



NYCHA Riis Houses Planning Process – Meeting 2: February 1, 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. Poll & Town Hall Discussion**

Introductions

Jacob Riis Tenants Association



Daphne Williams
President

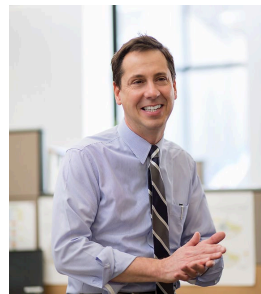
Mary Cannon
1st Vice President

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**

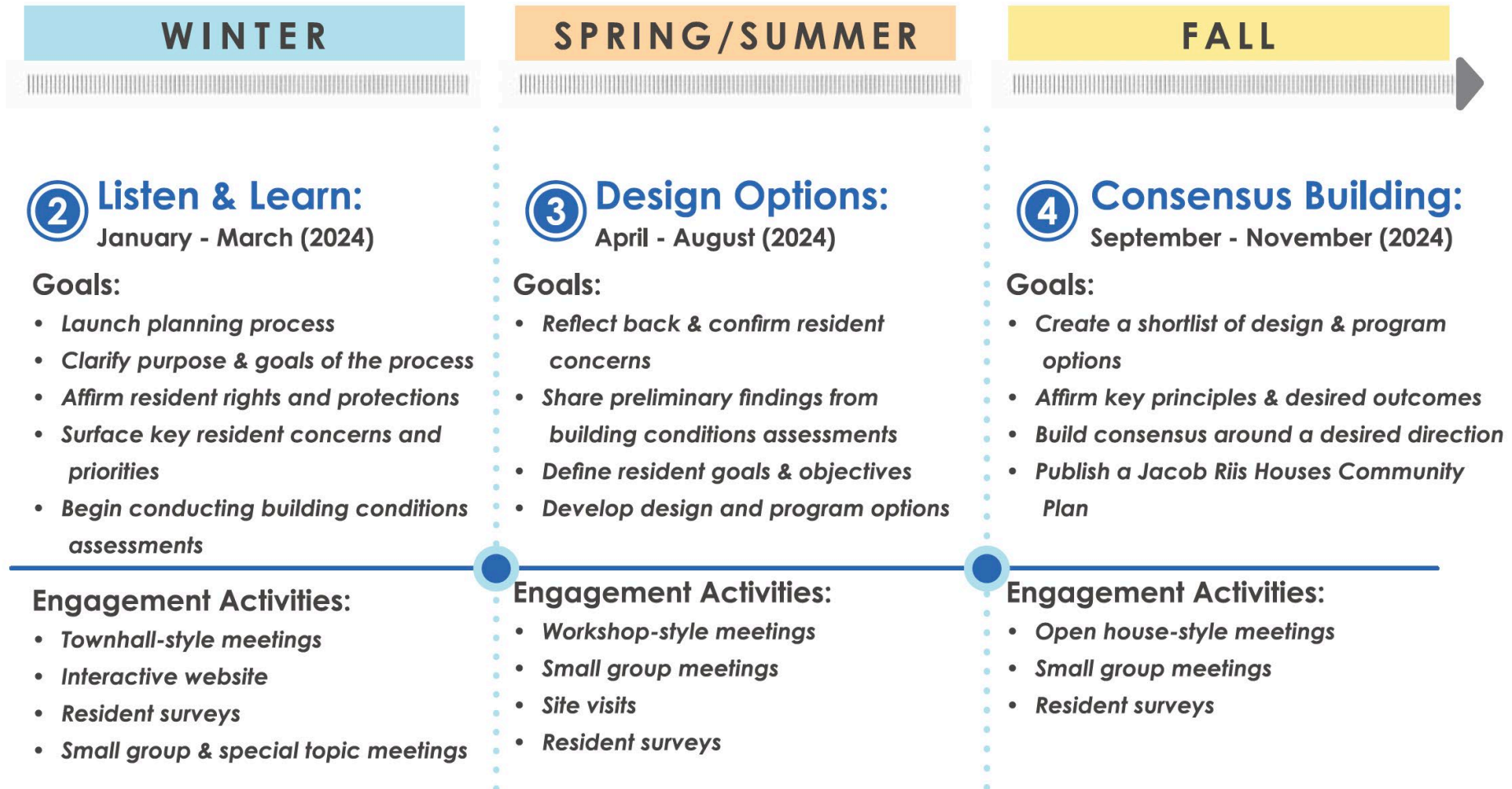
- **deteriorating conditions**
- **environmental concerns and**
- **quality of life issues**

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

WINTER

SPRING/SUMMER

FALL

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** (Tonight)
- **Resident Meeting 3** (February 7 - Wednesday)
- **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)

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Virtual Meeting 4 (February 15 - Thursday)



Link:

<https://bit.ly/VirtualMeetingRiis>

Call-in Number:
(646) 558-8656

English Language Meeting ID: **833 3656 8858**

Spanish Language Meeting ID: **331 425 8640**

Cantonese Language Meeting ID: **831 000 3543**

Mandarin Language Meeting ID: **461 857 9342**

About the Community Planning Process

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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

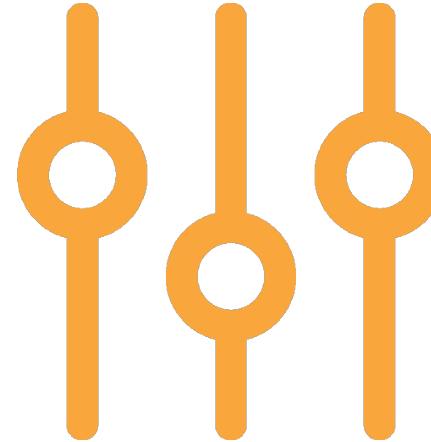
What are Riis Residents' Options?



**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



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

Riis Houses - History

A Timeline of Jacob Riis Houses

Construction and Opening (1949-1950)

Jacob Riis Houses was constructed as a part of the post-World War II effort to provide affordable housing. The development officially opened in 1949-1950.



