

AGENDA ITEM#	8
BOARD MEETING DATE	7-10-2019

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO QUALIFY AND PROCURE A DEVELOPMENT PARTNER(S) FOR REDEVELOPMENT OF HOLLAND GARDENS BASED ON THE RESULTS OF THE VISIONING PROCESS CONDUCTED WITH ITS RESIDENTS

WHEREAS, Holland Gardens is a public housing complex owned by the Jersey City Housing Authority (JCHA) comprised of five low-rise brick garden apartment buildings, consisting of 192 “family” designated units in the “Neighborhood District” of the Jersey Avenue Light Rail Redevelopment Plan within Ward E of the City of Jersey City and in close proximity to Route 139 and the Holland Tunnel; and

WHEREAS, the property was designed and built in the early 1940’s when the Holland Tunnel was less than twenty years old and traffic patterns and congestion had less impact on residents’ quality of life; and

WHEREAS, due to the property’s physical condition and aging mechanical systems, it has become increasingly difficult and costly to maintain, rendering it nearly obsolete. The buildings’ age and condition have resulted in decreased quality of life for residents of Holland Gardens; and

WHEREAS, pursuant to the requests of its residents and the Holland Gardens’ Resident Counsel to address short term and long term physical, mechanical and environmental deficiencies at Holland Gardens, the JCHA Executive Director and her Executive Staff implemented a comprehensive project plan which included immediately addressing necessary repairs and adopting a visioning process for the purpose of strategizing long term rehabilitation and redevelopment goals; and

WHEREAS, in accordance with its Architect and Engineering Services Contract the JCHA commissioned Kitchen & Associates (Kitchen), a multi-disciplinary design firm with significant experience working with public housing authorities especially in the discipline of community charrette process, to develop a visioning process that actively engaged Holland Gardens residents and incorporated their input; and

WHEREAS, a total of six visioning sessions were held at 6 p.m. at the Holland Gardens Community Center on the following dates:

- January 28, 2019Introduction and Overview
- February 19, 2019Development Parameters
- March 19, 2019Potential Approaches to Revitalization
- April 16, 2019Challenges and Opportunities
- May 21, 2019Neighborhood Context
- June 18th, 2019Redevelopment Scenarios; and

WHEREAS, the dates and times for the visioning sessions were communicated to the residents and the public in the following ways: 1) announced at the close of the previous session; 2) advertised on JCHA’s website, social media, and on the Holland Gardens Visioning Process website; 3) fliers posted at Holland Gardens in advance of each meeting; and

WHEREAS, the objective of the six visioning sessions was to address resident needs in the context of neighborhood development trends and zoning policies and establishing scale and scope for the future redevelopment of Holland Gardens; and

WHEREAS, Kitchen compiled the data and developed a Visioning Plan, which is attached to the accompanying memorandum in support of this Resolution as Exhibit “A,” based on resident input and in conformity with the City of Jersey City’s Jersey Avenue Light Rail Redevelopment Plan Area to be used as a basis for the JCHA to procure a development partner(s) through an RFQ and RFP process; and

WHEREAS, no funds are needed to be awarded for this Resolution and therefore no Certificate of Funds is required.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to qualify and procure a development partner(s) for the redevelopment of Holland Gardens based on the results of the visioning process conducted with its residents.

Dated: July 10, 2019

COMMISSIONERS	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones					✓	
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of July 10, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director Secretary

S E A L

Date: July 10, 2019

To: JCHA Board of Commissioners

From: Vivian Brady-Phillips, JCHA Executive Director

Subject: Resolution Authorizing the JCHA to Qualify and Procure Development Partner(s) for Redevelopment Based on the Results of the Visioning Process Conducted with Holland Gardens Residents

Built in the early 1940s, Holland Gardens is public housing complex owned by JCHA that is comprised of five low-rise brick garden apartment buildings. The Property sits within the “Neighborhood District” of the Jersey Avenue Light Rail Redevelopment Plan (Ward E) and in close proximity to Route 139 and the Holland Tunnel. The Property has 192 family-designated units, three of which have been converted into community spaces (e.g. ROSS/Senior Meals, Resident Council Office).

