

Holland Gardens Resident Meeting Redevelopment Status & Updates

Tuesday November 17, 2020



Brief Zoom Overview Video

Agenda for Today's Meeting

- Overview of Holland Gardens Redevelopment
- Getting up to date: Review of Meetings
- Expansion of Vision
- Review of Relocation & Right of Return
- Relocation: Options and Priorities
- Looking Forward: Adjusted Timeline

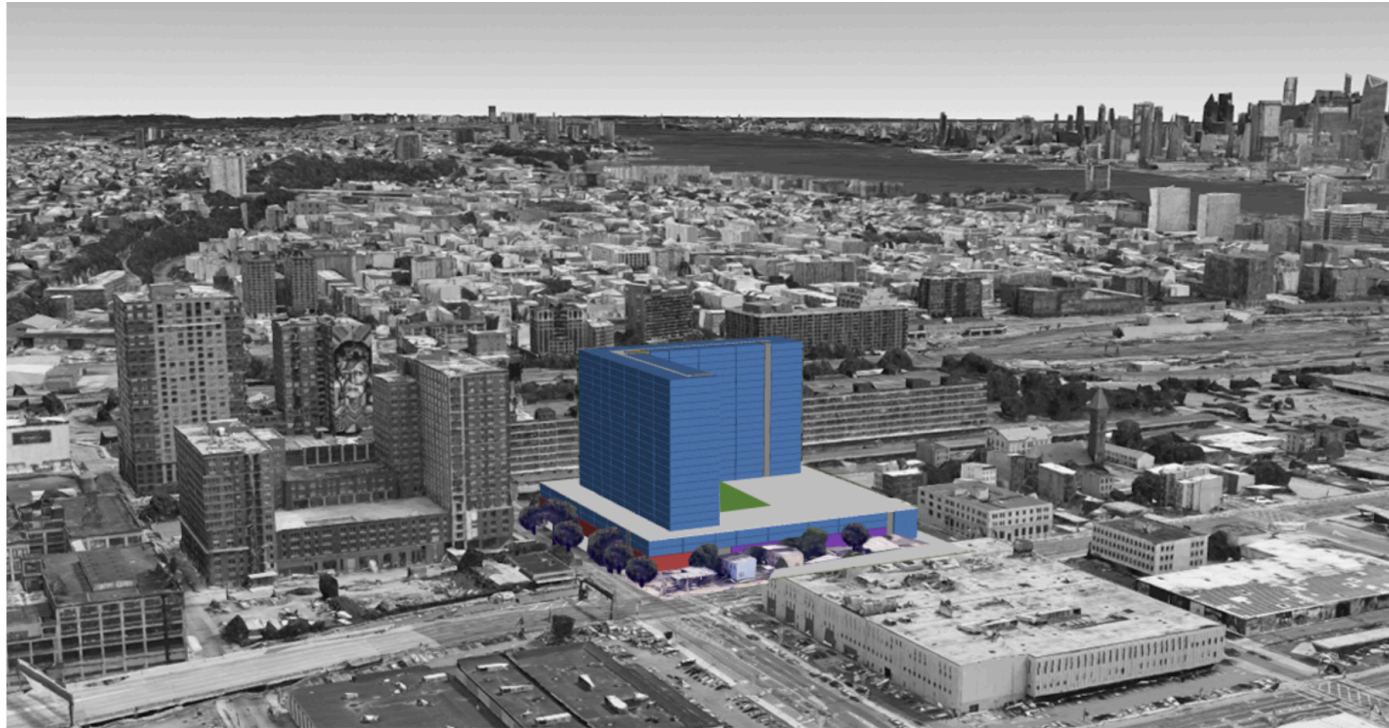
Overview of Holland Gardens Redevelopment



- The existing conditions at Holland Gardens present significant challenges for both residents and the JCHA.
- **The JCHA has committed to 1:1 replacement of all public housing (ACC) units at the redeveloped site.**
- 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.

