

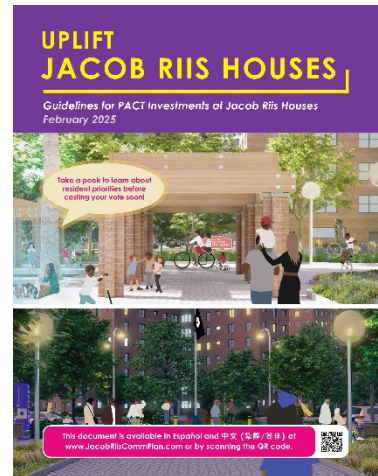
Jacob Riis Houses Community Planning Process

To: All Jacob Riis Residents
From: Jacob Riis Tenant Association, BFJ Planning, NYCHA
Subject: Notice of Resident Vote
Date: February 2025

Why Am I Receiving This Letter?

From early 2024, the Jacob Riis Tenant Association, with the assistance of BFJ Planning, Nelligan White Architects, and NYCHA, has led a community planning process to inform the residents of Jacob Riis Houses about opportunities for investment in their community through the PACT program.

This process resulted in the creation of “**Uplift Jacob Riis Houses**,” which summarizes the goals and priorities expressed by residents and illustrates the types of improvements that could be possible under the PACT program.¹ This document will be delivered to your doorstep in the coming weeks. It is also available online at www.JacobRiisCommPlan.com or by scanning the QR code.



Scan the
QR Code!



Nelligan White Architects performed a preliminary evaluation of building conditions at Jacob Riis Houses and found significantly poor conditions across all aspects of the campus, buildings, and apartments. Based on a recent assessment conducted by NYCHA, it could cost over \$940 million to bring Jacob Riis Houses into a good state of repair, and NYCHA does not currently have the ability to address these needs with the financial resources available in the Section 9 program. If Jacob Riis Houses enters the PACT program, it will convert to the Project-Based Section 8 program and receive significantly more federal funding as compared to existing Section 9 funding.

Residents will decide through a community-wide voting process whether Jacob Riis Houses should formally enter the PACT program and receive the additional Section 8 funding or remain in Section 9 with existing funding. All residents over the age of 18 on the Household Composition will be given the opportunity to vote, and more information about the voting process is included in this letter.

What Are the Voting Options?

Eligible residents will have the option to vote for PACT or to remain in Section 9.

- **If the majority of residents **vote for PACT**, NYCHA will implement the PACT program at Jacob Riis Houses. PACT will bring significant funding to complete comprehensive repairs to the existing buildings or build new, modern buildings at Jacob Riis Houses. Your rent will continue to be calculated at 30 percent of income, and tenant rights and protections will be preserved.** NYCHA will collaborate with residents to shape and prioritize all aspects of the PACT project plans, including apartment and building designs, infrastructure investments, environmental remediation, and enhancements to property management, security, and social services. **Your development will be managed by a new property management company that is selected by a Resident Review Committee to be formed by the Tenant Association.** NYCHA will continue to own the development and oversee the performance of the new property manager, and you will still pay your rent to NYCHA. Lastly, resident leaders will continue to be supported with independent, professional consultants, and free legal assistance will be available to anyone with questions or concerns.
- **If the majority of residents vote to **remain in Section 9**, which is how Jacob Riis Houses is currently funded, the development will continue to be dependent on federal funding allocated annually by Congress. NYCHA does not currently have the ability to address the extensive physical needs at Jacob Riis Houses with the financial resources available in the Section 9 program. NYCHA will also remain the property manager at Jacob Riis Houses.** As under PACT, your rent will continue to be calculated at 30 percent of household income.

How Do I Vote?

Attached to this letter is an official Notice of Resident Vote. Please read this Notice in full. It will inform you of the voting period, the opportunities to vote, and the options on the ballot. You will receive an official ballot in the mail in the coming weeks.

What is PACT?

Permanent Affordability Commitment Together (PACT) is a program that allows NYCHA to unlock funding to complete comprehensive repairs to the existing buildings or build new, modern buildings at NYCHA properties. Through PACT, developments transition to a more stable, federally-funded program called Project-Based Section 8. PACT relies on partnerships with private and non-profit partners who make all repairs and upgrades, serve as the on-site property manager, and provide enhanced social services and community programs.

In addition to providing significant quality of life improvements, PACT keeps rent permanently affordable and preserves resident rights and protections. For example, all existing Public Housing households automatically qualify for Project-Based Section 8 and are offered a new PACT tenant lease; rent continues to be calculated at 30 percent of adjusted gross household income²; residents do not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay; and household members have succession rights.

To date, PACT has already delivered comprehensive repairs to over 11,100 NYCHA apartments, and another 13,400 apartments are currently under construction. A further 14,000 apartments are currently in the planning and design stages.

More information about PACT resident rights and protections can be found at www.JacobRiisCommPlan.com or by scanning the QR code.



