

# Uniform Relocation Act Information Session

Tuesday, July 23, 2019

Holland Gardens Community Center

To ensure accuracy and transparency, all questions asked during this meeting will be written down and responded to in writing by the JCHA. The response will be posted on the JCHA's Holland Gardens website:

[www.hollandgardensvision.org](http://www.hollandgardensvision.org)

# Agenda

- Holland Gardens Revitalization
- Overview of Uniform Relocation Act (URA)
- Resident Rights under URA and Relocation Eligibility
- JCHA's Obligations and Commitments
- Estimated Timeline & Next Steps
- Ways to Participate and Stay Up to Date

# Holland Gardens Revitalization



January 2019- June 2019

<https://hollandgardensvision.org/>

# Holland Gardens Visioning

- From January 2019-June 2019, JCHA sponsored a Visioning process with Holland Gardens residents.
- Kitchen & Associates, a highly-experienced design and architectural firm, was hired to lead the series of monthly workshops and visioning sessions.



# Key Decisions and Findings

- ▶ The existing conditions at Holland Gardens present significant challenges for both residents and the JCHA.
- ▶ An estimated \$21 million would be needed over the next 20 years to maintain the current properties, leaving the building “as is”.
- ▶ This option is not financially feasible and does not address residents concerns including parking, environmental issues, unit size, and access for elderly residents or residents with disabilities.
- ▶ The best option to address resident needs, ensure one-to-one replacement of public housing (ACC) units, and meet current HUD guidelines and financial restrictions is to redevelop the existing site for higher density, mixed use, and a mix of incomes.

# What's Next?

Relocation is not expected to begin until Fall of 2021 at the earliest.

Prior to starting the redevelopment process, the JCHA must go through a series of steps that involve review and/or approval by the JCHA Board of Commissioners, HUD and the City of Jersey City

To protect your right to relocation assistance, we advise that you do not move out of your unit until provided with a written Notice of Relocation Eligibility.

# Overview of Uniform Relocation Act (URA)

# What is the URA?

- ▶ URA is an acronym for a federal law called the “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.” 49 CFR Part 24
- ▶ URA legislation was passed in 1970 and signed into law in 1971.
- ▶ The U.S. Department of Transportation’s Federal Highway Administration (FHWA) is the lead federal agency for the URA.
- ▶ This cross-cutting federal law established minimum standards for real property acquisition and relocation assistance for federally-funded programs and projects.
- ▶ The URA provides protections for people who must move due to a federally-funded project.

# URA Applicability

The URA generally applies to federally-funded projects involving acquisition, rehabilitation, or demolition.

If federal funds are used in any phase of a project, URA requirements apply.

# URA Relocation Objectives

- Provide fair, consistent, and equitable treatment of persons displaced by federally-assisted projects.
- Minimize impact of relocation for person displaced as a result of projects designed for the benefit of the public as a whole.

# URA Definitions

## Agency

Agency responsible for the displacement of people from property to be used for a federally funded program or project. In this case, the Agency is JCHA.

## Displaced Person

Person who must leave a property that is being acquired, demolished, or rehabilitated with federal funds.

# General URA Provisions for Relocation

- ▶ Advisory Services
- ▶ Comparable Replacement Housing
- ▶ Moving Expense Payments
- ▶ Replacement Housing Payments (RHPs)
- ▶ 90-day minimum written notice to vacate
- ▶ “Housing of Last Resort”

# Advisory Services

The URA requires that displacing agency must offer basic advisory services to persons who must relocate. This includes the requirement to:

- ▶ Explain relocation eligibility requirements.
- ▶ Explain relocation services and payments.
- ▶ Conduct personal interview to determine needs and preferences.
- ▶ Provide appropriate services and payments.
- ▶ Assist in preparing claim forms for relocation payments and other assistance.

# Moving Expense Payments

Residential displaced persons are eligible for reimbursement of actual reasonable moving expenses to move their personal property.

These expenses can be paid based on the actual cost of moving or the URA's "Fixed Residential Moving Cost Schedule," which bases payment on the number of rooms of furniture.

Residents who choose to return to the completed project will also be reimbursed for cost of moving back to the site.

# Comparable Replacement Housing

- ▶ Agencies must offer residential displaced persons comparable replacement housing before they can be required to move.
- ▶ URA regulations define comparable replacement housing (49 CFR 24.2(a))
- ▶ Comparable replacement housing must be decent, safe, and sanitary.
- ▶ JCHA must inspect replacement housing to ensure it meets established standards.

# Replacement Housing Payments

Tenants may be eligible for a replacement housing payment if they choose to leave public housing without a voucher or choose to purchase a house.

