

HOLLAND GARDENS RESIDENT MEETING PROCUREMENT PROCESS OVERVIEW

Tuesday, January 11
6:00 PM via ZOOM



AGENDA

- Project Status
- Procurement Process
- Next steps
- Q & A

PROJECT STATUS

Anticipated Schedule:

- RFQ – Fall 2021 (complete)
- RFP – Spring 2021
- RFP Review – Spring 2022
- Pre-Development – Summer 2022-Summer 2023
- Relocation – Summer/Fall 2023
- All Admissions and Continued Occupancy Policies (ACOP) and lease requirements remain in effect. As discussed previously, please ensure that you abide by these policies and in compliance with your lease throughout this process.

JERSEY AVE LIGHT RAIL REDEVELOPMENT PLAN

Holland Gardens Overlay Bonus

- Amendments incorporate at least 1:1 replacement of public housing units as set forth by the Holland Gardens Vision adopted by the JCHA Board of Commissioners
- Proposed library or other public use and resident services facility

JCHA PROCUREMENT PROCESS FOR HOLLAND GARDENS REDEVELOPMENT

JCHA has implemented an unprecedented development process for Holland Gardens

- The JCHA's commitment to greater resident participation began with a 6-month visioning process led by Kitchen & Assoc. prior to selection of a development partner to ensure real resident design input.
- The JCHA has resourced best practices to adopt policies that best protect resident rights during and after redevelopment of Holland Gardens.
- The JCHA is planning to include resident participation in the selection process by adding a member nominated by the Holland Gardens Resident Council to the RFP evaluation committee.

PROCUREMENT PROCESS FOR MIXED-FINANCE DEVELOPMENT

- Mixed-finance refers to use of public, private and nonprofit funds to develop and operate housing developments
- Permits utilization of RFQ/RFP competitive proposal process
 - RFQ – determines eligibility for RFP process (experience & financial capacity)
 - RFP – evaluate redevelopment design and plan

RFQ PROCESS

- The JCHA advertised the RFQ to the public on August 9, 10, 11, 12 and 13, 2021.
- In response to the RFQ, the JCHA received nine (9) proposals for award consideration.
- The RFQ Review Committee selected the following top six (6) proposals to qualify for the RFP Process:
 - L+M Development Partners, Inc. / McCormack Baron Salazar, Inc.
 - Albanese Development Partners, Inc. / Genesis Companies, LLC
 - WinnCompanies
 - Ironstate Development Company / The Alpert Group
 - Camber Property Group / The Hudson Companies, Inc./
Garden State Community Development Corp.
 - RPM Development Group / Manhattan Building Company

RFP EVALUATION COMMITTEE

- RFPs are evaluated by an Evaluation Committee, which makes an award recommendation to the JCHA Board of Commissioners.
- