HOLLAND GARDENS VISIONING PROCESS

RESIDENT MEETING #5/ MAY 21 - 6PM

HOLLAND GARDENS COMMUNITY CENTER - JERSEY CITY

Kitchen & Associates
Architecture • Engineering • Planning • Interiors

Jersey City Housing Authority
Building Sustainably...Creating Healthier Environments...Transforming Lives

THIS EVENING

- MEETING #1 (01/28): Listening Session / Existing Conditions
- MEETING #2 (02/19): Programming / Unit and Site Parameters
- MEETING #3 (03/19): Review Development Scenarios
- MEETING #4 (04/16): Challenges and Opportunities
- **MEETING #5 (05/21): Neighborhood Context and Apartment Parameters**
- MEETING #6 (6/18): Redevelopment Vision Concept

Welcome!

Recap last meeting
- HUD Goals and regulations
- Financial considerations
- City's vision for the neighborhood
- Capacity Analysis

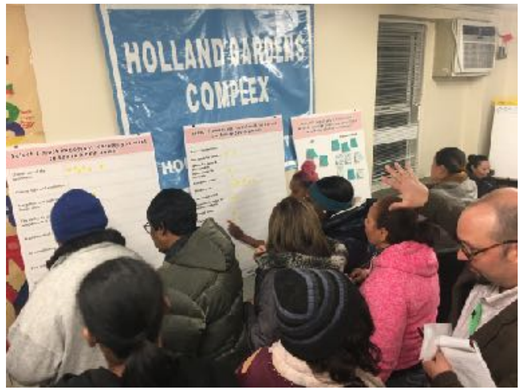
Neighborhood Context

Residential Units / Design considerations

Q&A / Next Steps

RECAP LAST MEETING

OUR PROCESS SO FAR…



- **FEBRUARY Meeting (#2)**
  - Open House Session
    - Neighborhood
    - Site amenities
    - Building and unit amenities
- **MARCH Meeting (#3)**
  - Approaches to revitalization
    - Rehabilitation
    - New construction
    - Matrix analysis
- **APRIL Meeting (#4)**
  - Challenges & Opportunities
    - HUD requirements
    - Financial considerations
    - City's vision

REVITALIZATION SCENARIOS

1. REHABILITATION

Preserve existing site and buildings

Upgrade existing units

2. LOW DENSITY

4-story elevator building

Ground floor residential

Surface Parking

3. MEDIUM DENSITY

5 to 10 story elevator building

Partial or non-residential ground floor

4. HIGH DENSITY

11+ story elevator building

Partial or non-residential ground floor

Structured parking

DIRECTIONS FOR REDEVELOPMENT

1. REHABILITATION

Pres e exi g site and b di

Upgra isting units

2. LOW DENSITY

4-st ele or buildi

Gro r res it

Surface Parking

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5 to 10 story el ator building

Pa l or -residential gro or

4. HIGH DENSITY

11+ story eleva building

Partial or no esidential gro d fl

Struct parking

FINANCIAL CONSIDERATIONS

Potential Funding Sources for Redevelopment	Opportunities	Limitations	Does this tool fulfill the vision for Holland Gardens?
Capital Funds	Funding available on an annual basis	$4 to $7M per year for entire portfolio. Limited to specific uses.	
HOPE VI		No longer available as of 2010.	
Choice Neighborhoods Initiative	One-to-one replacement. Opportunity for significant funding.	Ultra competitive funding process with awards limited to $30M. Still requires additional funding.	
Low Income Housing Tax Credits	Unlimited borrowing capacity	Private company manages property. 18 months construction time. Generally requires 1:1 affordable to market rate ratio.	
City Affordable Housing Trust	Delegated to JC development	Gap funding.	
RAD Program	Gives HAs ability to borrow money	Converts public housing units to vouchers.	
Public / Private Mixed Financing	Access to capital through private partners. ACC units could be incorporated (public housing would remain public housing)	Developer usually takes over property management.	

HOW CAN JCHA REDEVELOP RESPONSIBLY?

Historical Context

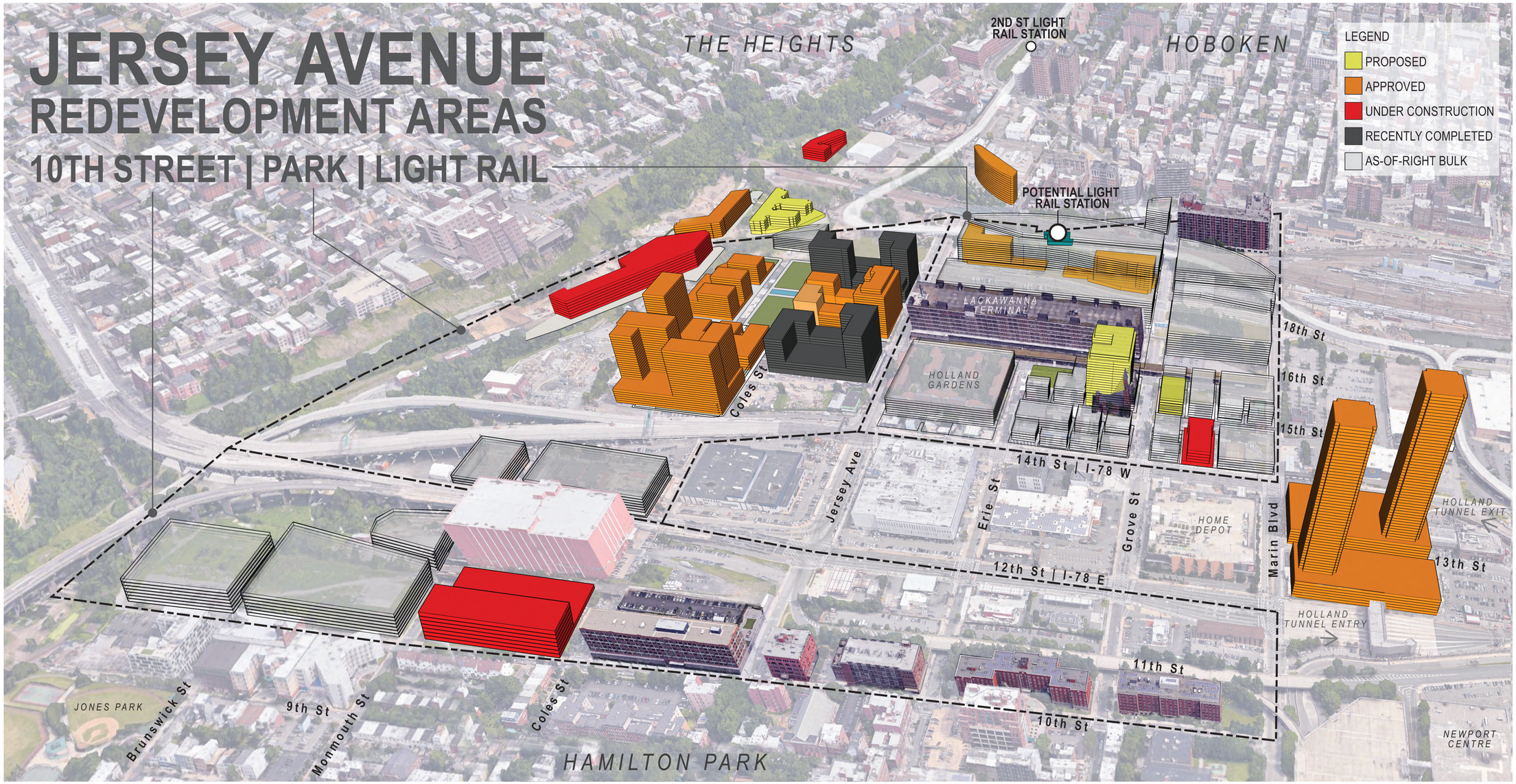
- A substantial rehabilitation or redevelopment of distressed public housing requires significant financial investment and the availability of funding sources is limited.
  - Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units as of 1999. (i.e. a PHA is capped on the amount of ACC units it can operate).
  - In order to revitalize severely distressed existing public stock, the Federal Government created the HOPE VI program. HOPE VI provided PHAs with funds to demolish obsolete public housing stock and replace it with lower density mixed-income buildings.
  - Because HOPE VI funded lower density structures, 1:1 replacement of ACC units was not possible. Between 1990 and 2008, some 220,000 units were razed nation wide about half of them under Hope VI, which provided for only 60,000 mixed-income units to replace them.
  - HUD discontinued HOPE VI funding in 2010.
  - Since discontinuing the HOPE VI program, the federal government has drastically reduced the availability of funds allocated to the development of Public Housing.
  - Housing Authorities seeking to update and revitalize their public housing stock must locate other sources of funding.