January 2019- June 2019

Holland Gardens Visioning Process



Resident Meetings Held to Date

- **January 28, 2019:** Holland Gardens Visioning Session 1
- **February 19, 2019:** Holland Gardens Visioning Session 2
- **March 19, 2019:** Holland Gardens Visioning Session 3
- **April 16, 2019:** Holland Gardens Visioning Session 4
- **May 21, 2019:** Holland Gardens Visioning Session 5
- **June 18, 2019:** Holland Gardens Visioning Session 6
- **July 23, 2019:** Uniform Relocation Act Overview
- **October 29, 2019:** Right to Return Policy and Housing Choice Voucher Q&A
- **January 28, 2020:** Asset Management Updates and Estimated Revitalization Timeline
- **November 17, 2020:** Redevelopment Status & Updates

*In addition to these meetings, the JCHA has also held many informal meetings with Holland Gardens residents and stakeholder groups.



Getting Up to Date

During the Spring and Summer of 2020, the JCHA focused its efforts on:

- Maintaining operations and responding to JCHA resident needs caused by the pandemic, including supporting food security efforts and access to COVID-19 testing and supports.
- Analyzing the HG Vision adopted by the JCHA Board of Commissioners with the goals of increasing affordable housing beyond the preservation of 192 ACC units and fostering greater resident engagement and support.

Expanded Visioning

On November 4, 2020, the JCHA Board of Commissioners approved a resolution authorizing JCHA to explore:

- Adding Homeownership Component to the HC Vision that will include homeownership opportunities for moderate and low-income families
- Including a branch of the Jersey City Free Public Library with embedded community space and JCHA Resident Empowerment and Community Engagement (RECE) Department Office
- Commercial rental space for a grocery store, bank, or other retail establishment

Homeownership Opportunities

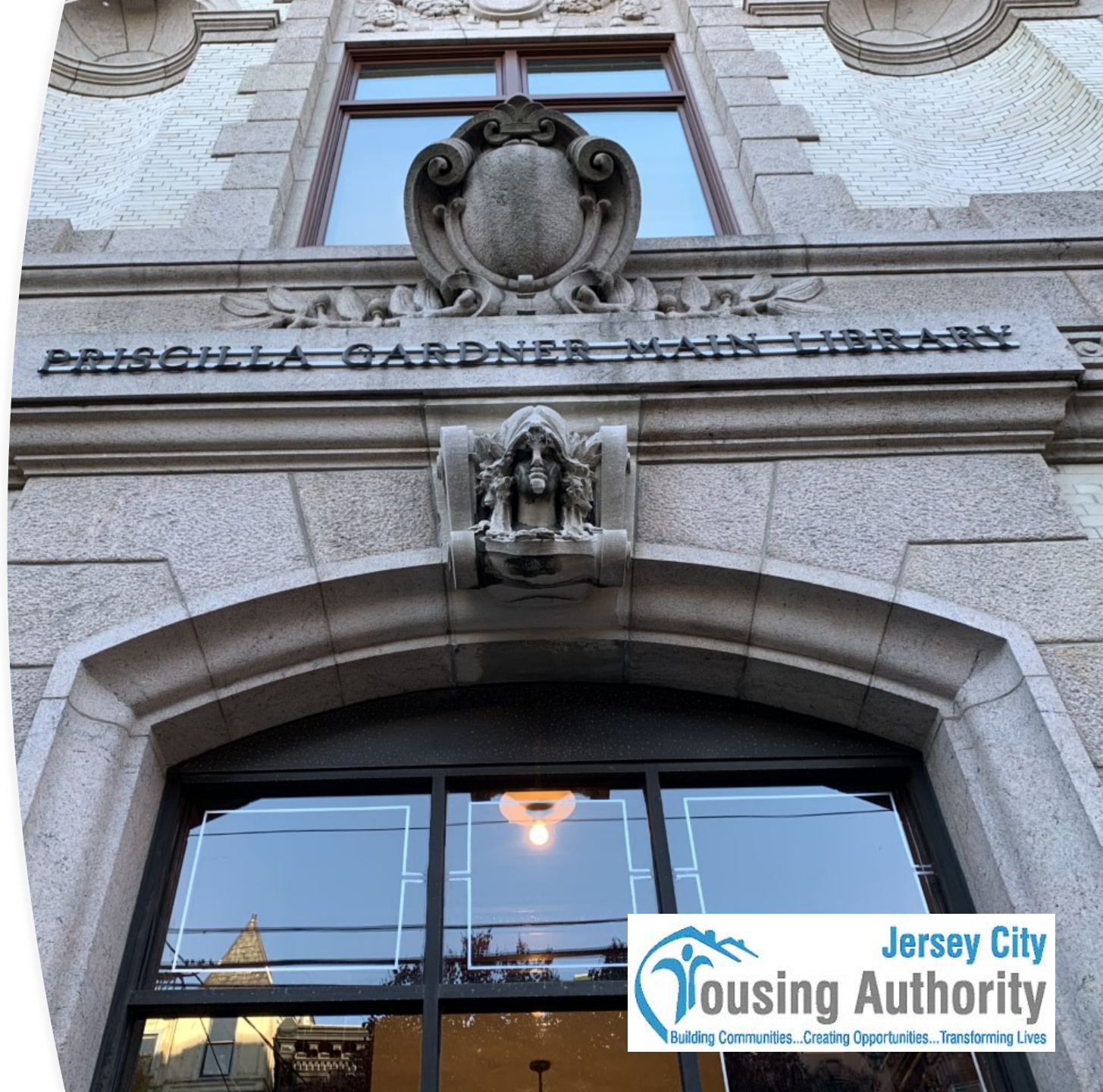
As part of the expanded vision, JCHA will build on its successful homeownership model at Dwight Street to create homeownership opportunities for low- and moderate-income Jersey City residents.

