



# **NYCHA Riis Houses Community Planning Process:** **Seniors Workshop: Chat & Chew – March 22, 2024**

BFJ Planning + Riis Tenants Association + New York City Housing Authority

# Agenda

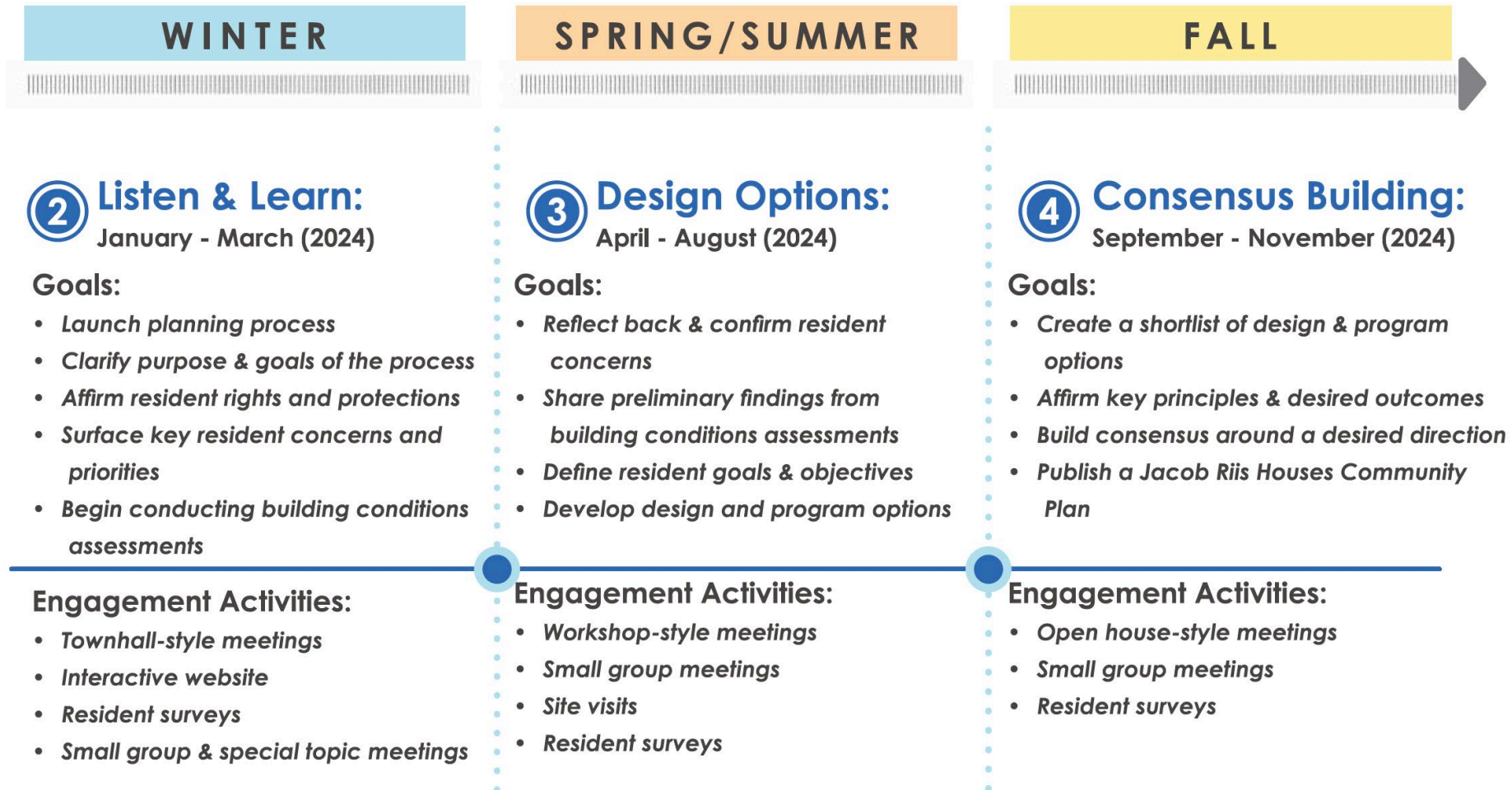
- 1. Introductions**
- 2. About the Planning Process**
- 3. About PACT**
- 4. Additional Information (Project Website)**
- 5. Today's Activity**

# What are the Goals of this process?

- **Develop a Community Plan for Riis Houses that has broad resident support and serves as a blueprint for significant NYCHA investments via the PACT program.**
- **Provide residents with robust technical assistance to ensure residents have accurate information about their buildings to make informed decisions about their future.**
- **Analyze a range of potential strategies, including rehabilitation and rebuilding**
- **Conclude the process with a community decision on how to proceed**

# About the Community Planning Process

## Jacob Riis Houses - Resident-Based Community Planning Process - Proposed Timeline



# About the Community Planning Process

January – March 2024

## Resident Meetings

### Jacob Riis Houses Community Planning Process Meeting

Help make Riis Houses better for ALL!