HOW CAN JCHA REDEVELOP RESPONSIBLY?

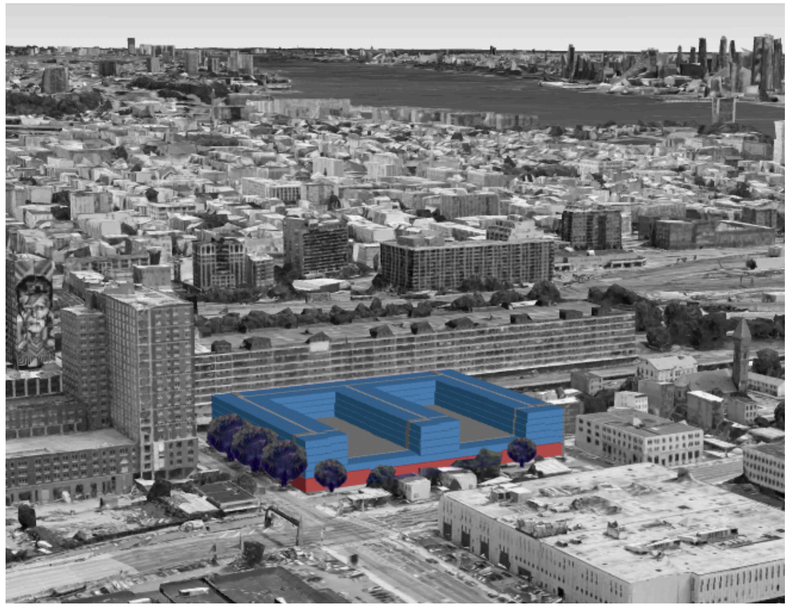
Historical Context

- Nationally, HUD has favored policies that replace public housing with mixed-income housing to alleviate poverty, desegregate neighborhoods in terms of household income, and revitalize communities.
  - Since the late 1990s, HUD restricts the development of high-rise buildings that are comprised of solely family public housing units.
  - The restriction is intended to discourage the concentration of poverty and encourage income diversity at both the site and neighborhood levels.
  - Income diversity in housing developments has been shown to be beneficial to families-and particularly children- living below the poverty line by increasing their access to social services and amenities, decreasing crime, and improving the quality of housing.
  - Children from lower-income families who move from high poverty communities to mixed-income communities have been shown to have a higher likelihood of obtaining stable employment with higher salaries as adults.

CITY VISION AND DEVELOPMENT TRENDS

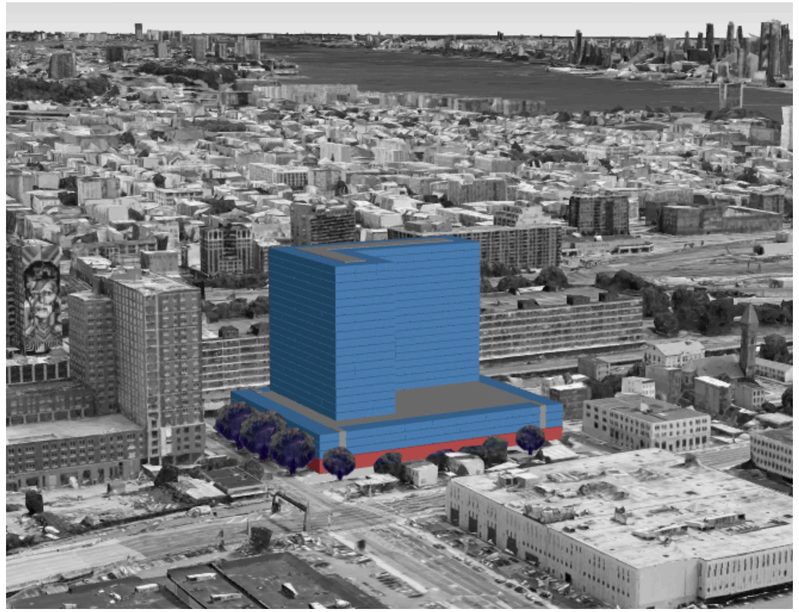

JERSEY AVENUE
REDEVELOPMENT AREAS
10TH STREET | PARK | LIGHT RAIL
THE HEIGHTS
2ND ST LIGHT RAIL STATION
HOBOKEN
LEGEND
PROPOSED
APPROVED
UNDER CONSTRUCTION
RECENTLY COMPLETED
AS-OF-RIGHT BULK
POTENTIAL LIGHT RAIL STATION
LACKAWANNA TERMINAL
HOLLAND GARDENS
Coles St
18th St
16th St
15th St
14th St | I-78 W
Jersey Ave
Erie St
Grove St
HOME DEPOT
Marin Blvd
HOLLAND TUNNEL EXIT
13th St
12th St | I-78 E
HOLLAND TUNNEL ENTRY
11th St
10th St
JONES PARK
Brunswick St
9th St
Monmouth St
Coles St
HAMILTON PARK
NEWPORT CENTRE

