



NYCHA Riis Houses Planning Process – Meeting 3: February 7, 2024

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

Agenda

- 1. Introductions**
- 2. About the Planning Process**
- 3. Background & History**
- 4. About PACT**
- 5. Additional Information** (Project Website)
- 6. Town Hall Discussion**

Introductions

Jacob Riis Tenants Association



Daphne Williams
President

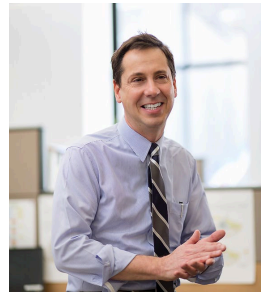
Mary Cannon
1st Vice President

Sharon Stergis
2nd Vice President

Nilsa Owens
Treasurer

Diane Gomez
Secretary

BFJ Planning Team



Jonathan Martin



Christine Jimenez



Nile Johnson



Evan Accardi

A greeting from

Riis Tenants Association Board

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 vote on how to proceed**

About the Community Planning Process

This process is...

a series of meetings, outreach efforts, and conversations **to address the**

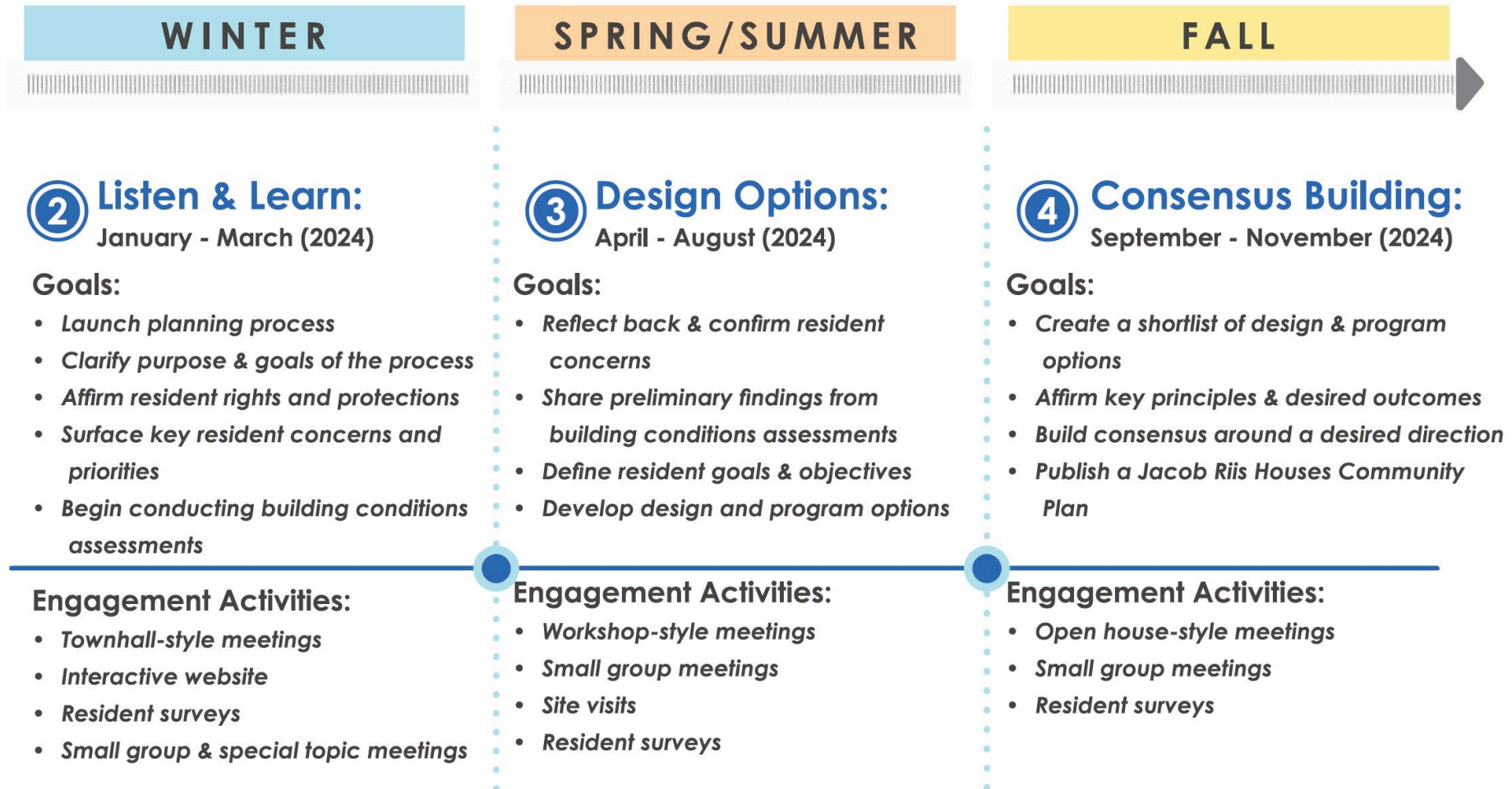
- **deteriorating conditions**
- **environmental concerns and**
- **quality of life issues**