Demographic Changes (1950s-1960s)

In the early years, Jacob Riis Houses housed a diverse population, but over time, demographic changes occurred, and the development became predominantly African American and Hispanic.

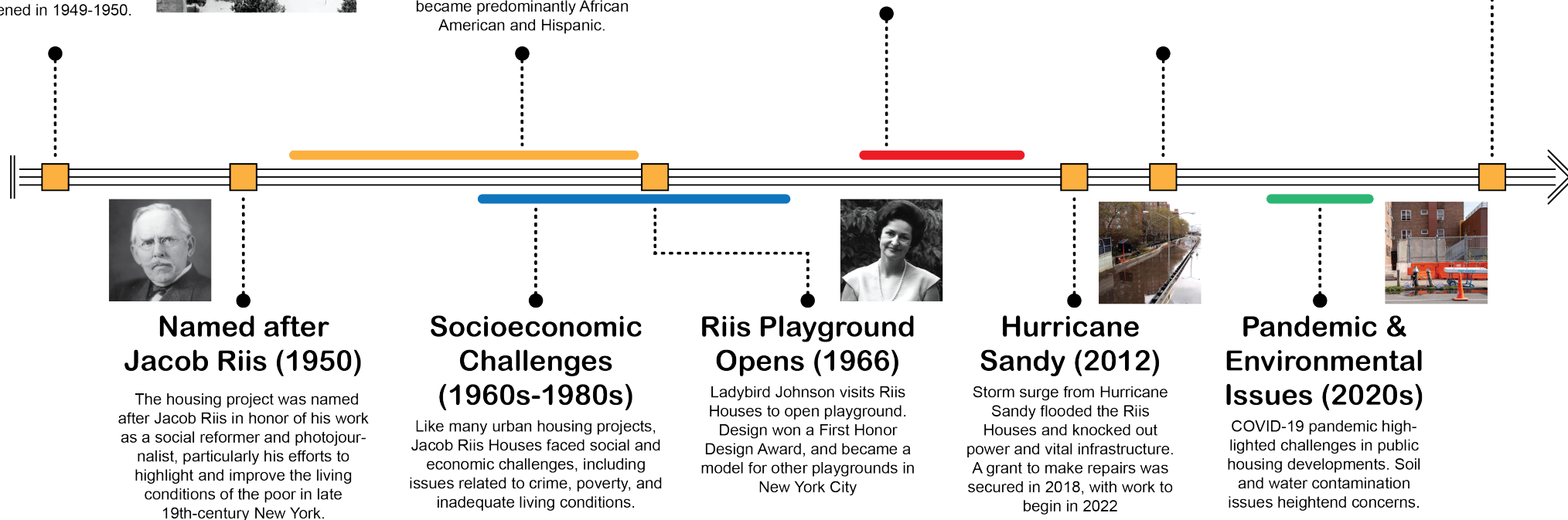
Renovations and Improvements (2000s)

In the early 2000s, there were efforts to revitalize and improve public housing in New York City. Jacob Riis Houses underwent renovations and improvements as a part of these initiatives aimed at enhancing living conditions.

Infrastructure Repairs (2022)

Repairs get underway to remediate impact from Hurricane Sandy, including emergency generators, new electrical systems and repair to buildings' entrances.

Riis Houses Community Planning Process (2023-24)



Named after Jacob Riis (1950)

The housing project was named after Jacob Riis in honor of his work as a social reformer and photojournalist, particularly his efforts to highlight and improve the living conditions of the poor in late 19th-century New York.

Socioeconomic Challenges (1960s-1980s)

Like many urban housing projects, Jacob Riis Houses faced social and economic challenges, including issues related to crime, poverty, and inadequate living conditions.

Riis Playground Opens (1966)

Ladybird Johnson visits Riis Houses to open playground. Design won a First Honor Design Award, and became a model for other playgrounds in New York City

Hurricane Sandy (2012)

Storm surge from Hurricane Sandy flooded the Riis Houses and knocked out power and vital infrastructure. A grant to make repairs was secured in 2018, with work to begin in 2022

Pandemic & Environmental Issues (2020s)

COVID-19 pandemic highlighted challenges in public housing developments. Soil and water contamination issues heightend concerns.

Consultant Team – Nelligan White Architects – lead architectural consultant

Team: Shenoy Engineering (MEPs consultant) | Grain Collective (Landscape Architect) | LERA (Structural)

NELLIGAN WHITE ARCHITECTS

Since 2000, NW has worked on 356 projects focusing on resilience and rehabilitation of existing structures, with a total construction value of nearly \$2 billion.

Since 2005, we have worked **in building and grounds assessment, rehabilitation, new buildings and additions** at 12 NYCHA developments.

We have assessed in detail a total of **304 NYCHA buildings**. This represents **13% of all NYCHA's 2,411 buildings**.

What is our role?

1. Listen and Learn
2. Evaluate the existing conditions
3. Share our findings and recommendations



Render at Baruch Drive with PRV addition



Baruch Drive – under construction

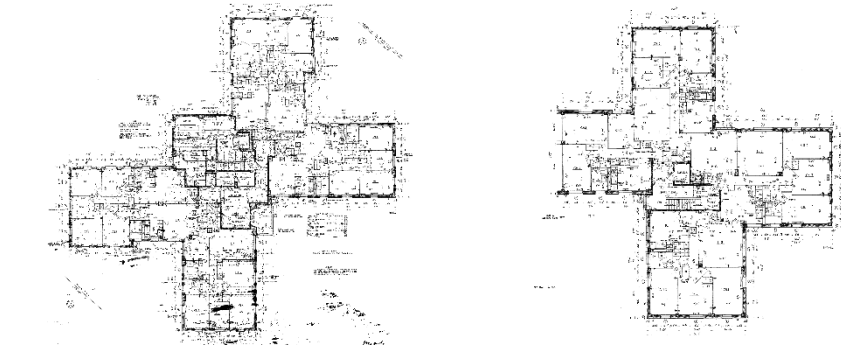
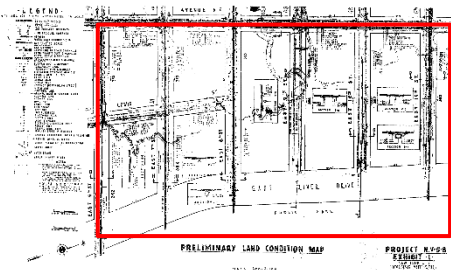
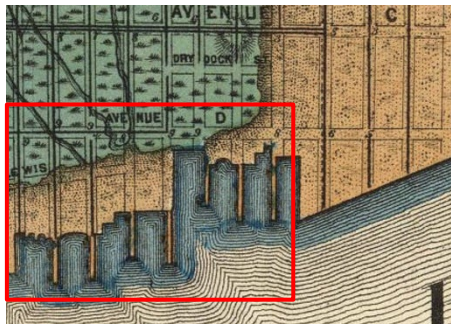