Priority for affordable homeownership will be given to Holland Gardens residents, followed by JCHA public housing and housing voucher residents



Jersey City Free Public Library Branch

- The Jersey City Free Public Library does not just loan books: it is an anchor institution that provides digital access and tutoring, family programming, job search assistance, ESL services, and a variety of media materials to be borrowed or viewed online.
- Currently, the closest branch of the JCFPL is to Holland Gardens is the Pavonia Branch.



Embedded Resident Services with JCHA RECE Department

Our team of direct service staff and program staff partner with dozens of local organizations to provide social services, resources, and referrals to JCHA residents.

Services include comprehensive needs assessments, care coordination, employment services, and referrals to local organizations that can address needs including:

- Education Management Services
- Job Training • Financial Literacy • Clothing Donation
- Substance Abuse • Child Care • Transportation Assistance
- Health Care • Domestic Violence • Computer Literacy
- Mental Health • Legal Assistance • Mentoring
- Maternal/Child Health • Independent Living
- Oral Health • Home Care Services
- STD Screening • Disability Services
- Support Groups • Food/Nutrition
- Anger

Services are voluntary and provided in a confidential setting.

Commercial Rental Space for Retail



Commercial rental space for a grocery store, bank, or other retail establishment.

What would you like to see in your neighborhood?

“Brush-up” on Relocation & Right of Return

General URA Provisions

The JCHA has voluntarily adopted URA requirements which have specific tenant protections, namely:

- Reimbursement for moving costs and certain related moving expenses
- 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
- At least ninety (90) days written notice prior to date of move out

**More information on the URA can be found on the Holland Gardens Website at www.hollandgardensvision.org

URA Required Notices

General Information Notice

General notice provided to all residents which states that the property is being considered for redevelopment.

Notice of Eligibility for Relocation

This notice informs residents that as of a specified date they are eligible for relocation assistance and details the estimated amount and type of assistance for the resident.

90- Day Notice

The URA requires that residents be provided a minimum of 90-days notice before being asked to vacate the premise on a specific date.

Review of JCHA Obligations Under Right to Return Policy

- Commits to a one-to-one replacement of 192 ACC units
- Affirms JCHA's commitment to communication with residents and transparency during the revitalization of Holland Gardens
- Reaffirms JCHA's commitment and obligation to adhere to federal, state, and local requirements during the Relocation process
- Establishes tenancy rights, protections and guidelines for relocated residents that will enable them to return to the redeveloped property

**The full resolution and the slides from the October meeting can be found at the Holland Gardens website in English and in Spanish.

What are your potential relocation options?

The JCHA's relocation team will work with each household to determine the best relocation option responsive to their individual circumstances. These options can include:

- Housing Choice Voucher Program in Jersey City
- Project Based Voucher
- JCHA Public Housing (family or senior sites)
- Non JCHA Senior Housing
- Housing Choice Voucher outside of Jersey City
- Relocation Payment/Down Payment Assistance*

*The relocation payment is for residents who choose to move to the private rental market or purchase a home. The payment covers the difference between current monthly rent and monthly rent at their new unit. Residents who choose to move to a public housing unit or take a Housing Choice Voucher will not qualify for relocation payments since their rental amount will stay the same.