at Riis Houses. It is the first step in creating the future Riis residents deserve: one that is **decided by you together.**



About the Community Planning Process

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



About the Community Planning Process

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



② Listen & Learn: January - March (2024)

Goals:

- *Launch planning process*
- *Clarify purpose & goals of the process*
- *Affirm resident rights and protections*
- *Surface key resident concerns and priorities*
- *Begin conducting building conditions assessments*

Engagement Activities:

- *Townhall-style meetings*
- *Interactive website*
- *Resident surveys*
- *Small group & special topic meetings*

Phase I – Meetings

- Resident Meeting 1 (January 25 - Thursday)
- Resident Meeting 2 (February 1 - Thursday)
- **Resident Meeting 3** (Tonight)
- **Virtual Meeting 4** (February 15 - Thursday)
- **Meeting for Seniors** (TBD)
- **Meeting for Youth** (TBD)
- **PACT Site Visits (2)** (2/28 and 3/2 – sign up)

About the Community Planning Process

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

WINTER

SPRING/SUMMER

FALL

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Virtual Meeting 4 (February 15 - Thursday)



Link:

<https://bit.ly/VirtualMeetingRiis>

Call-in Number:
(646) 558-8656

Meeting ID: **833 3656 8858**

About the Community Planning Process

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

WINTER

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Upcoming PACT Site Visits



Independence Towers

Please sign-up to join

Wednesday, February 28 @ 10:00 AM



Williamsburg

Please sign-up to join

Saturday, March 2 @ 10:00 AM

About the Community Planning Process



Community Meetings & Workshops

Guided Tours / Site Visits to other PACT Projects

Process Website & Community Outreach

Building Inspection & Technical Assistance

Riis Houses – Existing Conditions



Buildings and Infrastructure

Grounds and Environmental

Apartments & Interiors

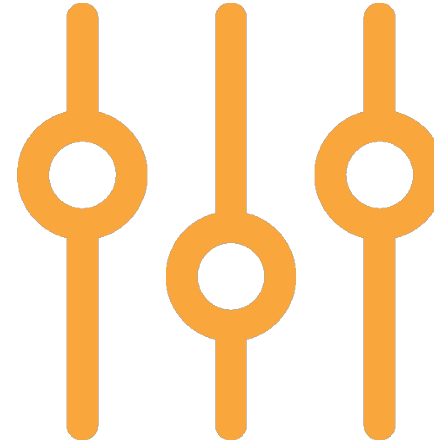
What are Riis Residents' Options?



**Rehabilitation /
Preservation**



**New
Construction**



**Balance of
Options**



**Do Not Engage
PACT**

NYCHA's role & commitment...

NYCHA will honor the outcome of this resident-led planning process and has promised that no decision will be made without resident mandate.