Mechanical Electrical Addition building under Construction

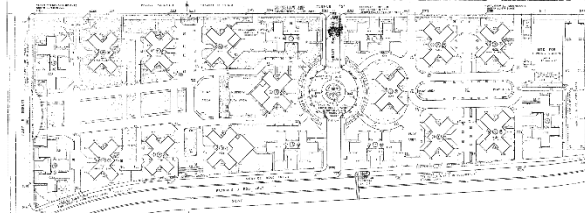
Research, Observation and Mapping



Viele Map 1865



First floorplan – Buildings 3, 5, 15 and 18 Typical (half) floorplan – Buildings 1, 4, 7, 9, 12, 16, 17



Site Plan

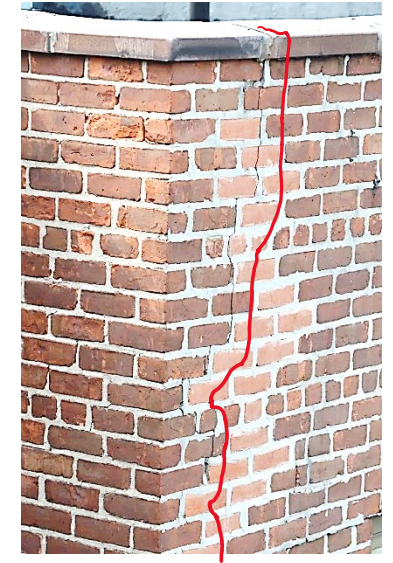
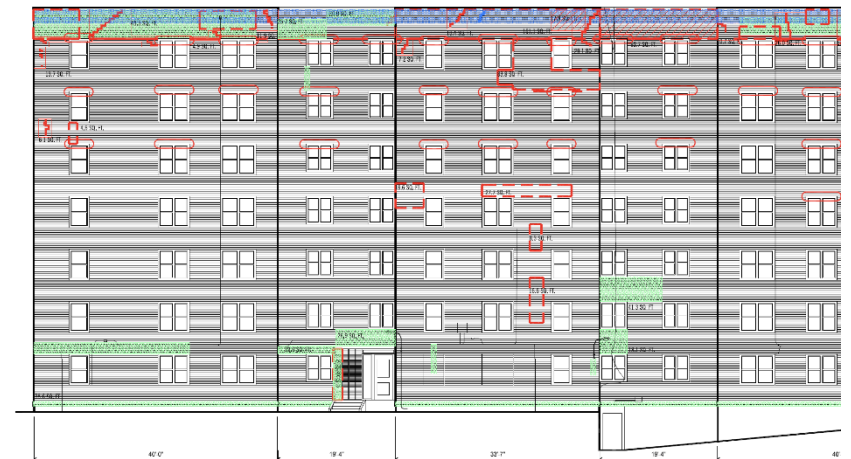