¹ The improvements described in "Uplift Jacob Riis Houses" are preliminary and subject to change pending further planning and analysis in collaboration with residents, NYCHA, and the selected PACT partner team to determine final plans.

² Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participations; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

Notice of Resident Vote

Beginning February 27, 2025, residents of Jacob Riis Houses will have the opportunity to vote on the future of the development. Residents will have the ability to decide whether to pursue Permanent Affordability Commitment Together (PACT) or remain in the existing Section 9 program.

NYCHA staff will be on site to provide residents with information on the options considered during this vote. NYCHA will follow the wishes of the residents and implement the option that receives the most votes.

This notice includes information about:



the 2 options that will appear on the ballot



opportunities to learn about the voting options



how and when to cast your vote

Please keep this notice for future reference. You can also visit jacobriiscommplan.com for additional info and upcoming outreach events.

What are the voting options I will be deciding between?

In the upcoming vote, you will be asked to choose ONE of the two following options:

PACT

PACT is a partnership with private and/or non-profit partners that will bring significant funding to complete comprehensive repairs to the existing buildings or build new, modern buildings at Jacob Riis Houses. Rent will continue to be calculated at 30% of income, and tenant rights and protections will be preserved.

Section 9

Under Section 9, which is how Riis Houses is currently funded, the development will continue to be dependent on federal funding allocated annually by Congress. Rents remain at 30% of income.

Where can I learn more about the voting options?

NYCHA will hold five (5) town halls where information on each of the options on the ballot will be provided. You will have an opportunity to cast your ballot at the end of the in-person meetings.

Introductory Meeting

Thursday, February 13, 6:30 PM -
8:00 PM

P.S. 34, 730 E 12th Street

Meeting 2

Thursday, February 27, 6:30 PM -
8:00 PM

P.S. 34, 730 E 12th Street

Meeting 3

Thursday, March 6,
6:30 PM - 8:00 PM

P.S. 34, 730 E 12th Street

Meeting 4

Saturday, March 8,
12:30 PM - 2:00 PM

P.S. 34, 730 E 12th Street

Meeting 5

Wednesday, March 12,
6:30 PM - 8:00 PM

Virtual Meeting

Please check our webpage jacobriiscommplan.com for more information on the voting options, as well as changes or additions to the meetings listed above. Registration for the online meeting can also be found on the website.

You can send written questions and comments via email to vote@nycha.nyc.gov or mail to **90 Church Street, Floor 5-477, New York, NY 10007** and addressed to "NYCHA - Riis Voting." You can also call via phone at **(212) 306-6794**.

Who is eligible to vote?

Any person who meets both the following criteria is eligible to vote:

- **Listed on the household composition of an apartment at Riis Houses;**
- **At least 18 years of age as of March 28, 2025 (the final day of voting)**

"Household composition" is defined as the Head(s) of Household and all other residents with permanent permission from NYCHA to reside at the development. Household Composition will be determined based on your most-recent Annual Certification or Interim Certification.

How do I know if I am eligible to vote?

All eligible voters have been sent this Notice of Vote. If this notice was addressed to you, your eligibility to vote is confirmed as of the date of this letter.

You can also check the status of your eligibility to vote by emailing vote@nycha.nyc.gov or calling **(212) 306-6794**.

How can I cast a vote?

The voting period will begin **Thursday, February 27, 2025 at 12 PM** and end **Friday, March 28, 2025 at 7 PM**.

You may vote once via mail or online or in-person. At the beginning of the voting period, you will receive the following voting materials in your mailbox:

- A paper ballot you can use to vote by mail or in-person;
- An envelope with a mailing return address and prepaid postage you must use if voting by mail or in-person; and
- Information and credentials you can use to securely vote online.

Voting by Mail

You can vote by completing the ballot provided to you and using the return envelope to mail your vote starting on February 27, 2025. **Your ballot return envelope must be postmarked no later than March 28, 2025 to be counted.**

Online Voting

You can vote online **starting February 27, 2025 at 12 PM through March 28, 2025 at 7 PM**. Online voting is available for the entire voting period. The website address and credentials will be provided with the voting materials mailed to you

In-Person Voting

You may vote in-person at Riis Houses during the final five days of voting by using the ballot and envelope mailed to you. In-person voting will start on Monday, March 24, 2025 and end Friday, March 28. A photo ID will be required if requesting a replacement ballot at the voting location. You may also vote in-person at the in-person meetings listed on the previous page.

In-person voting hours will start at 12 PM and end at 7 PM for all days.

Will outreach materials and ballots be available in multiple languages?

Outreach materials and ballots will be available in English, Spanish, Traditional Chinese and Simplified Chinese. If you would like materials or a ballot in any other language, please email vote@nycha.nyc.gov or call **(212) 306-6794 no later than Thursday, February 27, 2025 at 12 PM**.

What if I need additional assistance to vote?

If you need additional assistance to vote, such as a reasonable accommodation, please email vote@nycha.nyc.gov or call **(212) 306-6794 no later than Friday, March 22, 2025 at 12 PM**.

This page is left intentionally blank.