- Support and fund the process
- Abide by the outcome of the process
- Transparency throughout process
- Share information as requested
- Answer questions clearly and truthfully



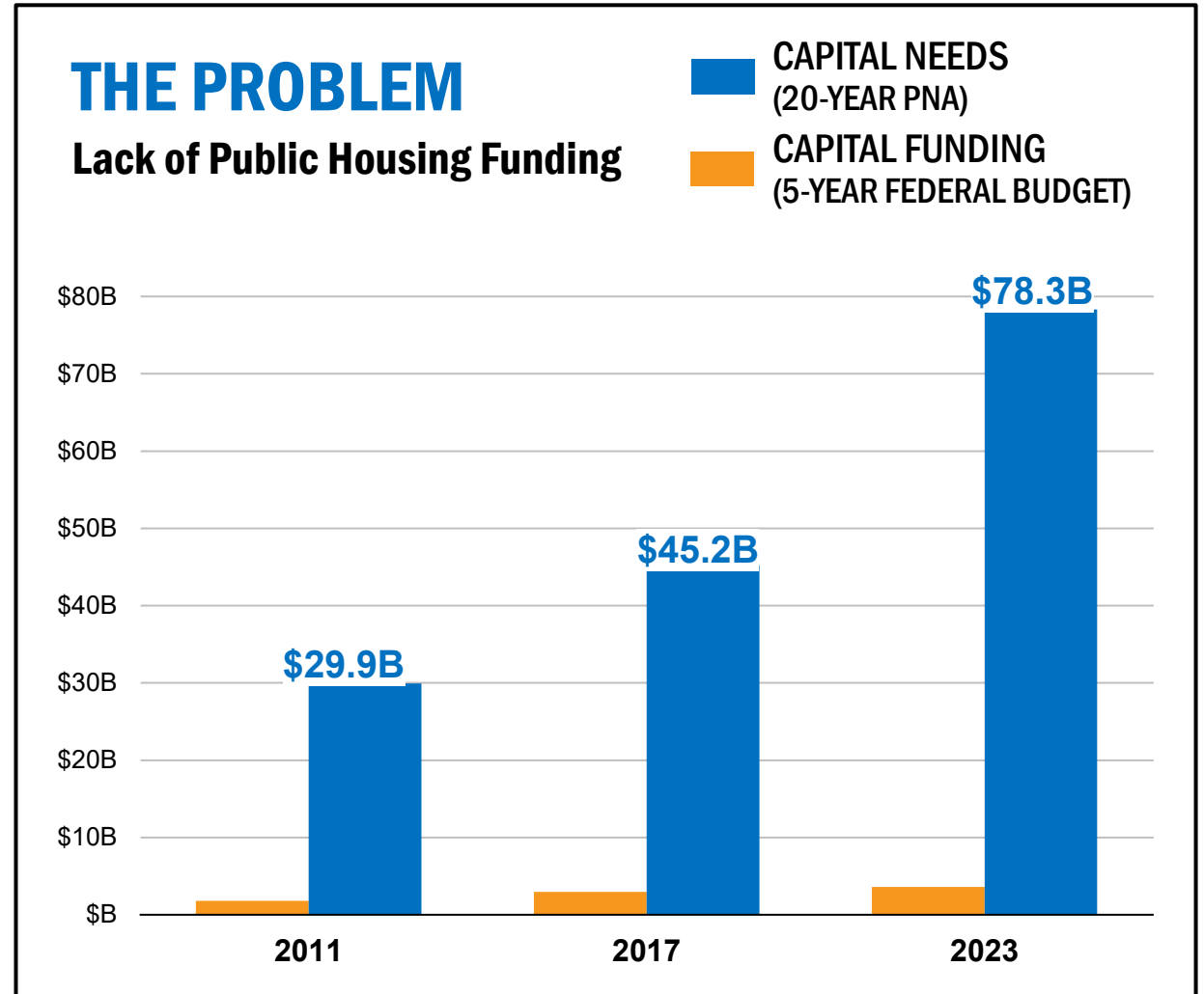
Summary of the Process

This process...