The Jacob Riis Tenant Association, NYCHA, and BFJ Planning are beginning a process to create a community-driven plan for the future of Jacob Riis Houses, and we need YOUR help!

Please attend the first in a series of community meetings where we will:

- **Understand** the purpose and goals of this community plan
- **Listen and learn** about key Riis resident concerns
- **Share** how this process can benefit everyone at Riis

Please note that these meetings are open to **Riis residents only**.

#### Meeting Details

All meetings will cover the same topics, so please attend the meeting that is most convenient for you.

##### Meeting 1

Time: 6:30pm - 8:00pm  
Date: January 25, 2024  
Location: Boys & Girls Republic,  
888 E 6th Street, New York, NY  
10009

##### Meeting 3

Time: 6:30pm - 8:00pm  
Date: February 7, 2024  
Location: P.S. 34, 730 E 12th  
Street, New York, NY 10009

##### Meeting 2

Time: 6:30pm - 8:00pm  
Date: February 1, 2024  
Location: P.S. 34, 730 E 12th  
Street, New York, NY 10009

##### Meeting 4 (Virtual)

Time: 6:30pm - 8:00pm  
Date: February 15, 2024  
Link: <https://bit.ly/VirtualMeetingRiis>  
Call-In Number: (646) 558-8656  
Meeting ID: 833 3656 8858  
QR Code:

**Light refreshments will be served!**

Certified language interpreters for American Sign Language (ASL) and Spanish, Cantonese, and Mandarin will be provided.

#### Learn More...

- More information on this process can be found at our website:
- Opt-In to text message reminders by texting:

[www.JacobRiisCommPlan.com](http://www.JacobRiisCommPlan.com)

RIIS to (646) 347-9880



Scan for Website



Meeting #1



Meeting #3

## PACT Site Visits



Independence Towers



Williamsburg Houses

# About the Community Planning Process

## March 2024

### Jacob Riis Houses Community Planning Process

Please join us at these upcoming events to learn more about the Jacob Riis Houses Community Planning Process and share your valuable feedback for the future of your home.



#### Upcoming Resident Engagement Opportunities

All meetings are open to all Riis residents.

#### 1 Monthly Riis Tenant Association Meeting

**Date:** Tuesday, March 12, 2024  
**Time:** 6 PM - 7 PM  
**Location:** Tenant Association Office  
468 E 10<sup>th</sup> Street,  
New York, NY 10009

**Details:** BFI Planning and NYCHA team members will attend these meetings throughout the year to answer any questions related to this community planning process.

#### 2 Youth Workshop: Pizza + Planning \*★ Pizza & snacks will be served!

**Date:** Thursday, March 14, 2024  
**Time:** 4:30 PM - 6 PM  
**Location:** Tenant Association Office  
468 E 10<sup>th</sup> Street,  
New York, NY 10009

**Details:** At this special youth workshop, we will learn how young people envision their future at Jacob Riis Houses through creative activities such as arts and crafts, model-building, and discussion circles. All youth ages 5 to 18 are invited to attend!

#### 3 Meeting and Ask the Team (Office Hours)

**Date:** Thursday, March 21, 2024  
**Time:** 4 PM - 6 PM  
**Location:** Tenant Association Office  
468 E 10<sup>th</sup> Street,  
New York, NY 10009

**Details:** Please stop by the Tenant Association Office every third Thursday of the month to chat and ask questions about this process with the BFI Planning and NYCHA team members.

#### 4 Senior Workshop: Chat & Chew \* ★ Light refreshments will be served.

**Date:** Friday, March 22, 2024  
**Time:** 12:30 PM - 2 PM  
**Location:** Tenant Association Office  
468 E 10<sup>th</sup> Street,  
New York, NY 10009

**Details:** This is a special meeting for all seniors at Jacob Riis Houses, where we will learn more about the specific needs and priorities of seniors to inform this community planning process.