Due to the Property’s physical condition and aging mechanical systems, it has become increasingly difficult and costly to maintain, rendering it nearly obsolete. According to the current Physical Needs Assessment (PNA) for Holland Gardens, the Property will require \$21,933,000 in repairs and modernization just to remain status quo over the next sixteen (16) years. A copy of the current PNA for Holland Gardens is attached hereto as **Exhibit “A”** and made a part hereof. The buildings’ age and condition have also substantially decreased quality of life for its residents. The Property is low-lying: it sustained damage during Superstorm Sandy, and residents on lower floors complain of regular sewage back up. Unit sizes are well below current standards, and the property would not meet current ADA requirements. This is particularly concerning given the significant number of residents with disabilities. In addition, the traffic congestion caused by the nearby Holland Tunnel also negatively impacts the air quality for residents because the Property lacks centralized air systems.

As a result of the Property’s condition, and pursuant to requests by residents and the Holland Gardens Resident Council earlier this year that JCHA better address the physical and mechanical deficiencies and environmental challenges, the JCHA initiated a comprehensive plan to address these concerns. This plan had two prongs: first, the JCHA immediately addressed necessary repairs, and second, the JCHA decided to engage residents in a community visioning process to explore potential revitalization strategies.

In January 2019, the JCHA Board of Commissioners authorized the JCHA to commission Kitchen & Associates (“Kitchen”), a multi-disciplinary design firm with significant experience working with public housing authorities, including experience conducting community charrettes, to develop a visioning process that actively engaged Holland Gardens’ residents and incorporated their input. A copy of the January 14, 2019 Resolution is attached hereto as **Exhibit “B.”**

A total of six visioning sessions were held with residents over approximately six months. The sessions were held every third Tuesday of the month at 6 p.m. in the Property's Community Center on the following dates:

January 28, 2019Introduction and Overview
February 19, 2019Development Parameters
March 19, 2019Potential Approaches to Revitalization
April 16, 2019Challenges and Opportunities
May 21, 2019Neighborhood Context
June 18 th , 2019Redevelopment Scenarios; and

The dates and times for the visioning sessions were communicated to the residents and the public in the following ways: 1) announced at the close of the previous session; 2) advertised on JCHA's website, social media, and on the Holland Gardens Visioning Process website; 3) fliers posted at the Property in advance of each meeting. A copy of a representative flier is attached hereto as **Exhibit "C."** The sessions were also live-streamed on social media and the JCHA established a website hollandgardensvision.org where videos and materials from each of the sessions are available. The sessions were well attended by residents, local officials and community members.

The objective of the visioning sessions was to address resident needs in the context of neighborhood development trends and zoning policies and establishing scale and scope for the future redevelopment of Holland Gardens. At the outset of the visioning process the JCHA stated its commitment to provide a 1:1 replacement of the public housing units currently onsite. Kitchens compiled the data and developed a Visioning Plan, which is attached hereto as **Exhibit "D."**

Kitchen's Visioning Plan, as presented, outlines a vision that incorporates the Holland Gardens residents' needs, including but not limited to 1:1 replacement of public housing units that are much larger than those currently available, greater access to supportive services and amenities, more sustainable and eco-friendly design, while adhering to the City's vision and development trends.

Based on the Visioning Plan, and in conformity with the City's Jersey Avenue Light Rail Redevelopment Plan Area, I recommend that the Board of Commissioners approve the resolution enabling the JCHA to qualify development partners and procure a development partner that will redevelop Holland Gardens in partnership with JCHA, in conformance with the Visioning Plan and guided by the commitment to redevelop the site for the benefit of Holland Gardens residents.