BUILD-OUT ANALYSIS



Scenario 1: (BY RIGHT)
Jersey Ave Light Rail Redevelopment Plan

265 units (80 du/ac density)
6 Stories (75' height limit)
0.5 parking spaces per unit



Scenario 2A:
Jersey Ave Park Redevelopment Plan

500+ units (150 du/ac density)
±23 Stories (262' height)
0.5 parking spaces per unit

Scenario 2B:
Jersey Ave Park Redevelopment Plan

500+ units (150 du/ac density, includes 60 du/ac bonus)
±25 Stories
0.5 parking spaces per unit

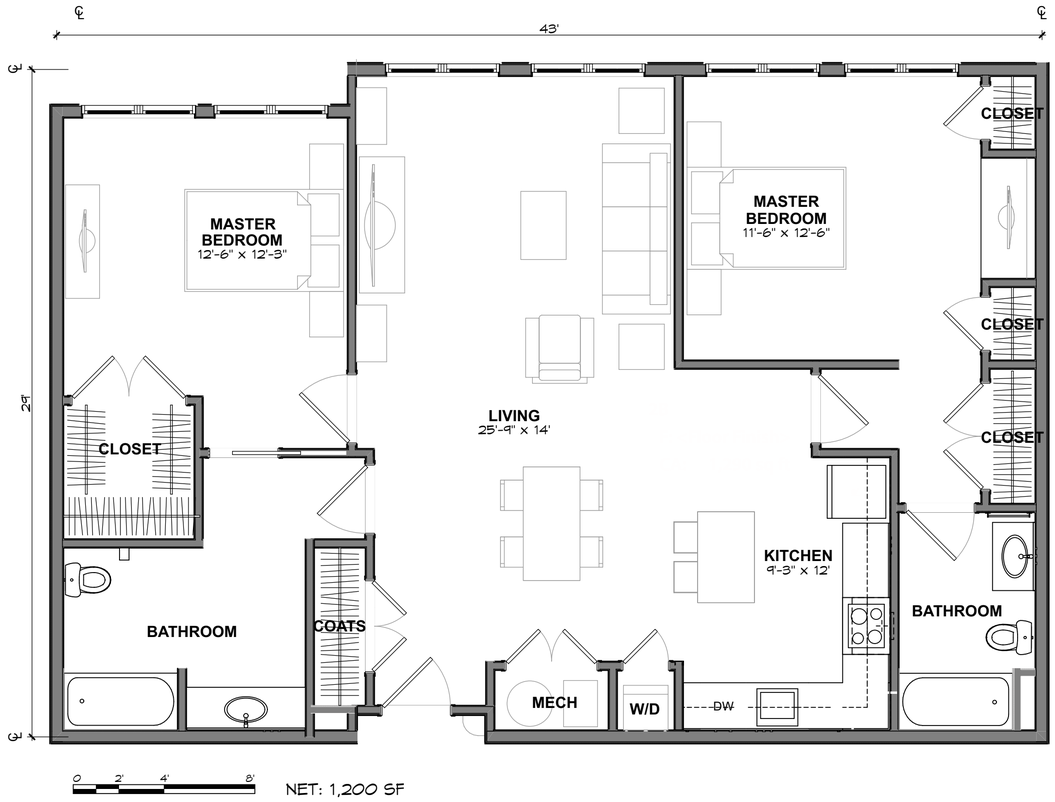
RESIDENTIAL DENSITY

- Enables one-to-one replacement of public housing units
- Allows for quality site and unit amenities
- Addresses environmental concerns (flood, air quality)
- Addresses infra-structure challenges (sewer)
- Provides broader financing options
- Aligns with the City's vision for the neighborhood

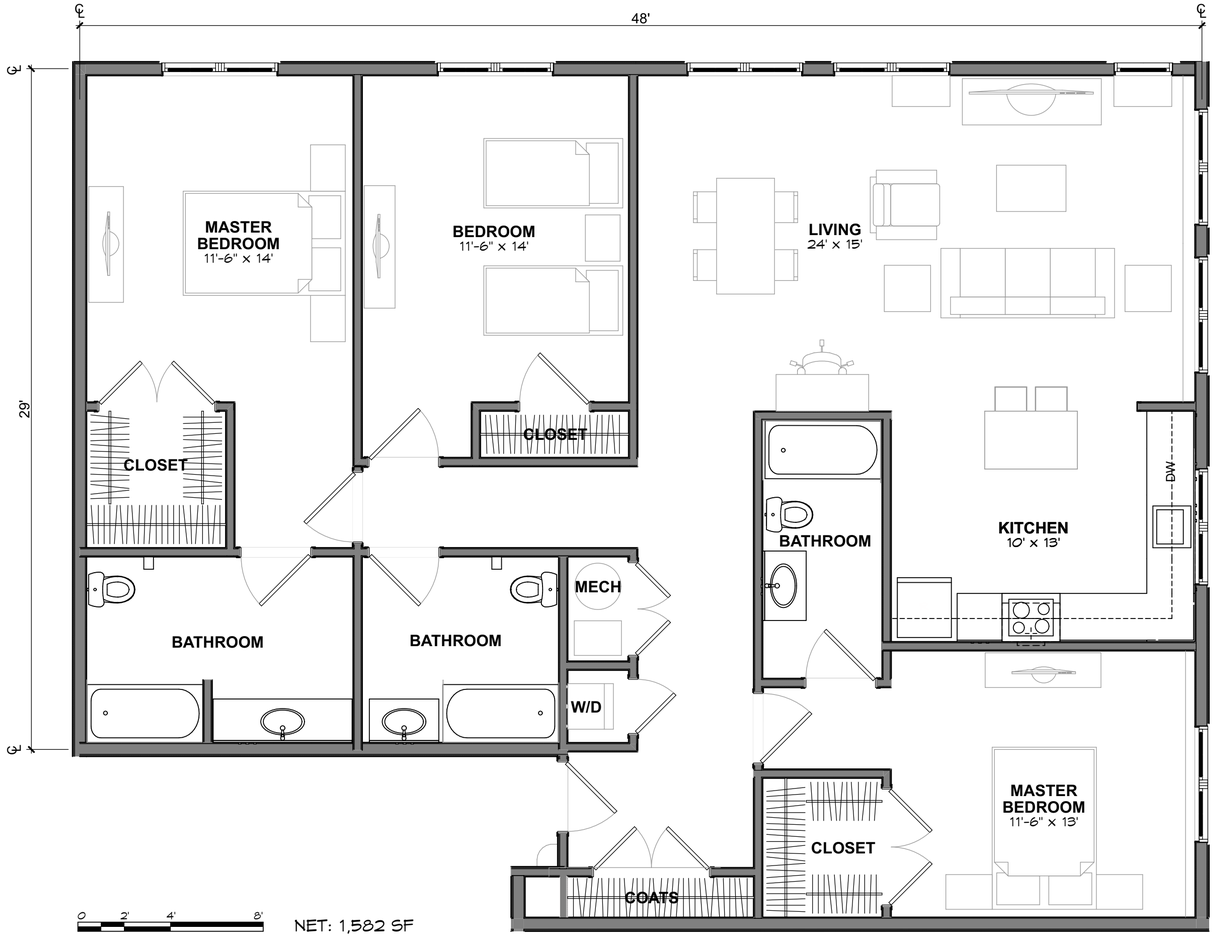
RESIDENTIAL UNITS

RESIDENTIAL UNITS

How will they look like?