\* Interpretation: If you or members of your household require interpretation at the meeting, please let us know by calling 212-306-4660 or emailing [FACT@nycha.nyc.gov](mailto:FACT@nycha.nyc.gov) seven days in advance of the meeting.

For more information about this community planning process, please visit the project website using the following link or the QR Code:

[www.JacobRiisCommPlan.com](http://www.JacobRiisCommPlan.com)



## Riis Tenant Association Meeting



## Youth Workshop



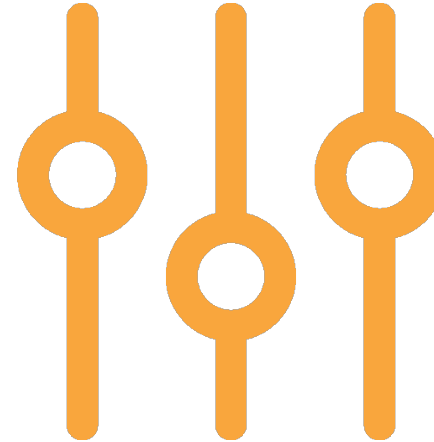
## What are Riis Residents' Options?



**Rehabilitation /  
Preservation**



**New  
Construction**



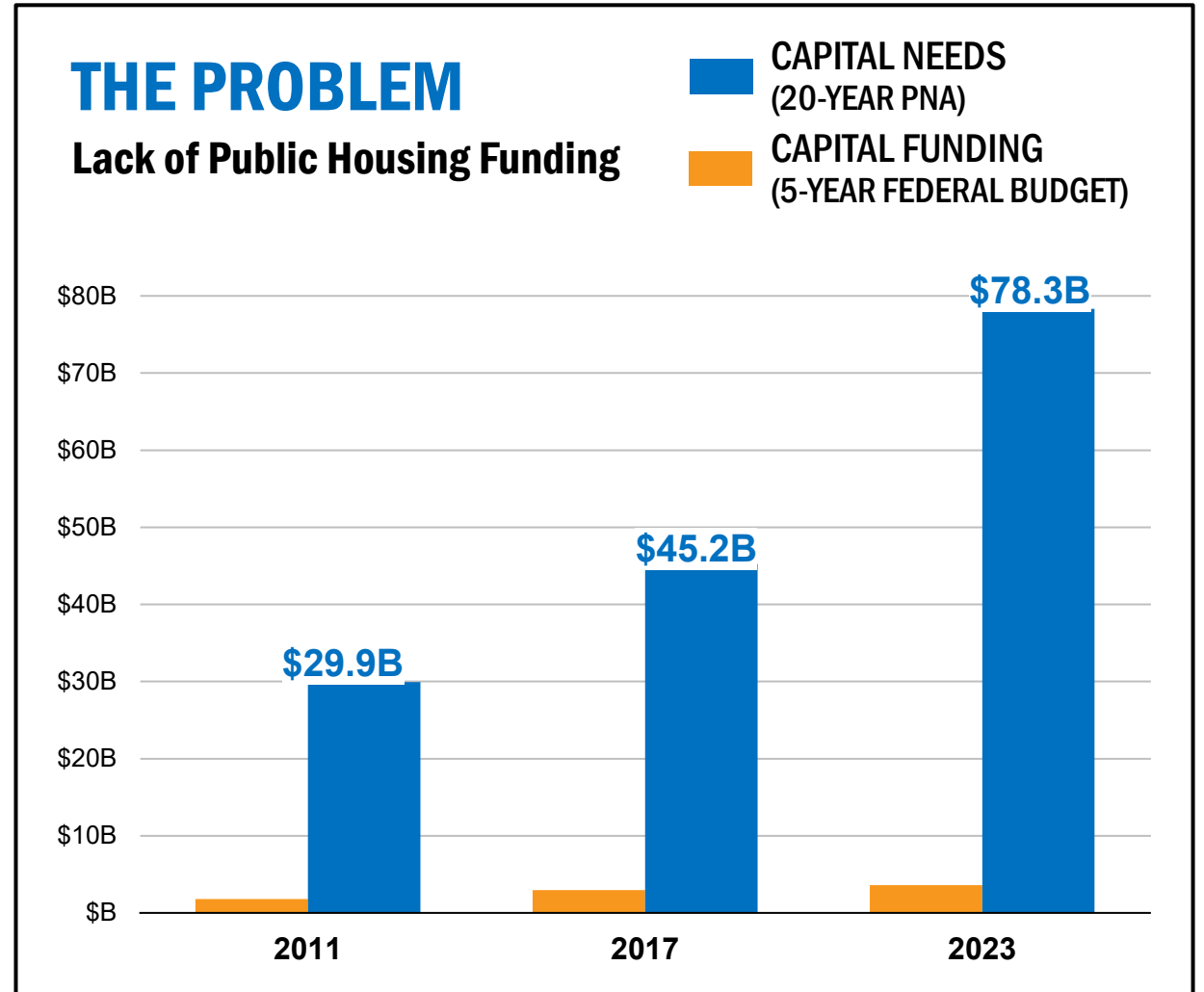
**Balance of  
Options**



**Do Not Engage  
PACT**

# What is PACT?

- NYCHA needs \$78.3 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.