Individuals and families who receive a Section 8 voucher or relocate to a Public Housing Unit will not receive a Replacement Housing Payment.

# Housing of Last Resort

Whenever comparable replacement dwellings are not available within the URA monetary limits on RHPs, the displacing agency must provide “housing of last resort”, as defined by the URA.

This provision ensures that all residents will be provided with comparable replacement housing that meets their individual needs.

# 90 day minimum written notice to vacate

This written notice assures residential displaced persons a minimum of 90 days before they can be required to vacate the property.

For residential occupants, the 90-day period cannot begin until the person is offered a comparable replacement dwelling.

We anticipate that this notice will be sent out no earlier than Fall 2021.

# Resident Rights under URA and Relocation Eligibility

# What are your rights under URA?

- ▶ Advisory Services, relocation counseling, and explanation of payments and assistance.
- ▶ Comparable Replacement Housing options that are decent, safe, and sanitary (DSS) and functionally equivalent to your present dwelling.
- ▶ 90 days written notice prior to date of move out.
- ▶ Reimbursement for moving costs and certain related moving expenses.
- ▶ Freedom of choice in selection of replacement dwelling.
- ▶ Right to appeal payment amounts.

# Resident Relocation Eligibility

- ▶ Residents who are not eligible for relocation may include:
  - ▶ Residents evicted for cause prior to relocation
  - ▶ Residents who leave housing prior to receipt of a written Notice of Relocation Eligibility
  - ▶ Residents not in good standing at time of relocation
  - ▶ Undocumented residents
  - ▶ Residents who are not on the lease for their unit
- ▶ Residents who are evicted for cause from public housing during the relocation period or lose their Housing Choice Voucher will not be eligible to return.

# Ensure you are eligible for relocation assistance!

- ▶ Do not leave your unit prior to receiving a written letter of Relocation Eligibility!
- ▶ Meet with the Relocation Coordinator prior to moving to ensure all paperwork is in order.
- ▶ Ask any questions you may have about Relocation prior to moving.
- ▶ All Admissions and Continued Occupancy Policies and lease requirements remain in full effect. Ensure that you remain in good standing.

# JCHA Obligations and Commitments

# JCHA obligations under URA

- ▶ Advanced notice to residents of relocation eligibility, relocation processes, and move-out dates (at least 90 days).
- ▶ Basic Relocation Advisory Services.
- ▶ Recommended comparable replacement dwelling.
- ▶ Moving Expense Payments.
- ▶ Replacement housing payments, if applicable.
- ▶ Down payment assistance, if applicable.
- ▶ Maintain adequate records of acquisition and displacement activities to demonstrate compliance.
- ▶ “Housing of Last Resort” , if necessary.

# JCHA's Commitment to Holland Gardens Residents

- ▶ 1:1 replacement of public housing (ACC) units upon completion of project.
- ▶ Individualized and ongoing Relocation Counseling.
- ▶ Opportunities to relocate to public housing units as available and access to Housing Choice Vouchers during relocation.
- ▶ Reimbursement for cost of moving back to project, for residents who choose to return upon completion.
- ▶ Up-to-date and accessible information about redevelopment and relocation throughout process, including quarterly community meetings prior to Relocation.
- ▶ Consistent opportunities to participate in revitalization process.

# Estimated Timeline & Next Steps

# WHAT HAPPENS NEXT?

## Request for Qualifications (RFQ)

SUMMER 2019 - FALL 2019



JCHA will present the results of the Visioning Process to the JCHA Board of Commissioners in July. Once approved, JCHA will put out an RFQ. The RFQ helps the JCHA establish a qualified pool of developers who are eligible to respond to the RFP. This ensures that all RFP responses are actually able to meet the requirements put forth.

## Request for Proposal (RFP)

WINTER 2020 - SPRING 2020



The JCHA will use the results of the Visioning Process feedback from stakeholders to create an RFP. After receiving Board approval, the RFP will be published and a pre-proposal meeting will be held where potential respondents can ask questions. Respondents then have a designated deadline in which they have to submit their proposal.



## RFP Review & Final Decision

SUMMER 2020 - FALL 2020

Applicants will present to and be interviewed by a JCHA review committee. The committee will choose the response which best fits the criteria put forth in the RFP and presents the best scenario for residents. JCHA will then present the decision to the Board for approval.

## Pre-Development

FALL 2020 - FALL 2021



Pre-development is the time period in which the necessary research is conducted, architectural and construction plans are finalized, loans and financing for the project are secured, and permits are obtained. Prior to starting demolition and construction, JCHA will submit plans to HUD for approval.