Photo survey at several NYCHA buildings



Damage mapping – Example of typical façades

Riis Housing Units

RIIS I - 1191

RIIS II - 578

Total Units- 1769

Work Examples at NYCHA developments



Playground at Fulton Houses - After



Playground at Fulton Houses - Before



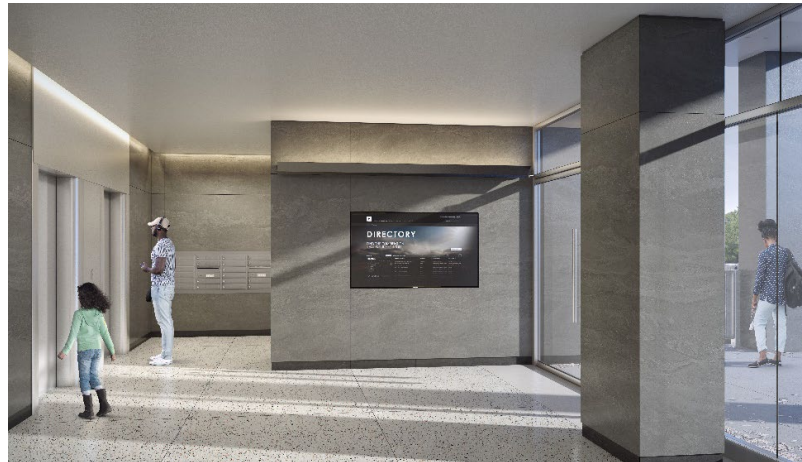
Sotomayor House- Before



Sotomayor House- After



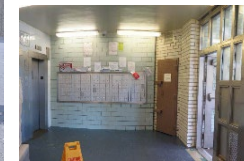
Sotomayor House- After



Murphy Houses – proposed lobby render



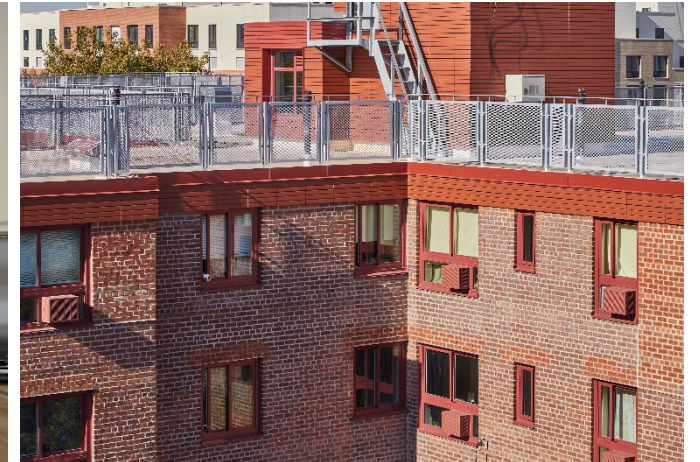
Proposed Bathroom



Existing Lobby



Proposed kitchen renovation render



Sotomayor House- After

Work Examples at NYCHA developments



Carey Gardens Community Service Center Entrance render



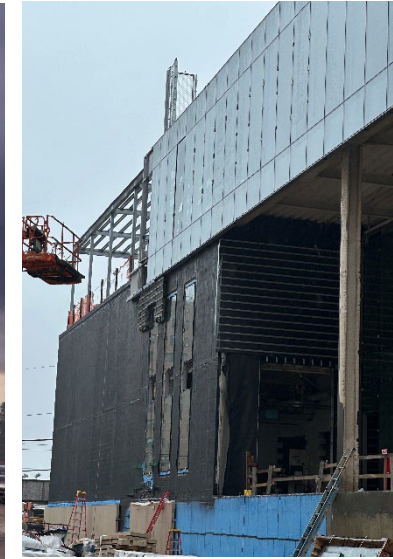
Carey Gardens Community Service Center Basketball Court render