# How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

## COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

## PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

## ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

## PUBLIC CONTROL: NYCHA & RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.



Independence



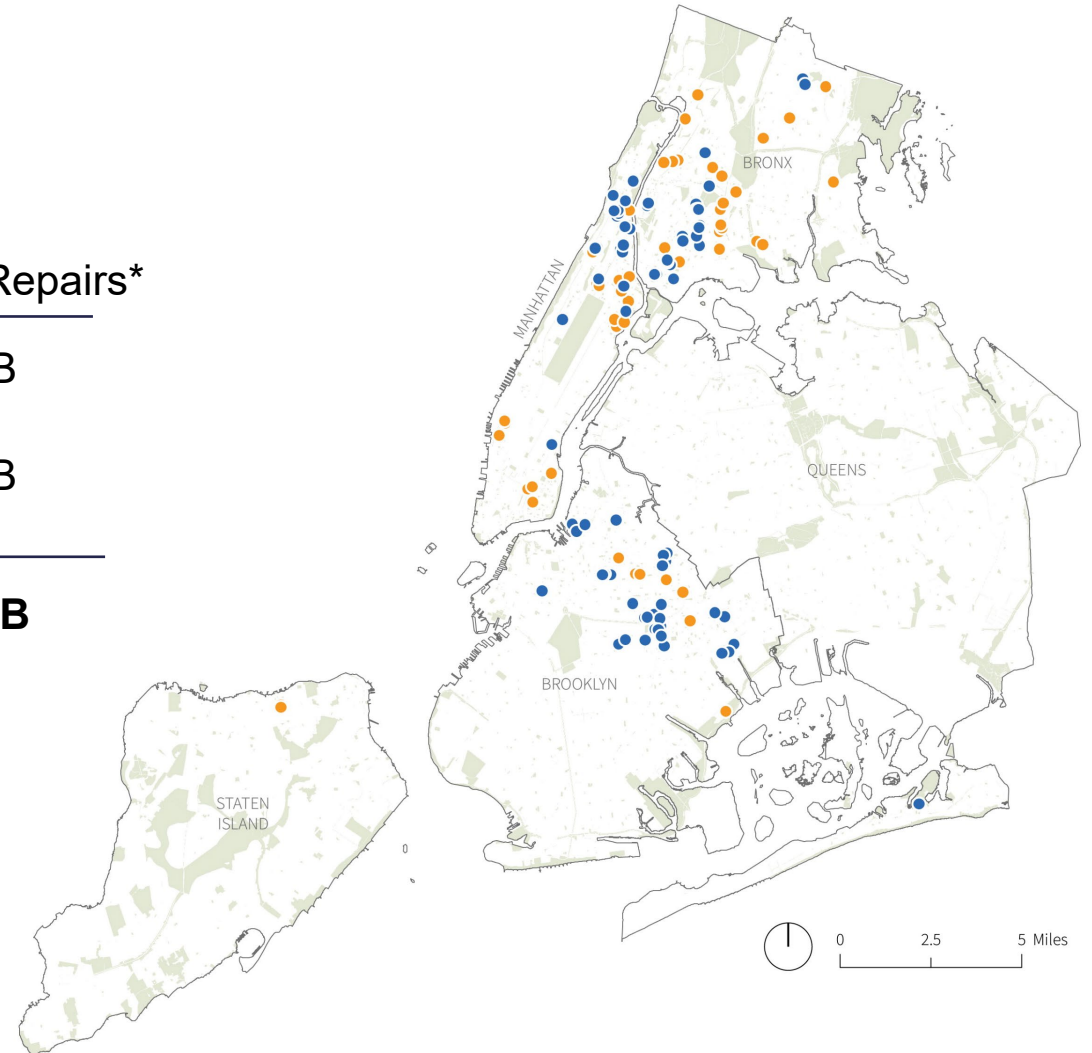
Ocean Bay (Bayside)

# PACT Projects

Over \$5.2 billion in capital repairs already completed or underway.