- Is a **RESIDENT-DRIVEN COMMUNITY PLANNING PROCESS**
- For **Riis Residents**
- Is an opportunity for **YOU** to make the **final decision**
- Has **no pre-determined outcome**
- Involves listening, learning and empathy
- Provides **truthful information** for informed decision-making
- Ensures **rents and residents' rights** remain in place

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



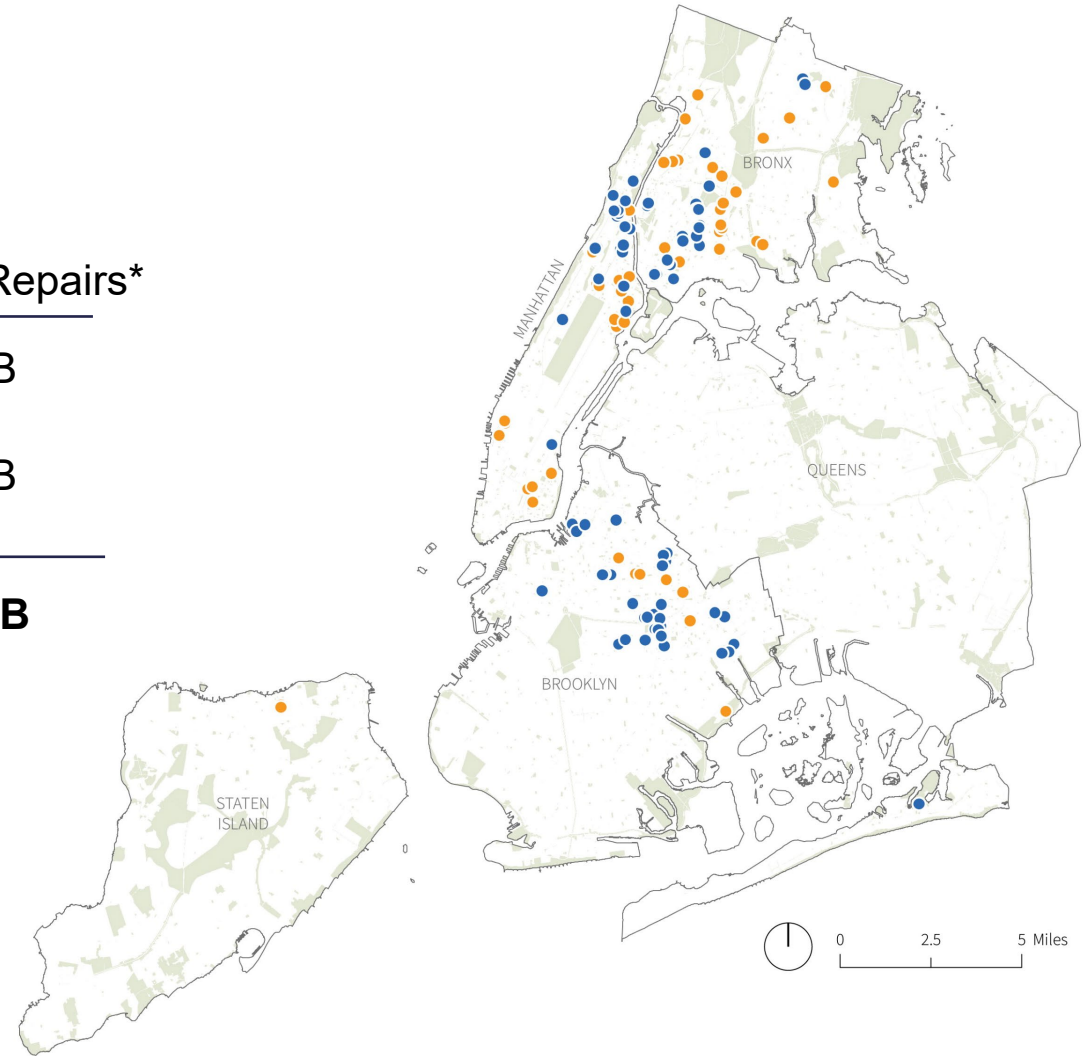
Ocean Bay (Bayside)

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
Total	138	37,707	\$13.2B

* 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 Investments: Sites and Grounds