Carey Gardens Community Service Center Play roof render



Carey Gardens Community Service Center render

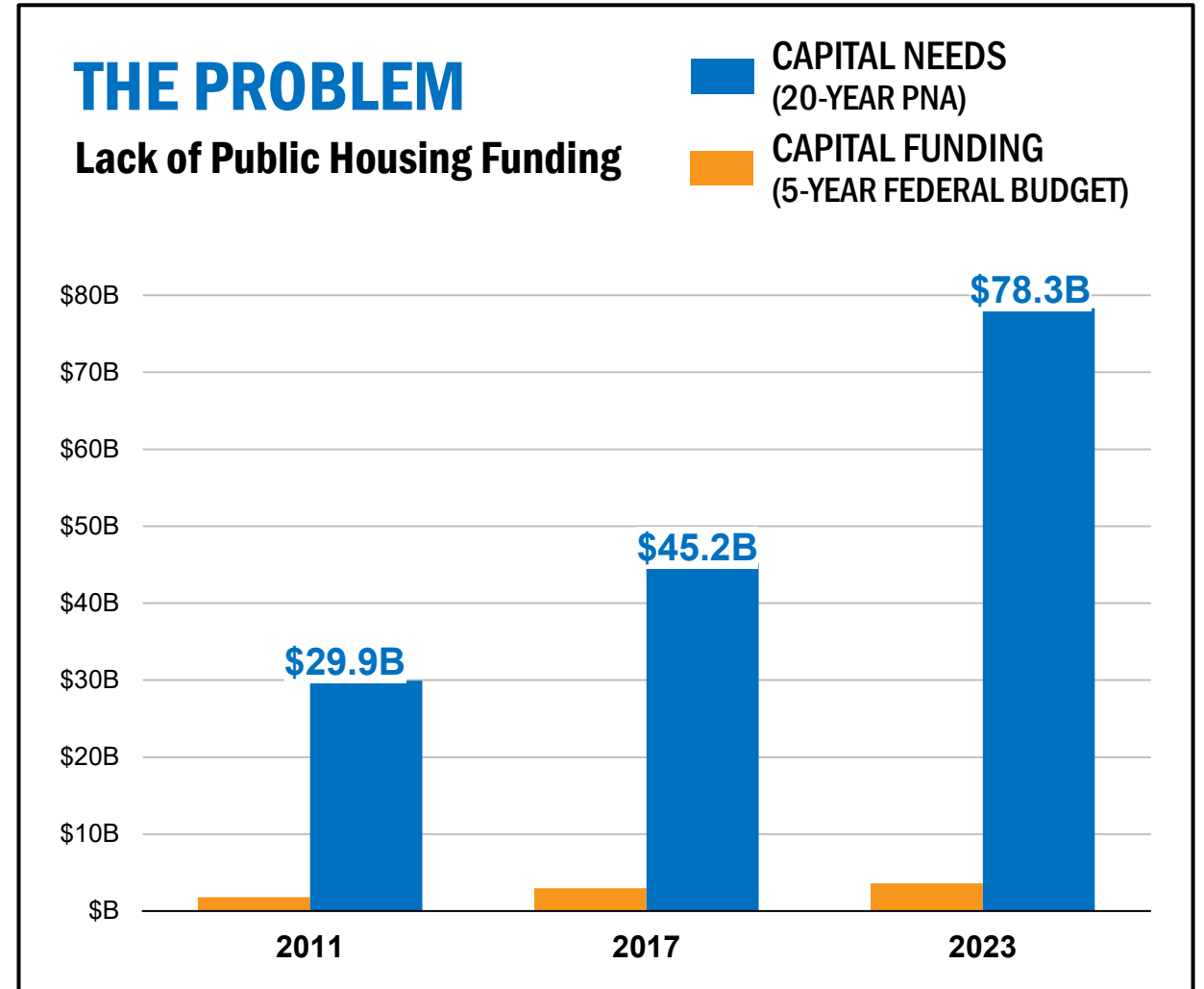


Carey Gardens CSC – under construction



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



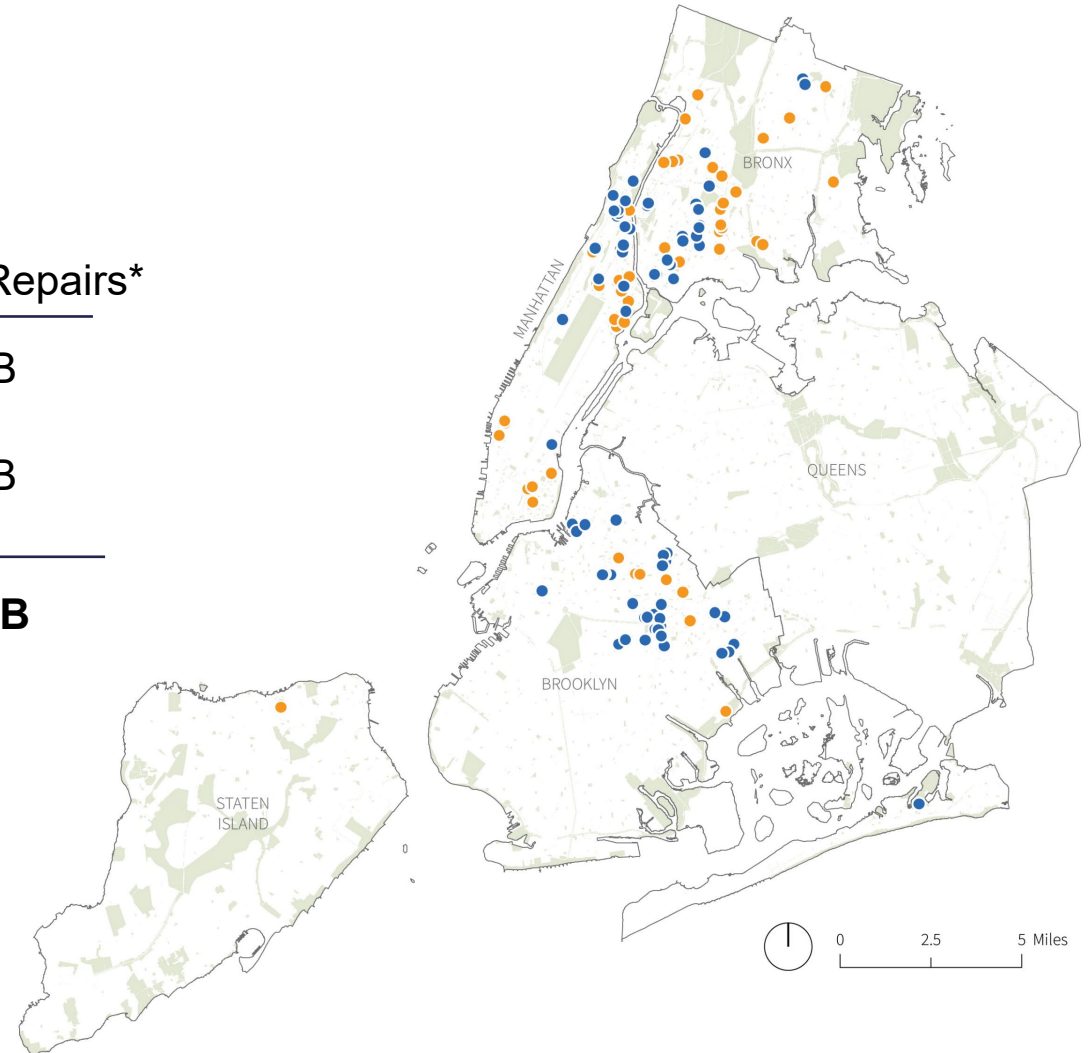
Ocean Bay (Bayside)