2 BEDROOM FLAT

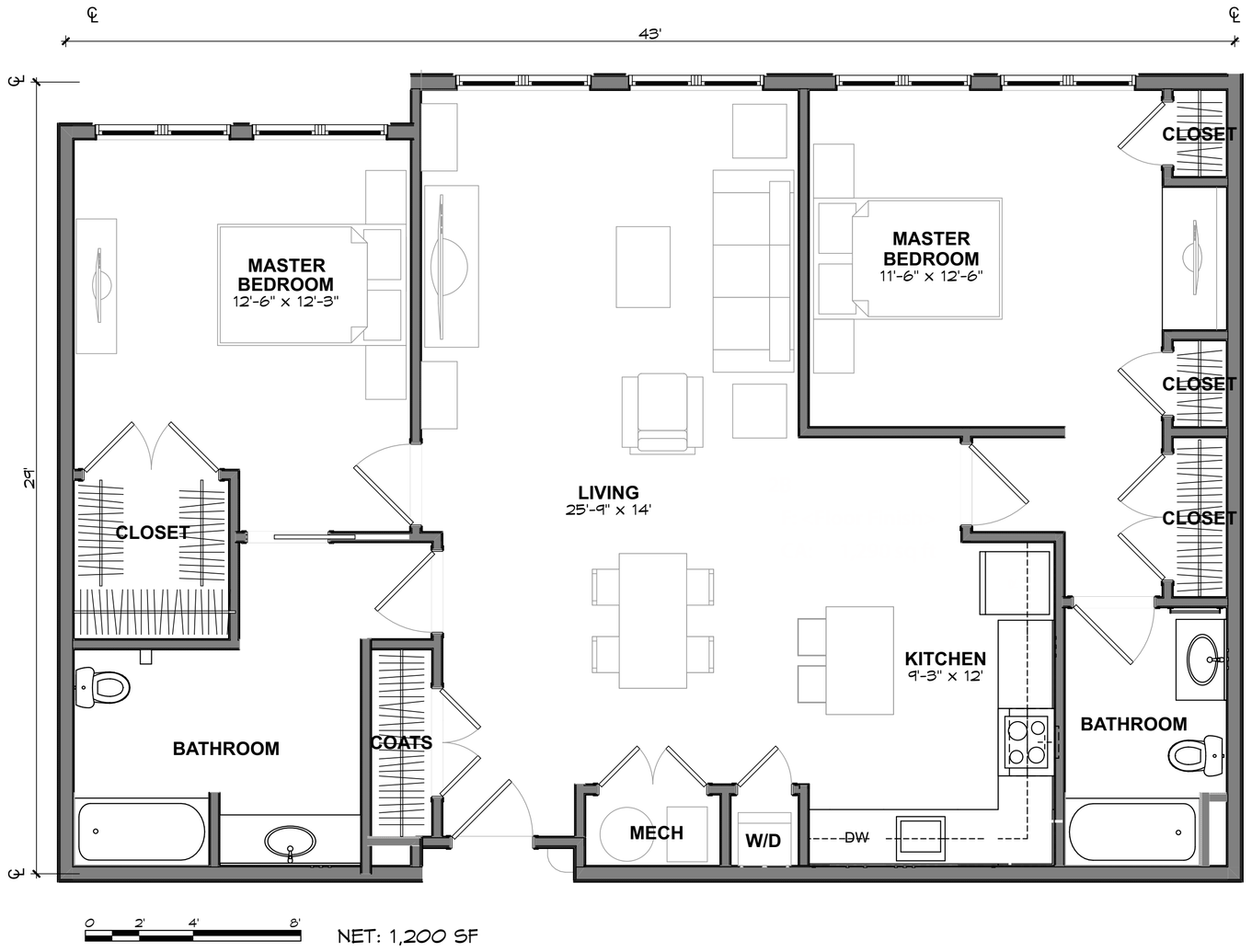


3 BEDROOM FLAT

RESIDENTIAL UNITS

TYPICAL 2 BEDROOM FLAT (1,200 NSF)

- 2 Bedrooms / 2 Baths
- Spacious Living / Dining
- Open kitchen layout
- 2 Master Suites
- Washer / Dryer
- Walk-in closets
- Adaptable / Accessible layout