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	84	20,697	\$5.2B*
● Planning and Resident Engagement	54	17,010	\$8.0B
<b>Total</b>	<b>138</b>	<b>37,707</b>	<b>\$13.2B</b>

\* Capital Repairs for PACT projects that are complete or under construction reflect the combined hard and soft costs. For PACT projects in the planning and resident engagement phase, we use the 20-Year PNA (2023) as an estimate.



# PACT Resident Protections

- All residents **continue to pay 30% of their adjusted gross household income\*** towards rent.
- Residents do not have to pay **any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All authorized households **automatically qualify** for the Project-Based Section 8 program and are offered a new Section 8 lease.
- Lease agreements **automatically renew every year** and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents can **apply for jobs** created by PACT.

\* Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

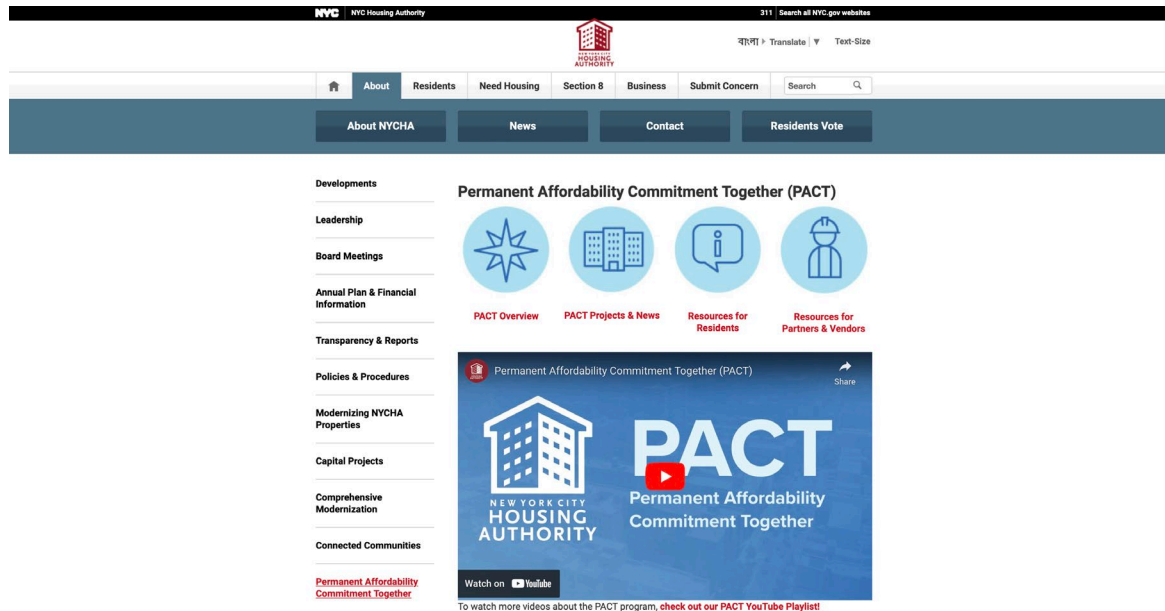
# Additional Information:

NYCHA PACT Website:

<http://on.nyc.gov/nycha-pact>

**Have Questions? Contact us!**

PACT Hotline: 212-306-4036 | Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)



Project Website:

[www.JacobRiisCommPlan.com](http://www.JacobRiisCommPlan.com)



Opt-In to text message reminders by texting:

**RIIS to (646) 347-9880**

# Today's Activity

## Instructions

- We will now break into discussion groups to **eat, answer questions, and discuss major points of concern** in the Riis Community Planning Process.

### Guiding Questions:

- 1 What are your biggest concerns or issues?
- 2 Which key spaces are missing at Riis Houses (e.g. senior center, mail room, tenant storage, etc.)?
- 3 What are your concerns regarding accessibility and disability at Riis?
- 4 What are your concerns regarding rent under the PACT program?
- 5 What are your questions on the difference between Section 9 & Section 8?
- 6 How long have you been living at Riis Houses? How has the community changed over time?
- 7 Do you feel safe walking around Riis at night? Why or why not?
- 8 Do you have any questions on the PACT renovation process (e.g. how long it takes, right-sizing, quality of repairs, etc.)?
- 9 How do you feel about enforcement of house rules at Riis? Are you curious about enforcement of house rules under the PACT program?