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

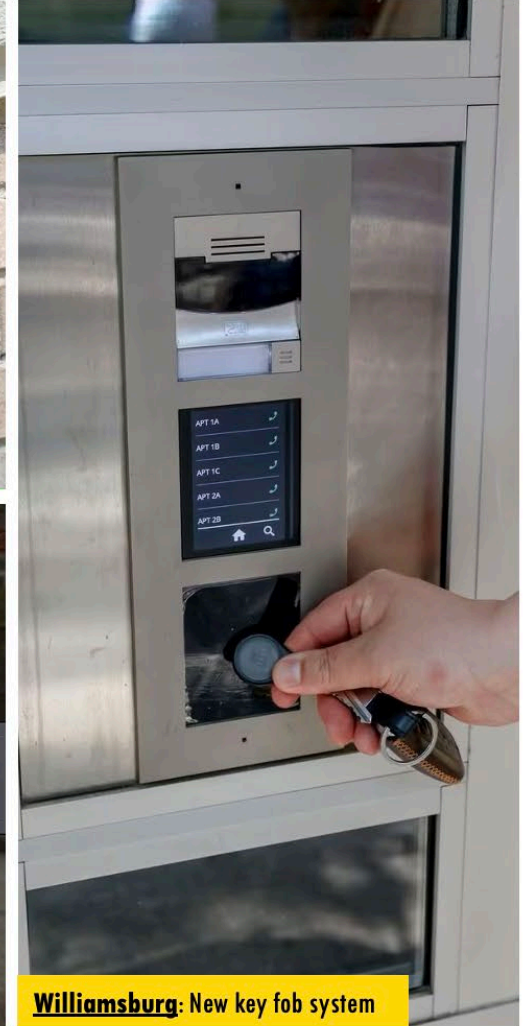
New security booth



Williamsburg: 24/7 Security cameras



Independence: New security system



Williamsburg: New key fob system

PACT Investments: Buildings and Common Areas

Independence

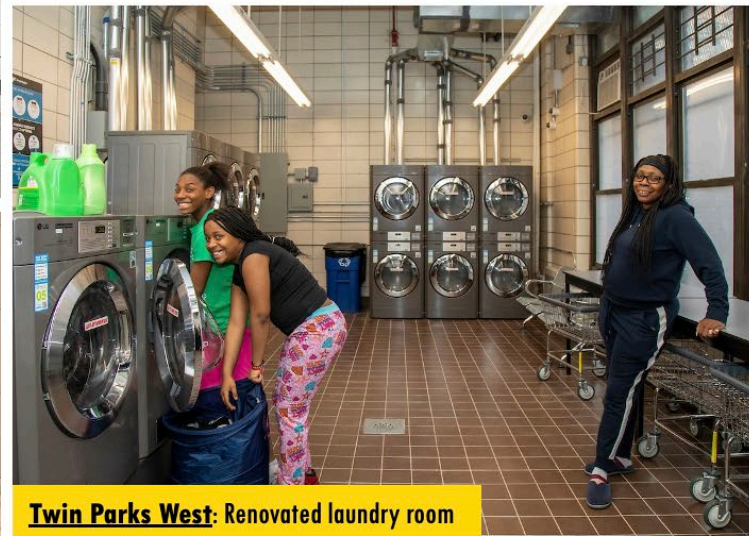
Upgraded building entrance



Weeksville: Upgraded vestibule



Independence: New mailbox



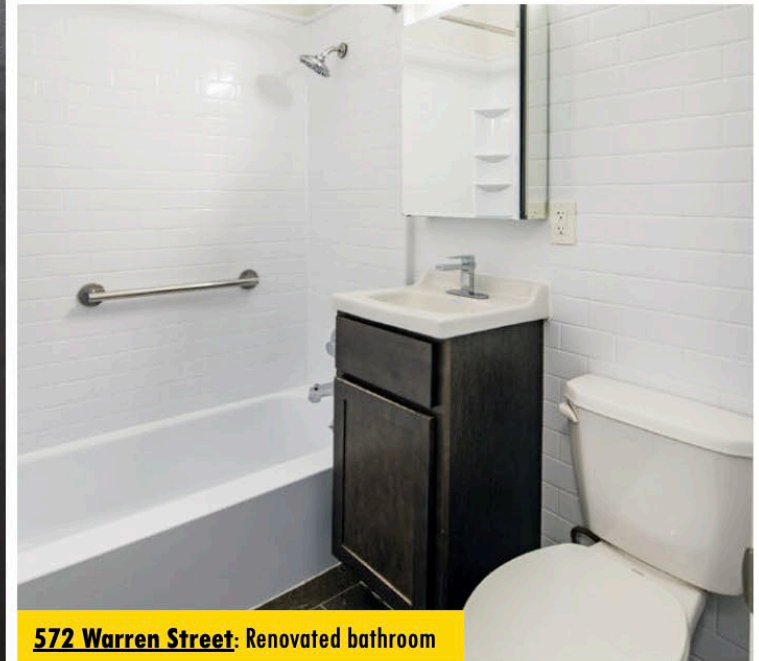
Twin Parks West: Renovated laundry room

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 (Key Question)

Will anyone be refused the opportunity to reside at Riis after rehabilitation or rebuilding?

All authorized NYCHA residents are ensured an apartment at Riis, even if they are behind in rent, should renovation/rebuilding processes take place.

Additional Information (Key Question)

Will your rent increase as an outcome of this process?

No. Your rent will not increase regardless of the outcome of this process. It will remain calculated as 30% of your household income.*

* 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 (Key Question)

Will this process address ongoing environmental issues (soil and water)?

Yes. Environmental safety must be a top priority of any plan that we develop together.

Additional Information (Project Website)

Jacob Riis Houses | Community Planning Process

[Home](#) | [About the Process](#) | [Meetings & Workshop Info](#) | [FAQs](#) | [Documents | Additional Resources](#) | [More](#)

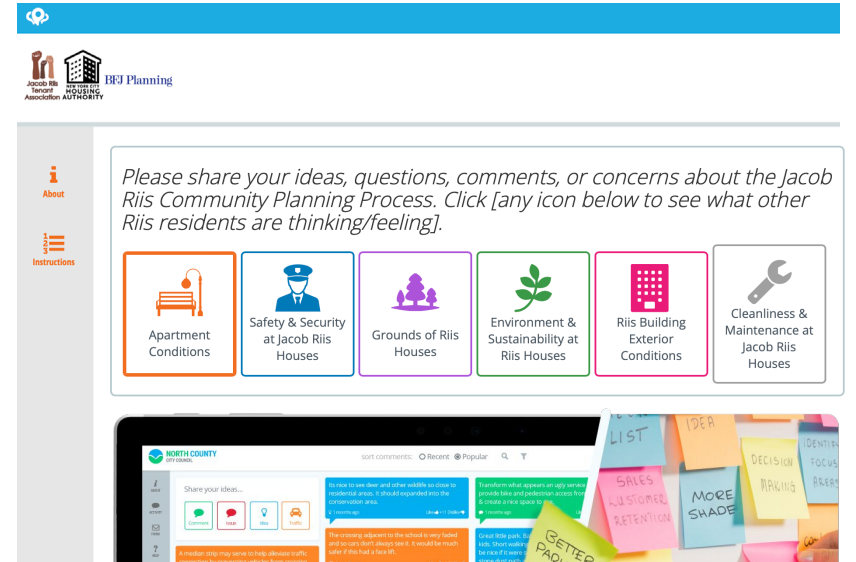
www.JacobRiisCommPlan.com

Jacob Riis Houses Community Planning Process

Share your Opinion!

Below is a link to the Jacob Riis Community Plan's **Ideas Wall**, where Riis residents can post their thoughts, ideas, and priorities on various topics. Riis residents can also read, respond to posts from their neighbors. Click below to share your thoughts now!

[Ideas Wall! →](#)



Stay in the Loop!

Subscribe to receive meeting info and key announcements via e-mail or text

Name	Email *	Phone *
<input type="text"/>	<input type="text"/>	<input type="text"/>

I'm not a robot  [Subscribe](#)

If you have immediate repair or maintenance issues, please call NYCHA's Customer Contact Center at (718) 707-7771 or visit: <https://tinyurl.com/NYCHACCC>.