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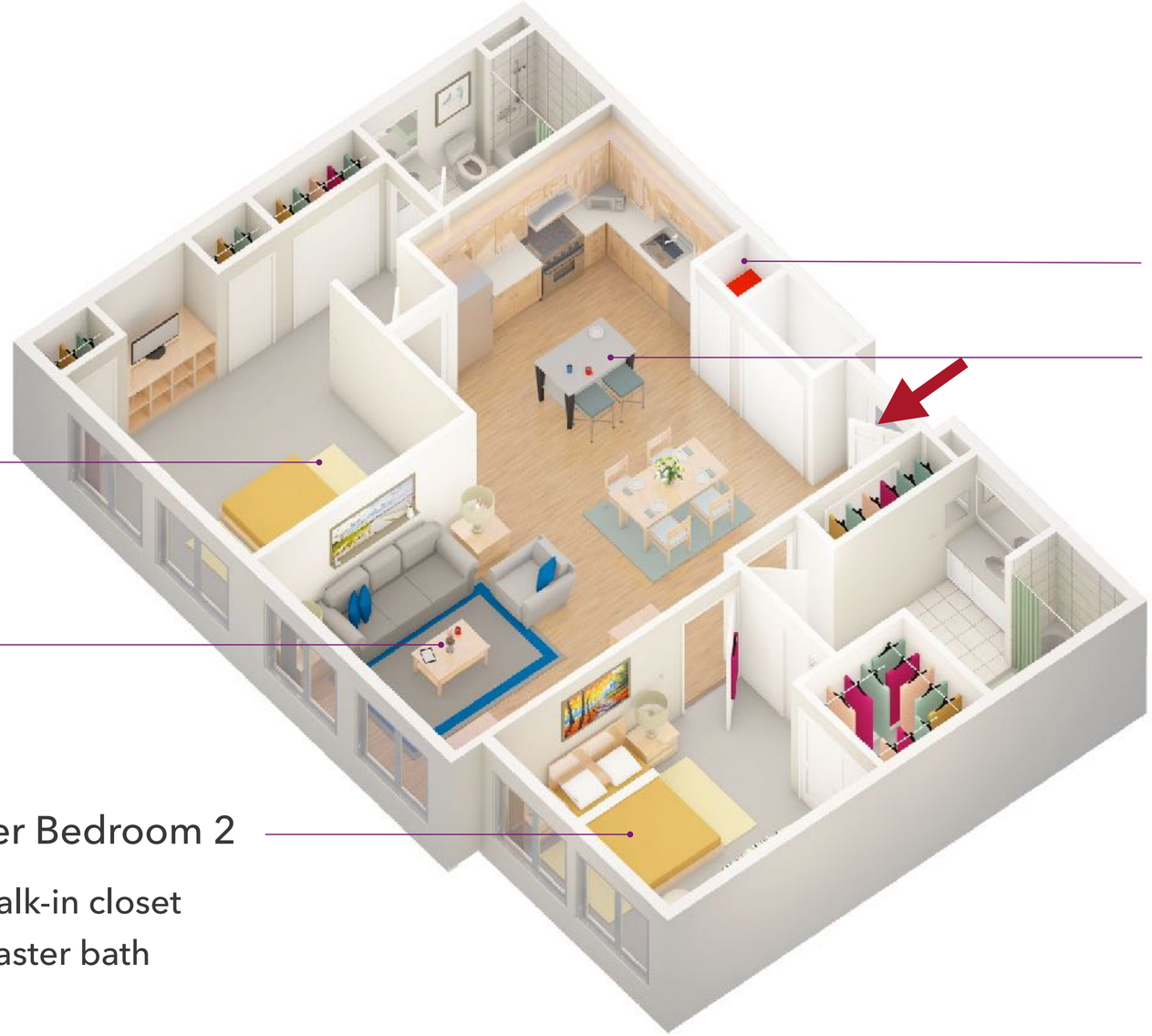
TYPICAL 2 BEDROOM FLAT



- Master Bedroom 1
  - Walk-in closet
  - Master bath
- Living & Dining
- Master Bedroom 2
  - Walk-in closet
  - Master bath
- Stacked washer/dryer
- Open kitchen layout
  - Appliances
  - Built-in cabinets
  - Kitchen island

RESIDENTIAL UNITS

TYPICAL 2 BEDROOM FLAT

How does it compare to a standard affordable housing unit?

RESIDENTIAL UNITS

TYPICAL 2 BEDROOM FLAT

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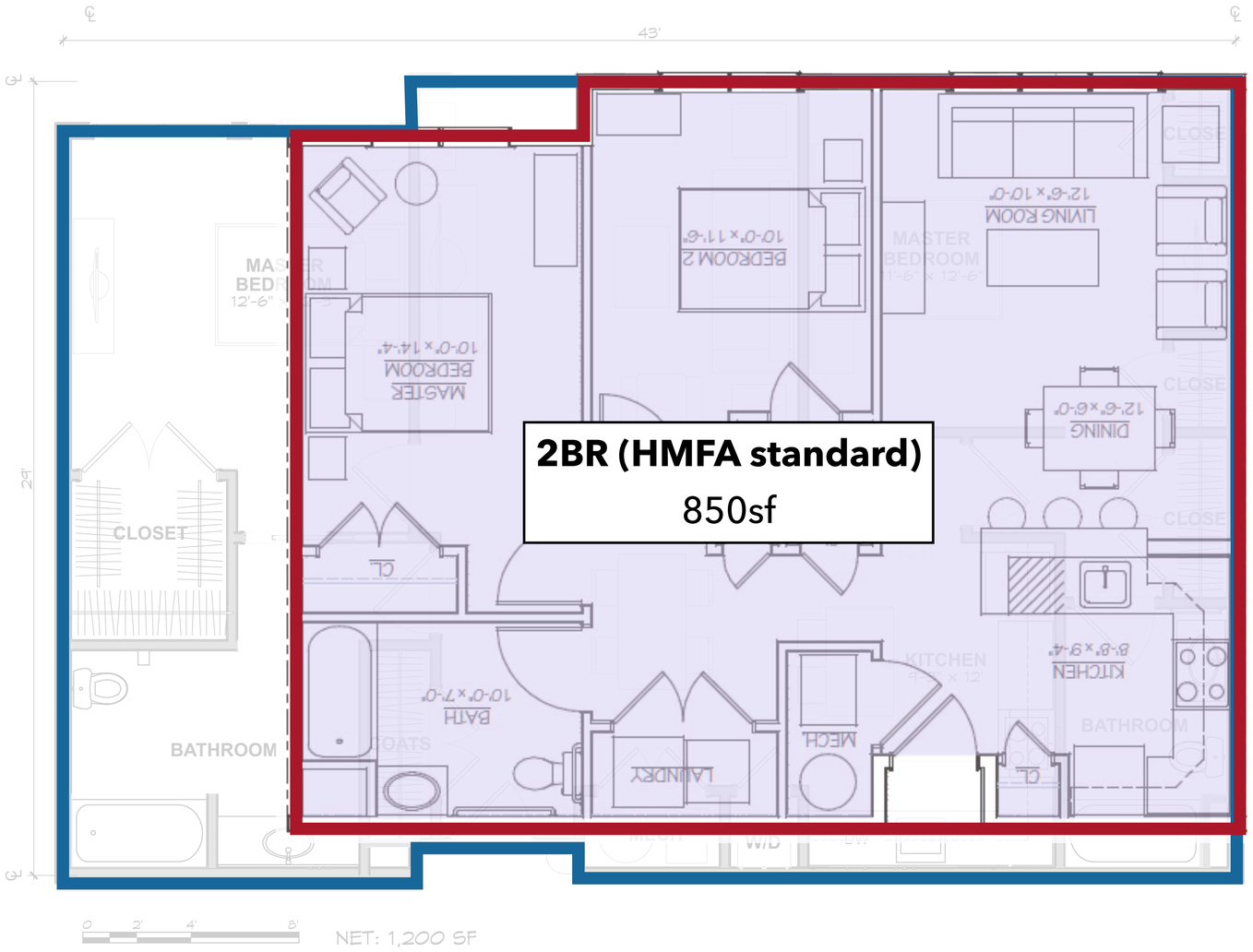
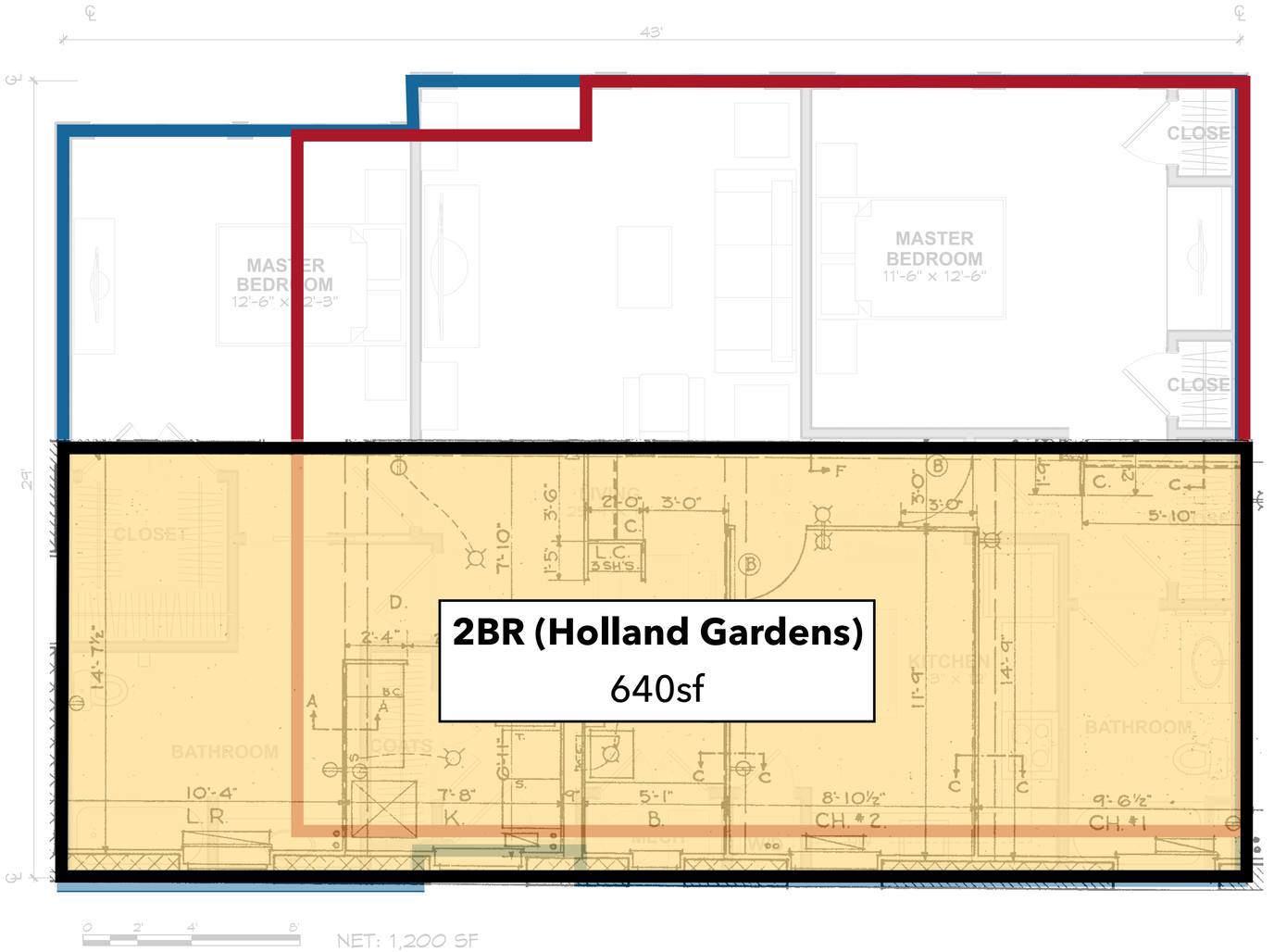


2BR (HMFA standard)
850sf

RESIDENTIAL UNITS

TYPICAL 2 BEDROOM FLAT

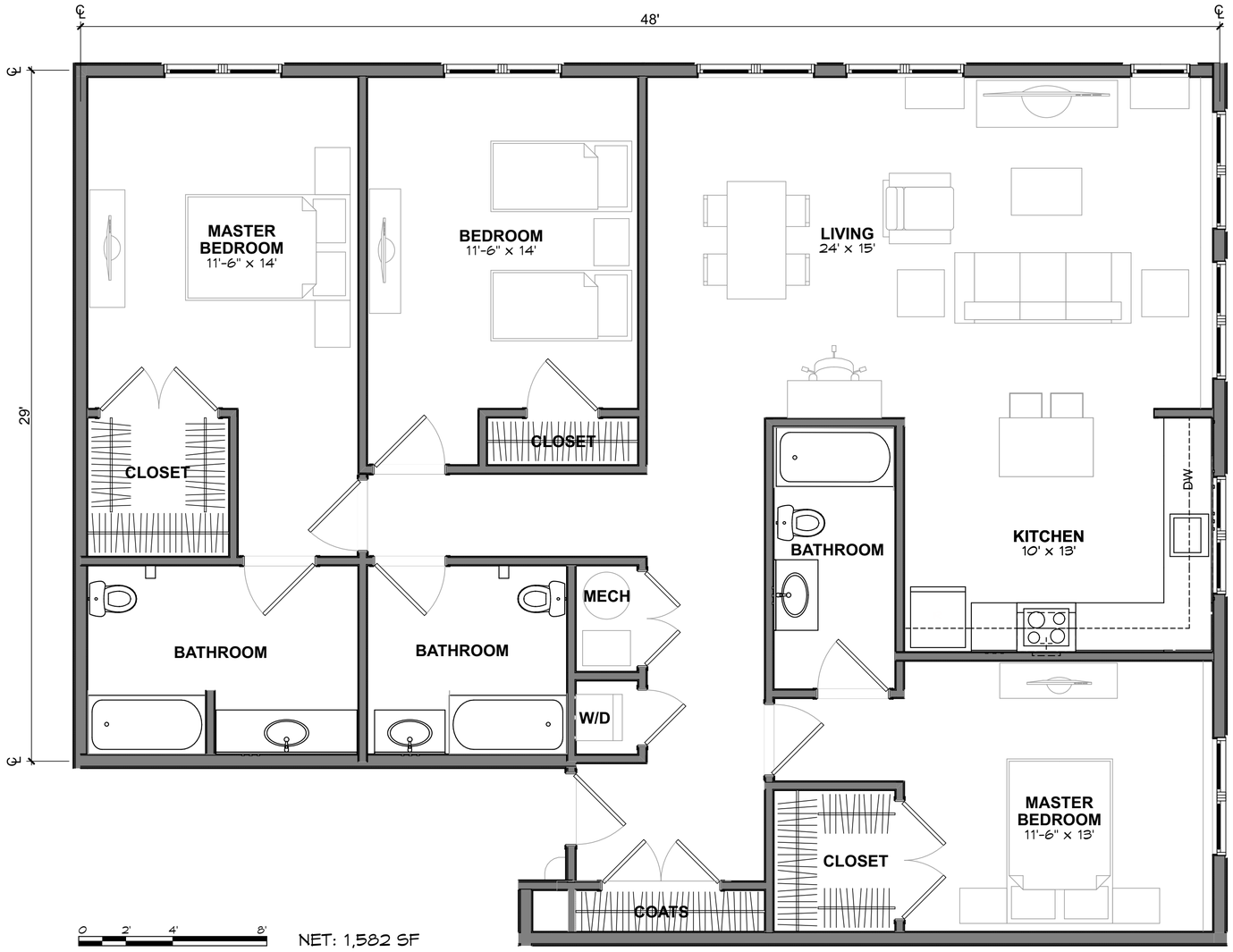
How does it compare to current units at Holland Gardens?



