

Jacob Riis Houses Community Planning Process

Resident Update

Summer 2024



Dear Riis Residents,

We are pleased to share this update on the Jacob Riis Community Planning Process, including a summary of findings about building conditions at Riis Houses - important information for all of us to consider before we decide as a community whether to enter NYCHA's Permanent Affordability Commitment Together (PACT) program.

PACT is New York City's version of the federal Rental Assistance Demonstration (RAD) program, which allows NYCHA to access new sources of funding to improve living conditions at its housing developments. PACT can bring much needed investments to our community, but we all have questions about what this change might mean. **We encourage you to learn the facts about PACT using the links below.**

Being a part of this process is helpful for everyone who lives here. **Thank you for your valuable input so far; we hope that you will continue to attend meetings, share your support and concerns, and stay involved.** Change is always challenging, even when necessary. Riis residents have tolerated unacceptable living conditions for too long. PACT is a chance to return to the quality of housing that we all deserve, while keeping our homes permanently affordable. By combining the old with the new, we can transform successfully.

Thank you,

Jacob Riis Houses TA Board



Daphne Williams, President
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Sharon Stergis, 2nd Vice President
Nilsa Owens, Treasurer
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Stay Involved!

Visit us at www.JacobRiisCommPlan.com
or scan the QR code:

Sign up for meeting reminders by
texting **RIIS** to **(646) 347-9880**



To learn more about PACT, visit
on.nyc.gov/nycha-pact or contact NYCHA
at **(212) 306-4036** or PACT@nycha.nyc.gov

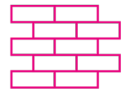
AN UPDATE FROM THE ARCHITECT: BUILDING CONDITIONS AT RIIS HOUSES

Since the winter, Nelligan White, a third-party architectural consultant, has been examining building conditions at Riis Houses. This research is meant to help inform Riis residents about the needs, constraints, and opportunities related to the conditions at Riis, and to help residents think about the possibilities of PACT renovations. Nelligan White's findings will be discussed in-depth at this fall's public workshops:



The buildings at Riis Houses are structurally sound despite age-related deterioration to the superstructures. **Necessary structural repairs can be easily completed using modern and effective strategies. In other words, the buildings at Riis are structurally salvageable.**

We heard about persistent leaks through discussions with residents and comments we received, before seeing these conditions during site visits. These leaks are caused by a combination of issues related to the roofs, windows, and façades of each building. **NYCHA has previously addressed leakage and façade issues with “band-aid” repairs, but a full façade replacement or cladding along with window replacement is necessary.**



There are no apartments at Riis which meet HUD standards for accessibility. Due to the age and construction of the buildings (i.e., small elevator shafts) **only four (4) apartments at Riis can be converted for residents with mobility accessibility needs** via a renovation-only approach to PACT.

Due to their age, electrical and water systems will need to be replaced. Similarly, apartment finishes, appliances, and fixtures - particularly in the kitchens and bathrooms - are outdated or damaged and are recommended to be replaced.



The steam heating system at Riis Houses has never been replaced and is showing age-related deterioration. At the same time, there is no cooling system at Riis besides individual air conditioning units. **The heating system will likely require replacement, an opportunity to implement a modern heating and cooling system.**

Based on sampling performed by NYCHA, Nelligan White estimates that approximately **25 percent of apartments at Riis contain lead-based paint exceeding current limits**, which will require abatement by removal as a part of any repairs.



The NYC Department of Environmental Protection and Con Edison have announced plans to remediate the site at Riis, removing contaminated soil and underground coal tar. This work will begin upon completion of Hurricane Sandy Recovery and Resilience work.