2023 by BFJ Planning & Jacob Riis Tenant Association



Interactive Poll

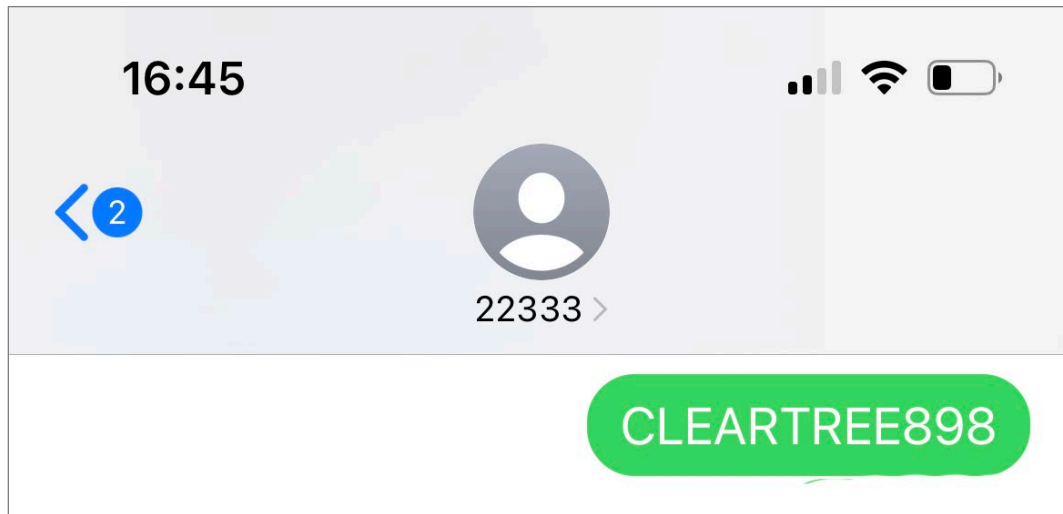
Town Hall Discussion

Interactive Poll Instructions – Please do one of the following...

A. Go to the following website:

<https://tinyurl.com/RiisCommPlan>

B. Text **CLEARTREE898** to **22333** once to join...then enter your response



C. Use phone camera to scan the QR Code above

Interactive Poll Instructions – Please do one of the following...

Or use the handout to respond...

**Jacob Riis Houses
Community Planning Process**

Meeting Exit Poll

What is one word that describes Riis Houses? _____


Please select the 3 areas that require the most improvements at Riis Houses:


<input type="checkbox"/> Building Exterior Conditions	<input type="checkbox"/> Apartment Conditions
<input type="checkbox"/> Grounds (playgrounds, lawns, parking, etc.)	<input type="checkbox"/> Cleanliness/ maintenance
<input type="checkbox"/> Safety & security	<input type="checkbox"/> Building interior conditions (stairways, lobby, elevators, hallways, etc.)

What is your top concern about this community planning process? _____

What are some things that you value about Riis Houses? _____

Is there anything that we missed? _____

 **BFJ Planning**

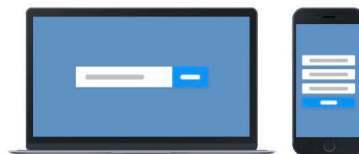
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How to join

Web



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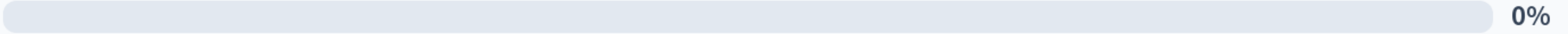
What is one word that describes Riis Houses?

Nobody has responded yet.

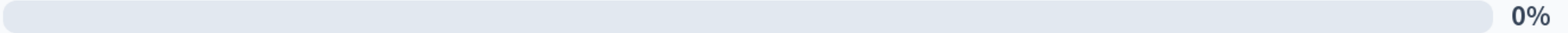
Hang tight! Responses are coming in.

Please select the 3 areas that require the most improvement at Riis Houses:

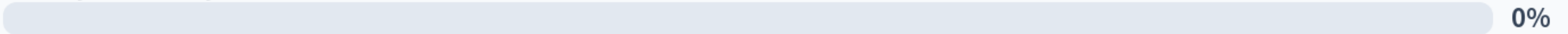
Building Exterior Conditions



Grounds (playgrounds, lawns, parking, etc.)



Safety & Security



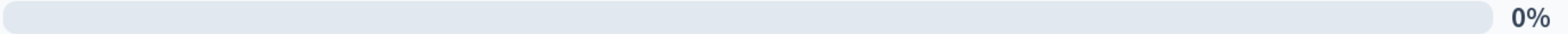
Apartment Conditions



Cleanliness/Maintenance



Building Interior Conditions (stairways, lobby, elevators, hallways, etc.)



What is your top concern about this community planning process?

Nobody has responded yet.

Hang tight! Responses are coming in.

What are some things you value about Riis Houses?

Nobody has responded yet.

Hang tight! Responses are coming in.

Is there anything important that we missed?

Nobody has responded yet.

Hang tight! Responses are coming in.

What We Heard...Community Feedback from Meeting 1

Q1 – What is one word that describes Riis Houses?