RESIDENTIAL UNITS

TYPICAL 3 BEDROOM FLAT (1,582 NSF)

- 3 Bedrooms / 3 Baths
- Spacious Living / Dining
- Open kitchen layout
- 2 Master Suites
- Washer / Dryer
- Walk-in closets
- Adaptable / Accessible layout
- Corner units with ample views



RESIDENTIAL UNITS

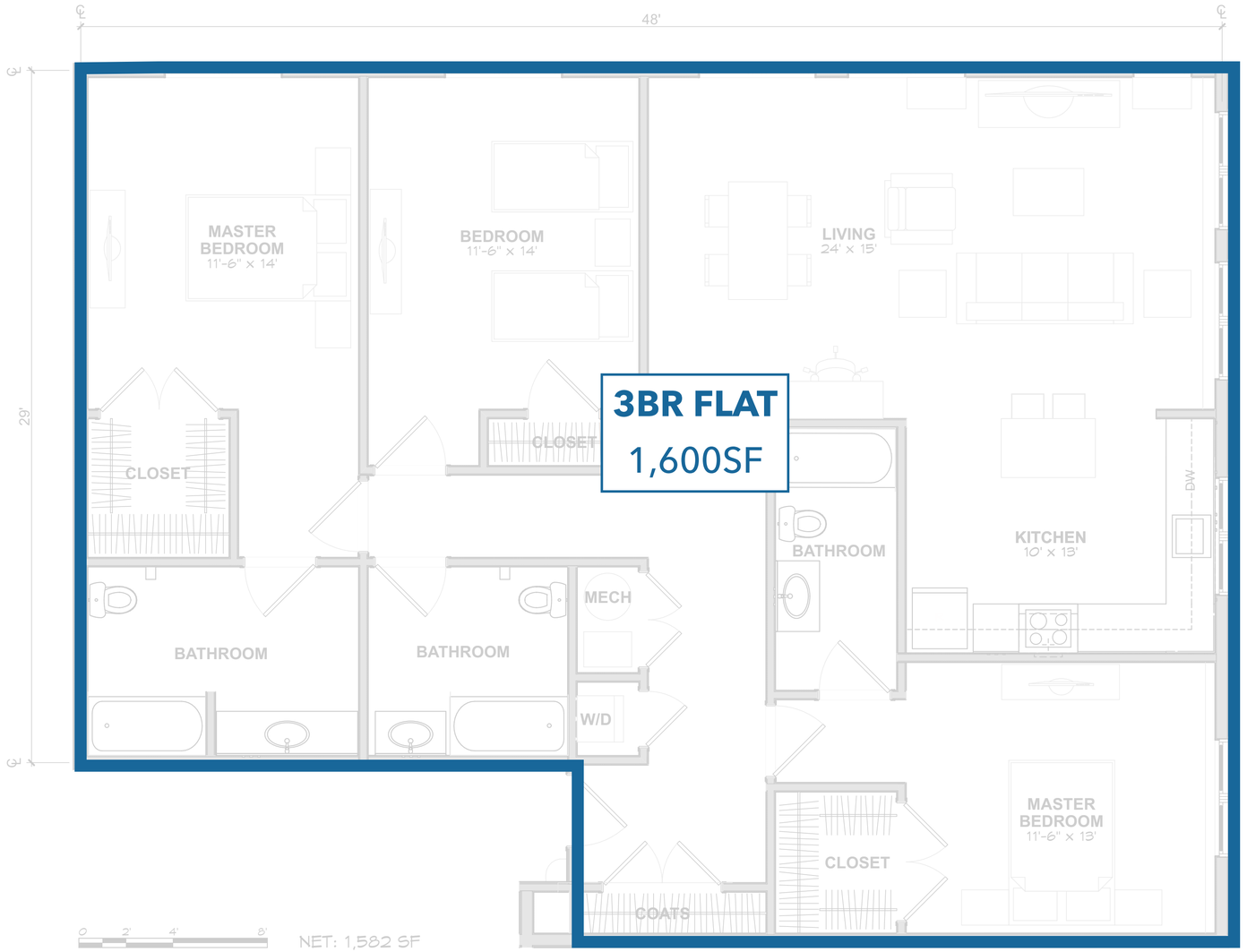
TYPICAL 3 BEDROOM FLAT

- Standard bedroom
- Master bedroom
  - Walk-in closet
  - Master bath
- Corner units with views
- Living & Dining
- Open kitchen layout
  - Appliances
  - Built-in cabinets
  - Kitchen island
- Stacked washer/dryer
- Front Door / Entryway