Baychester

New playground with water fountain



Williamsburg: New basketball court



Williamsburg: Community gardens

PACT Investments: Building Systems and Infrastructure

Independence
Upgraded heating system



572 Warren Street: New solar panels



Williamsburg: New windows



Independence: Upgraded elevators

PACT Investments: Security Systems

Independence

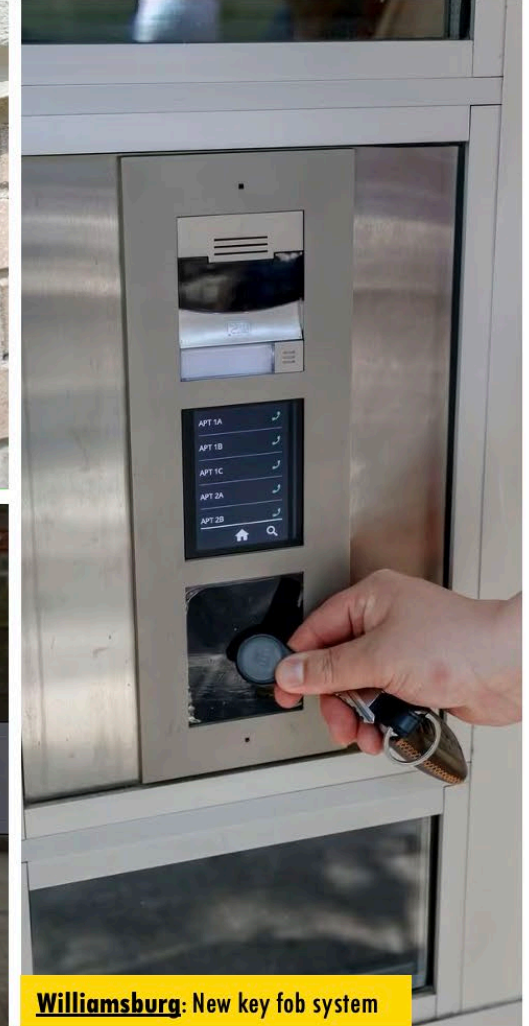
New security booth



Williamsburg: 24/7 Security cameras



Independence: New security system



Williamsburg: New key fob system

PACT Investments: Buildings and Common Areas

Independence

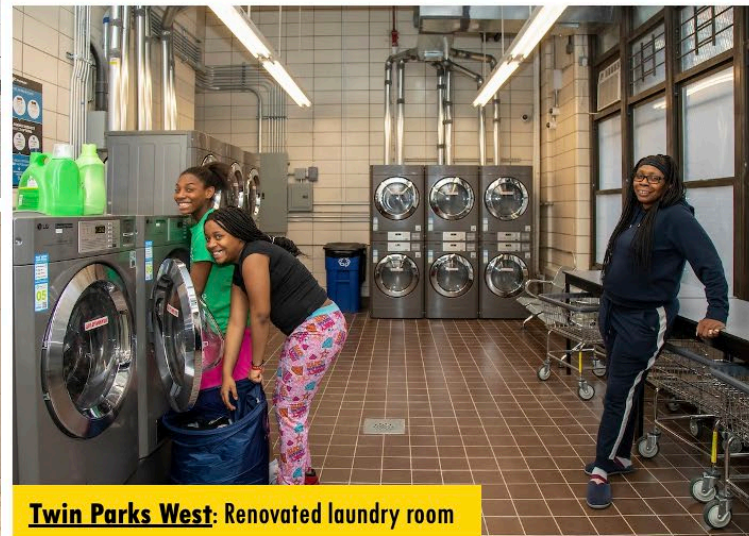
Upgraded building entrance



Weeksville: Upgraded vestibule



Independence: New mailbox



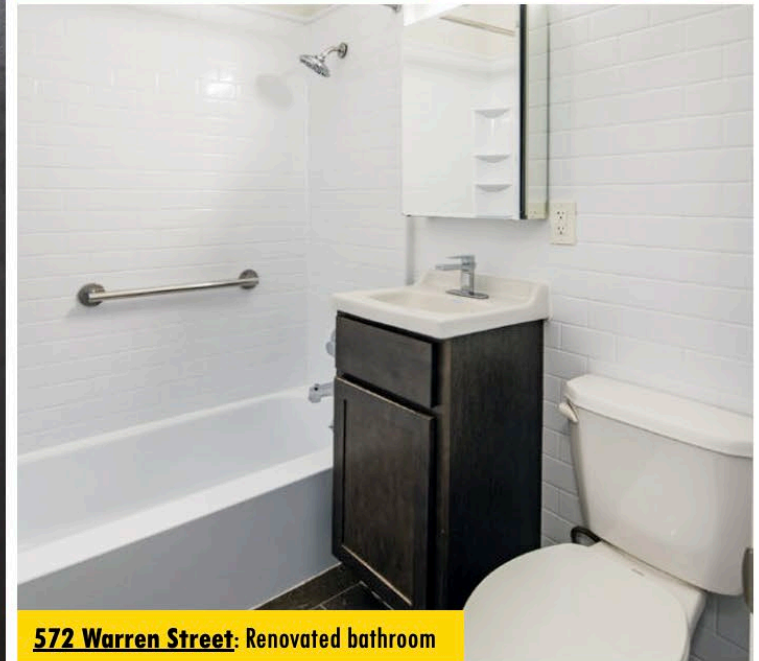
Twin Parks West: Renovated laundry room

PACT Investments: Apartments

Independence
Fully upgraded kitchen