KEY	
■	Positive Sentiment
■	Neutral or Question
■	Negative Sentiment

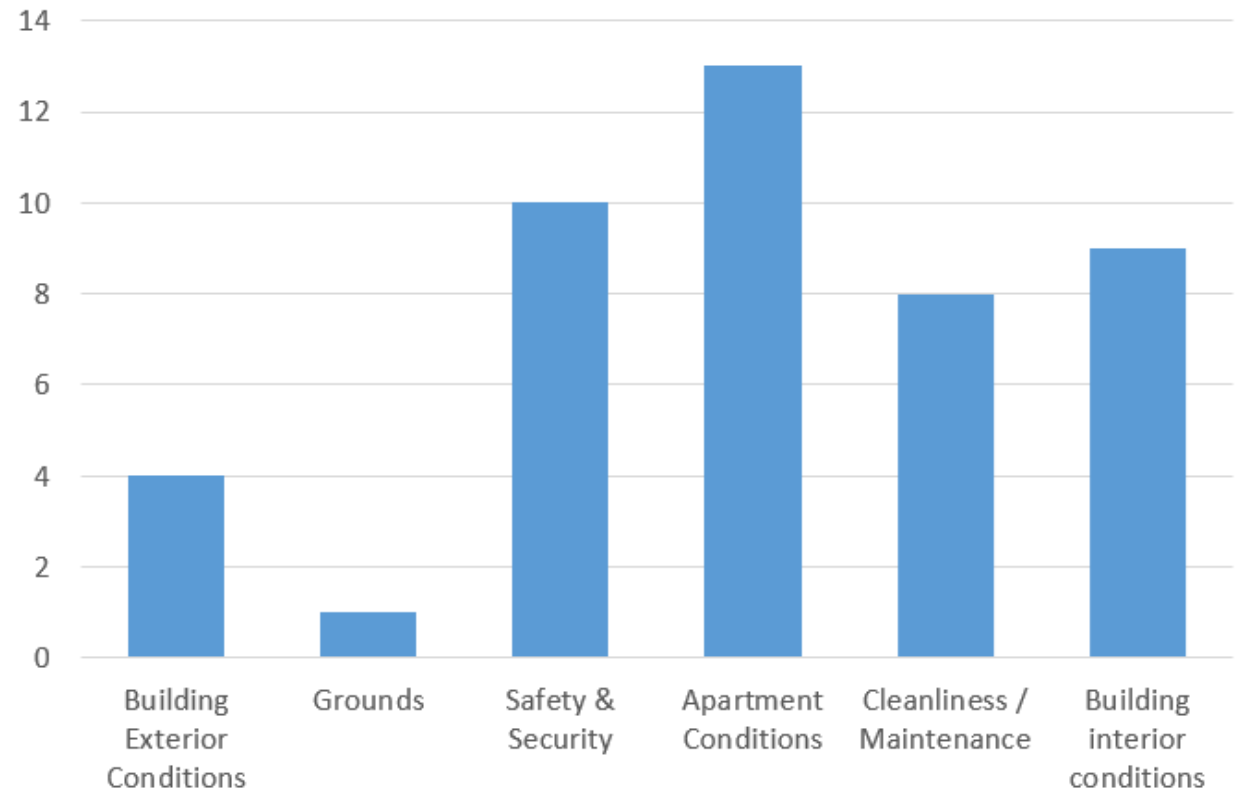
Community Responses to Q1 – Riis Community Planning Process (1/25/24)



What We Heard...Community Feedback from Meeting 1

Q2 – Please select the 3 areas that require the most improvement at Riis Houses

Community Responses to Q2 – Riis Community Planning Process (1/25/24)



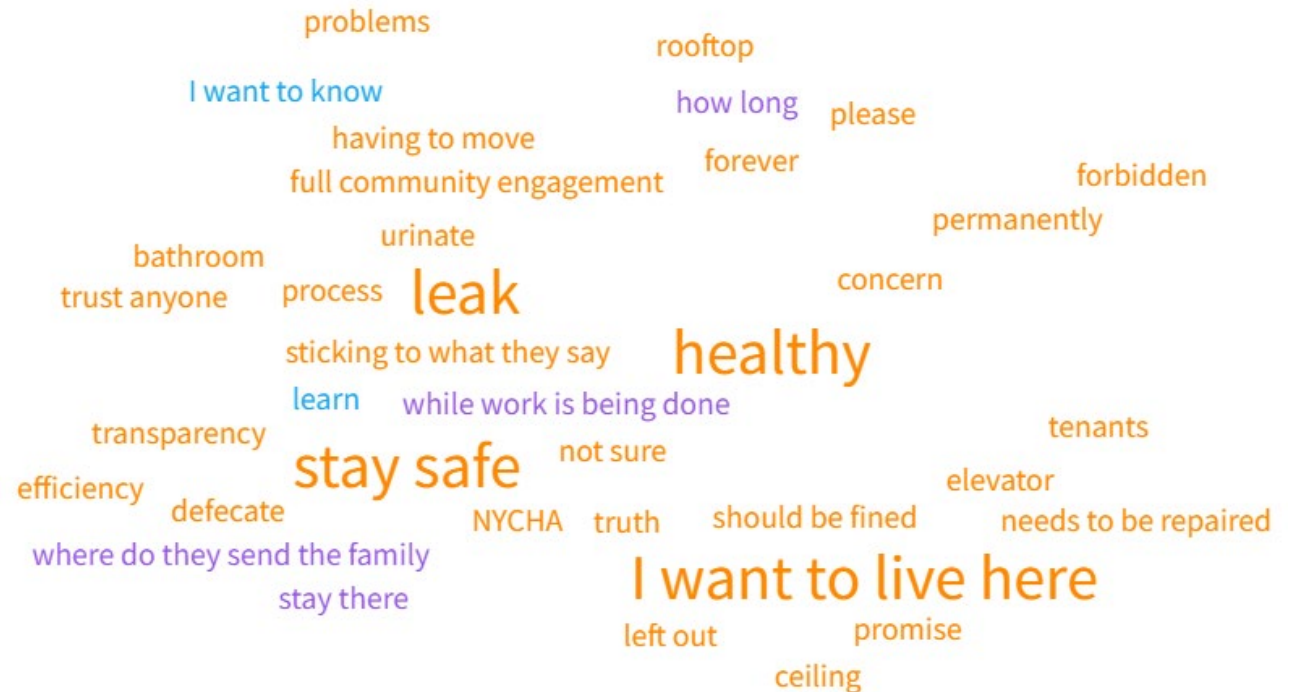
What We Heard...Community Feedback from Meeting 1

Q3 – What is your top concern about this community planning process?

KEY

- Positive Sentiment
- Neutral or Question
- Negative Sentiment

Community Responses to Q3 – Riis Community Planning Process (1/25/24)



What We Heard...Community Feedback from Meeting 1

Q4 – What are some things you value about Riis Houses?

KEY	
■	Positive Sentiment
■	Neutral or Question
■	Negative Sentiment

Community Responses to Q4 – Riis Community Planning Process (1/25/24)



What We Heard...Community Feedback from Meeting 1

Q5 – Is there anything important that we missed?

KEY	
■	Positive Sentiment
■	Neutral or Question
■	Negative Sentiment

Community Responses to Q5 – Riis Community Planning Process (1/25/24)





NYCHA Riis Houses Planning Process – Meeting 2: February 1, 2024

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