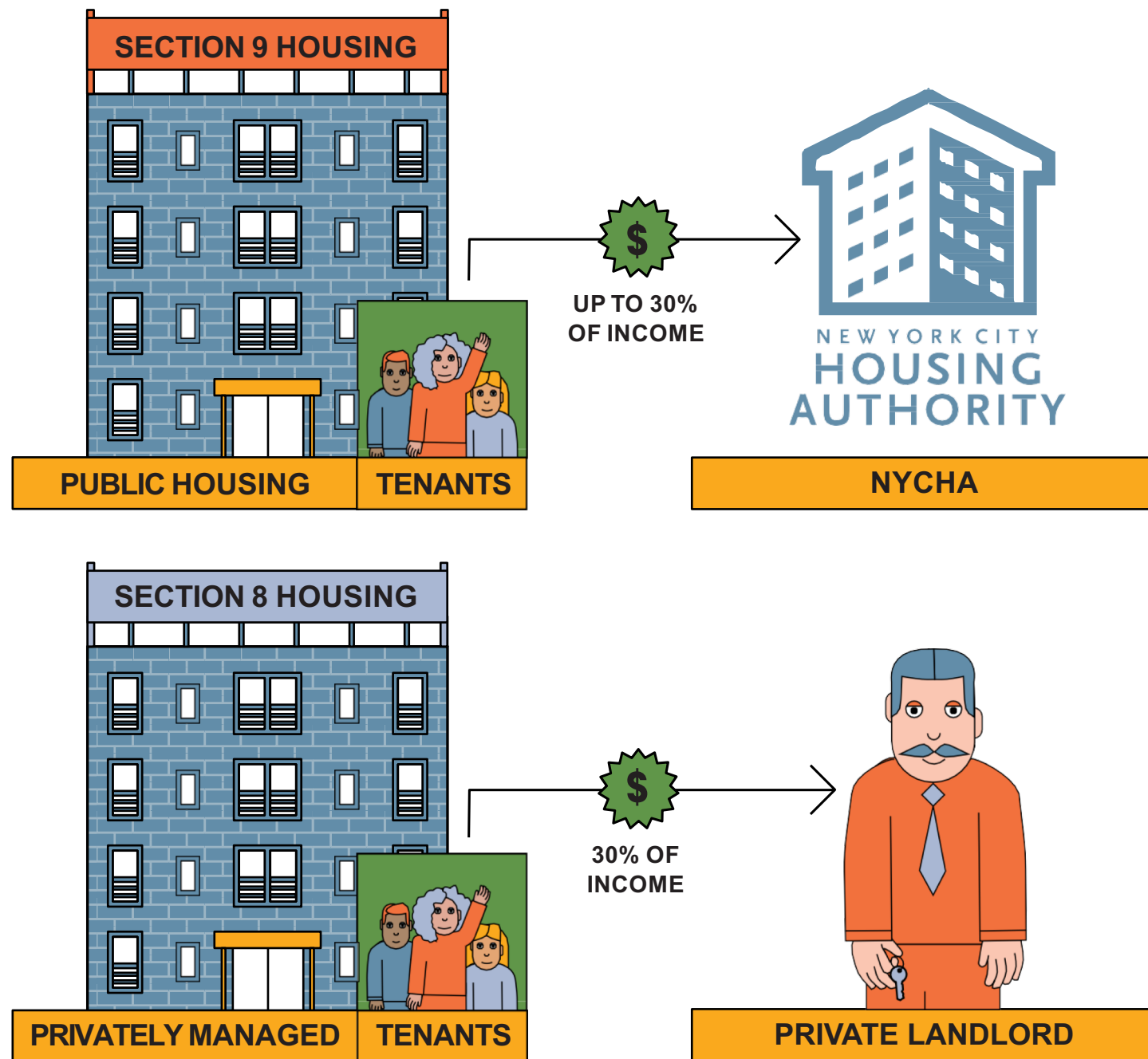


Residents have the right to organize through a resident association



Residents have the right to a hearing if they have grievances

How could residents lose out?



- × Residents may have to pay more in rent
- × RAD/PACT doesn't make much money for NYCHA
- × Private landlords aren't accountable to Mold and Leaks Ombudsperson or NYCHA Monitor
- × Private landlords may be less accountable to elected officials
- × Private landlords may be quicker to sue tenants
- × Might mean less public housing in the long-run

How hard is it to do this?



- If NYCHA wants to lease a part of its development, it has to go through the U.S. Department of Housing and Urban Development (HUD) approval process.
- This means NYCHA has to listen to resident input! If you disagree with their plans to lease land, make sure your voice is heard.

What's the difference between the programs of NYCHA 2.0?

RAD/PACT	Infill	TDR
<ul style="list-style-type: none"> • A private landlord will manage your building instead of NYCHA • Building is converted from Section 9 to Project-Based Section 8 • Ongoing payments from the government and the tenants will go to the private landlord instead of NYCHA 	<ul style="list-style-type: none"> • NYCHA still manages your building • A new building replaces land that might be a playground or lawn on NYCHA property right now • NYCHA says that money raised will be used to make repairs to your NYCHA building, but money isn't being raised right now 	<ul style="list-style-type: none"> • NYCHA still manages your building • NYCHA makes money by selling unused development rights to private developers to build near NYCHA buildings • One-time payment from the developer is used to make repairs to NYCHA buildings

**What's going on in
your development?**

What can you do to get involved?



- 1 Get involved in your NYCHA resident association. This is a good way to find out if the city or NYCHA plans to bring any of these programs to your development
- 2 Talk to your neighbors
- 3 Attend public meetings
- 4 Contact local community organizations
- 5 Contact your City Council Member

Questions/Discussion