Relocation Priorities

- When identifying units for relocation that are close to Holland Gardens, the JCHA will prioritize:
 - Households with senior and/or disabled residents
 - Households with children attending neighborhood schools

Upcoming Information Session on Housing Voucher

- December 3, 2020 at 6 pm via Zoom (TBD) .

Looking Forward: Adjusted Timeline

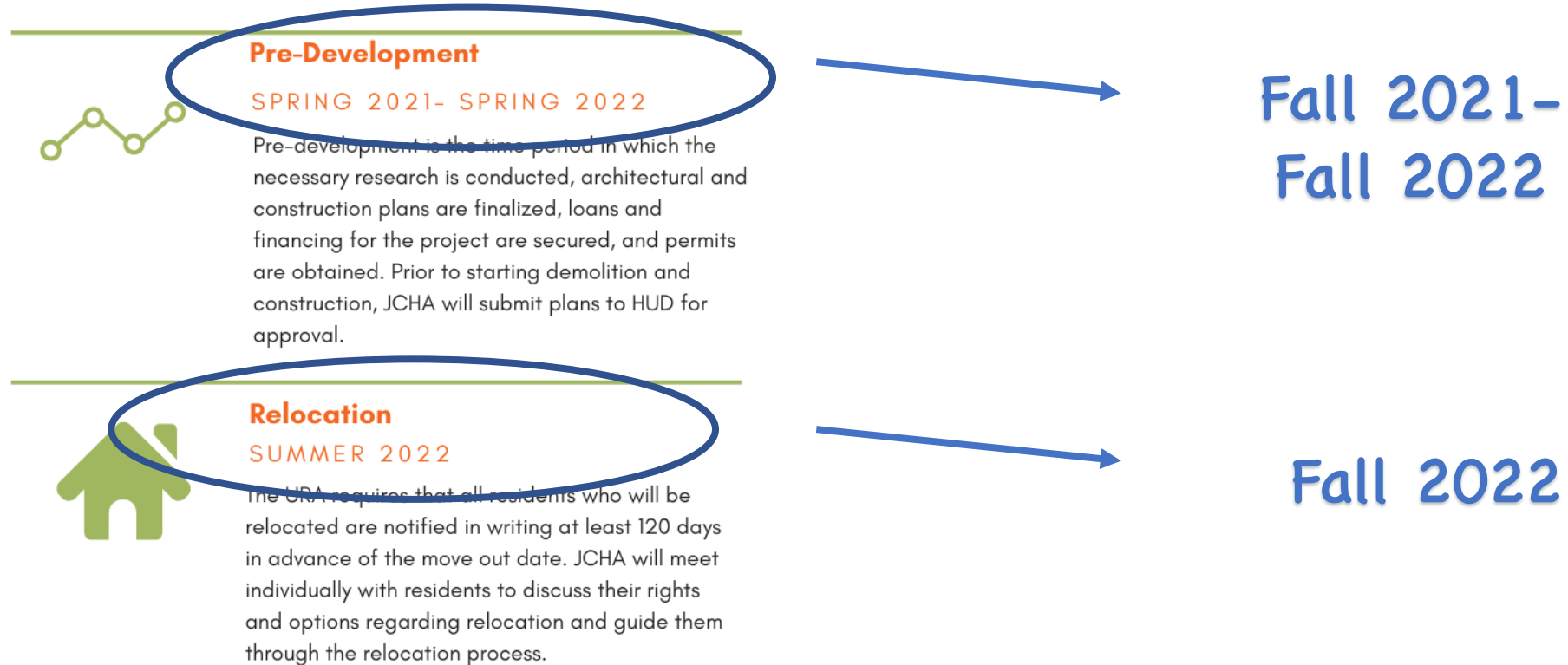
Relocation is not expected to begin until **2022 at the earliest.**

UPDATED REVITALIZATION TIMELINE



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

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In the Meantime: Ensure You Maintain Eligibility 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 (ACOP) and lease requirements remain in full effect. Ensure that you remain in good standing.

Stay Up to Date

- Prior to beginning relocation, JCHA will hold quarterly meetings with residents. The next meeting will be scheduled for Spring 2020 (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
hgrelocation@jcha.us