AGENDA ITEM #	14
BOARD MEETING DATE	1-14-19

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXPLORE POTENTIAL STRATEGIES FOR THE REVITALIZATION OF HOLLAND GARDENS, COMMISSION KITCHENS & ASSOCIATES UNDER THE JCHA'S ARCHITECT AND ENGINEERING SERVICES CONTRACT TO ASSIST IN THE VISIONING PROCESS, AND CREATE A VISIONING PLAN

WHEREAS, Holland Gardens (the "Property") is a public housing complex comprised of five (5) low-rise brick garden apartment buildings, consisting of 192 "family" designated units in the "Neighborhood District" of the Jersey Avenue Light Rail Redevelopment Plan (the "Redevelopment Plan") within Ward E of the City of Jersey City (the "City"), and in close proximity to Route 139 and the Holland Tunnel; and

WHEREAS, the Property was designed and built in the early 1940's when the Holland Tunnel was less than twenty (20) years old and traffic patterns and congestion had less impact on residents' quality of life; and

WHEREAS, the "Neighborhood District" of the Jersey Avenue Light Rail Redevelopment Area (the "Neighborhood") surrounding Holland Gardens is experiencing substantial revitalization; and

WHEREAS, due to the Property's physical condition and aging mechanical systems, it has become increasingly difficult and costly to maintain, rendering it nearly obsolete; and

WHEREAS, it is in the best interests of the residents of Holland Gardens and the Jersey City Housing Authority ("JCHA") to address the Property's physical condition and aging mechanical systems by exploring strategies for the Property's revitalization; and

WHEREAS, determining potential strategies for revitalization will require the creation of a comprehensive project vision that actively engages Holland Gardens residents, is responsive to their housing needs and incorporates their input, and that of other stakeholders; and

WHEREAS, the anticipated scope and timeline for producing a comprehensive project vision, will take approximately 180 days, including a resident charrette visioning process that will require multiple meetings and presentations, and result in renderings and supporting narrative; and

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO EXPLORE POTENTIAL STRATEGIES FOR THE REVITALIZATION OF HOLLAND GARDENS, COMMISSION KITCHENS & ASSOCIATES UNDER THE JCHA'S ARCHITECT AND ENGINEERING SERVICES CONTRACT TO ASSIST IN THE VISIONING PROCESS, AND CREATE A VISIONING PLAN
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WHEREAS, JCHA has previously procured Kitchens & Associates ("Kitchens") in accordance with federal and state law to provide architectural and engineering services to the JCHA on an as-needed basis; and

WHEREAS, Kitchens has extensive experience in visioning projects, including creating charrette design and facilitation, which has produced renderings and visions useful in the RFQ and development process to follow; and

WHEREAS, no Certificate of Funds is needed because the costs of Kitchens' services have previously been budgeted under prior Board resolution, the JCHA seeks authorization to explore potential strategies for revitalizing Holland Gardens in preparation for an RFQ process.


NOW THEREFORE BE IT RESOLVED that the JCHA is authorized to explore potential strategies for the revitalization of Holland Gardens, and to commission Kitchens & Associates under the JCHA's Architect and Engineering Services Contract to assist in the visioning process for the purpose of creating a visioning plan.

DATED: January 14, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
H. Fuentes					✓	
A. Herbold			✓			
R. Jones					✓	
F. Kitchens		✓	✓			
J. Dublin			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its special meeting of January 14, 2019 in the presence of a legally binding quorum.

SEAL


 Vivian Brady-Phillips
 Interim Executive Director/Secretary

Imagining Holland Gardens' Future Session 4

When: Tuesday, April 16, 2019 6pm

Where: Holland Gardens Community Room

Light refreshments will be served



JCHA invites all Holland Gardens residents to the third community meeting regarding the revitalization of Holland Gardens.

For more information about the Holland Gardens Visioning Process, please visit
www.hollandgardensvision.org