Williamsburg: Renovated living room



572 Warren Street: Renovated bathroom

PACT Investments: **Health and Safety**

Williamsburg

New plumbing and electrical wiring



Williamsburg: Lead abatement



Harlem River: Lead abatement

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.

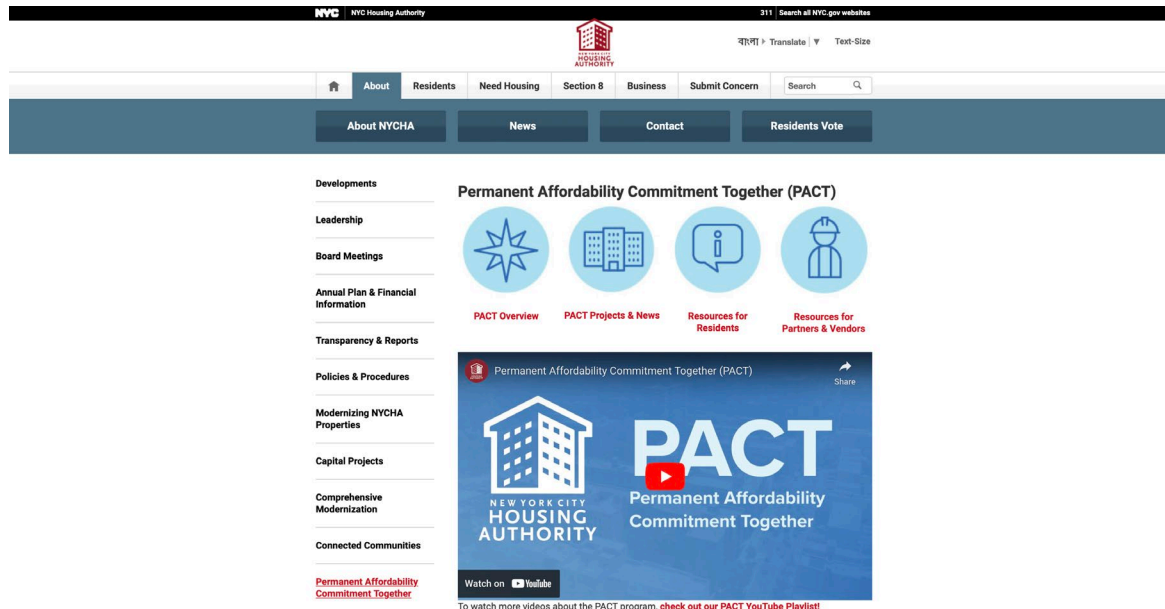
Additional Information:

NYCHA PACT Website:

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

Have Questions? Contact us!

PACT Hotline: 212-306-4036 | Email: PACT@nycha.nyc.gov



Project Website:

www.JacobRiisCommPlan.com



Sign Up for a Site Visit

Jacob Riis residents are invited to join us for site visits to NYCHA PACT developments Independence Towers & Williamsburg. Click the link below to learn more and sign up!

[Site Visit Sign Up](#)

Independence Towers
Wednesday, 2/28 @ 10:00 AM

Williamsburg
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