## Relocation

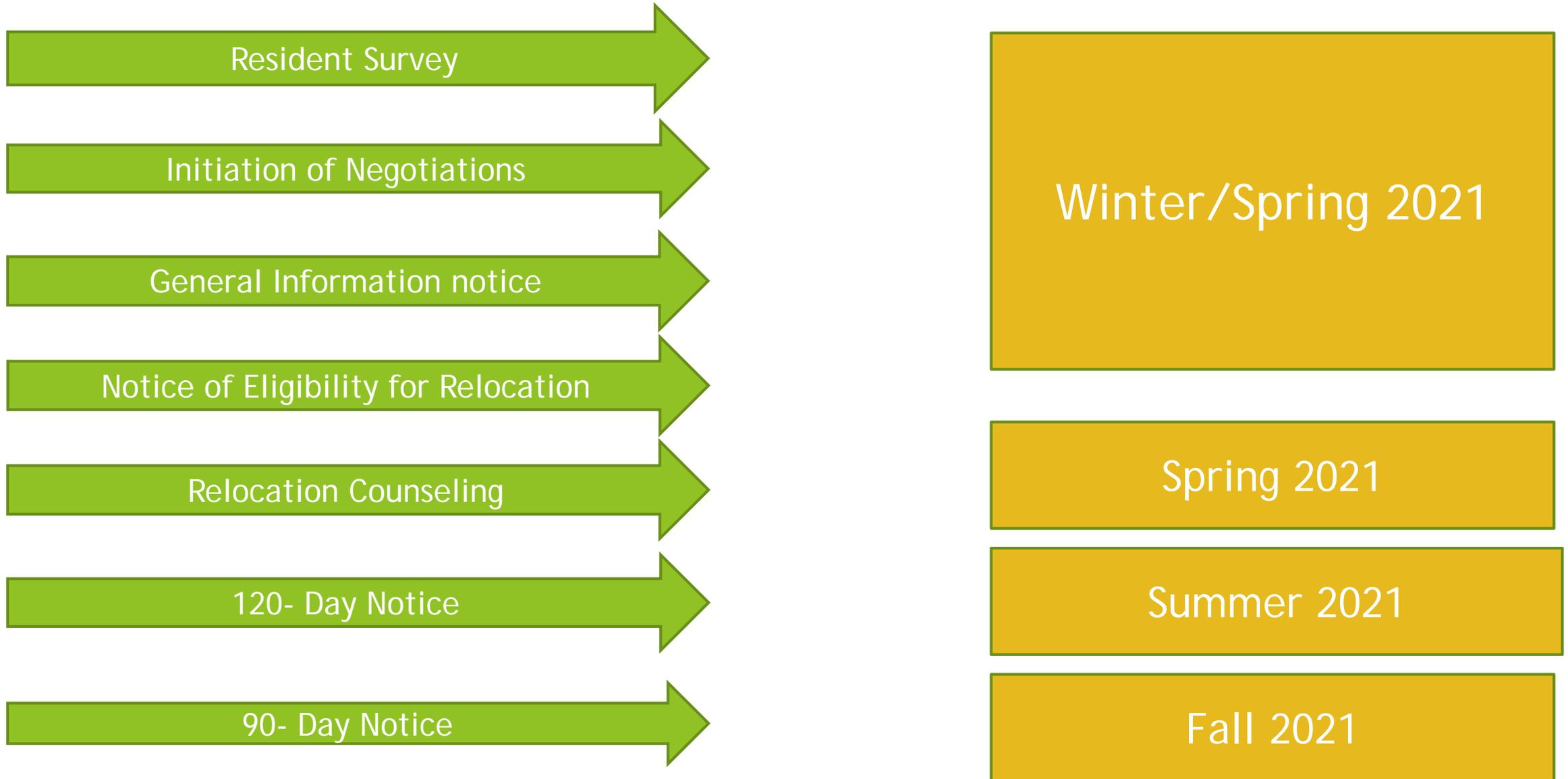
FALL 2021 - WINTER 2022



The URA requires that all residents who will be relocated are notified in writing at least 120 days in advance of the move out date. JCHA will meet individually with residents to discuss their rights and options regarding relocation and guide them through the relocation process.

ALL DATES ARE APPROXIMATE: PROCESSES MAY BE EXTENDED  
OR DELAYED.

# Estimated Timeline



# Stay Up to Date

- Prior to beginning relocation, JCHA will hold quarterly meetings with residents. The next meeting will be scheduled for Fall 2019 (date to be decided)
- All information on Holland Gardens Revitalization, including information about URA and resources can be found at <https://hollandgardensvision.org/>
- Comments and questions can be submitted through comment cards available at the Holland Gardens office, or online.
- Questions should be directed toward :

JCHA Department of Development, Modernization, and Sustainability  
(201)-706-4628  
edavidoff@jcha.us