RESIDENTIAL UNITS

TYPICAL 3 BEDROOM FLAT

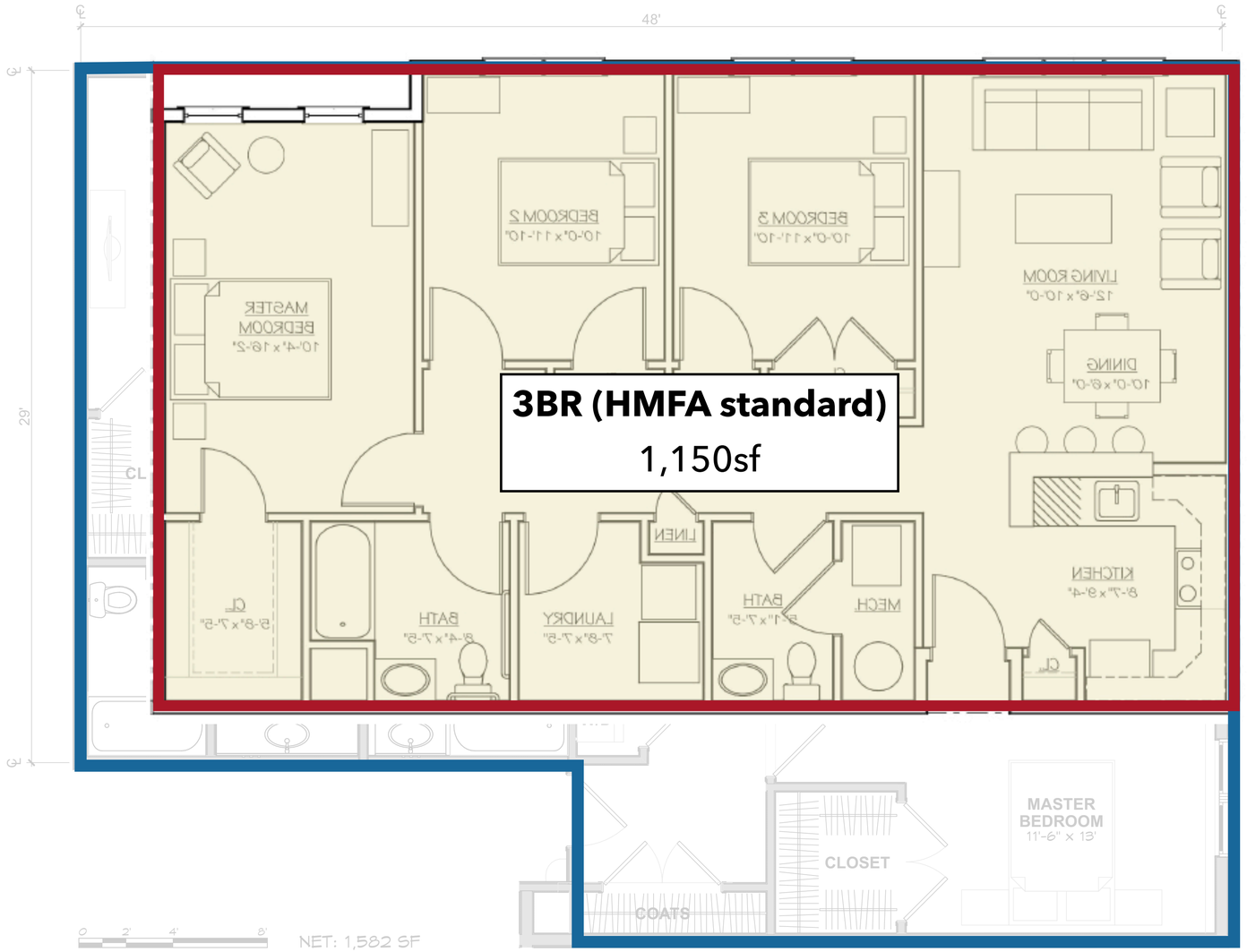
How does it compare to a standard affordable housing unit?



RESIDENTIAL UNITS

TYPICAL 3 BEDROOM FLAT

How does it compare to a standard affordable housing unit?



RESIDENTIAL UNITS

TYPICAL 3 BEDROOM FLAT

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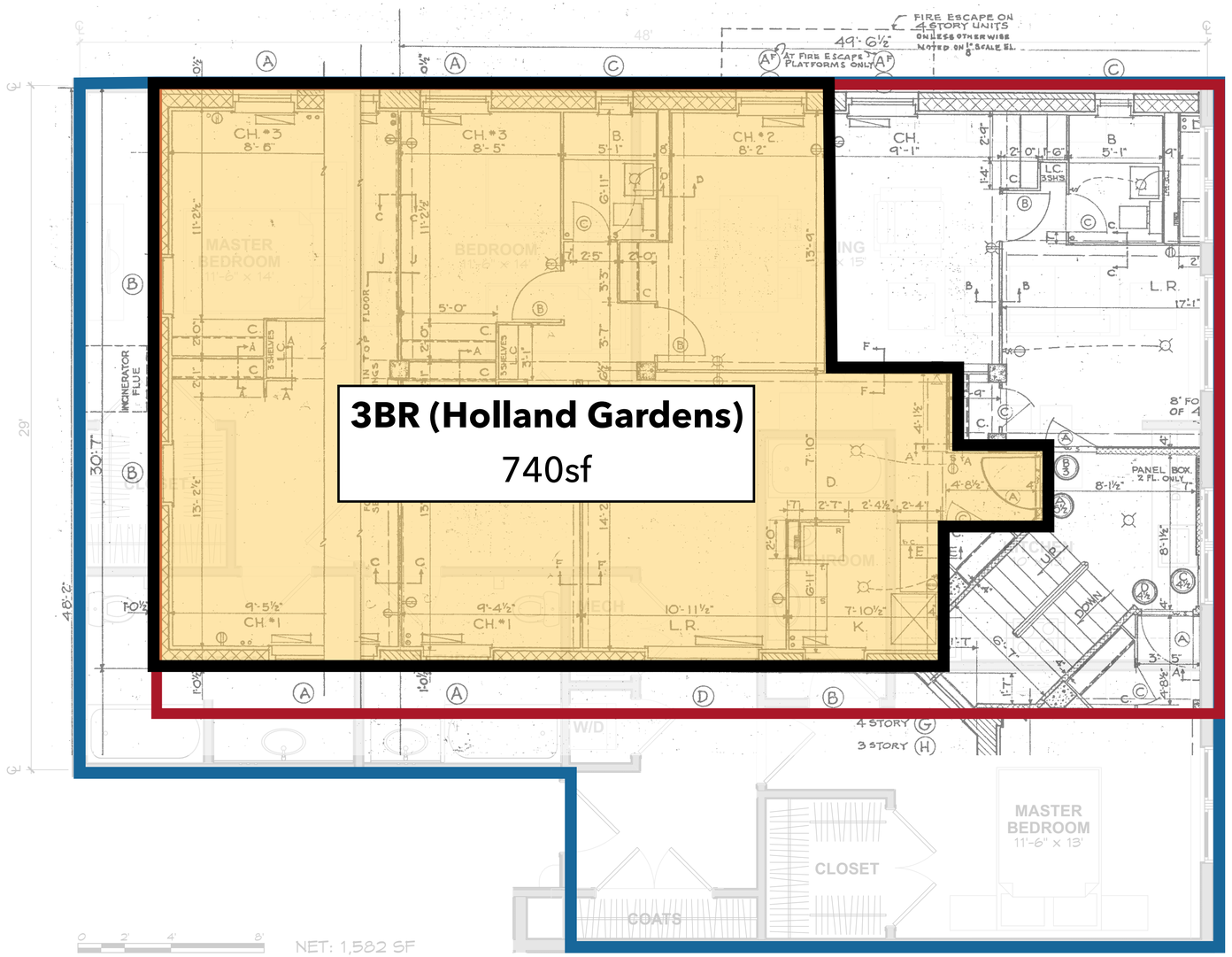

WE NEED YOUR INPUT!

DEVELOPMENT AESTHETICS

Classic Residential

(Traditional materials, architectural detail)

Contextual Residential

(Brick, mix of traditional na modern references)

Contemporary Residential

(Floor to ceiling windows, metal panels, color)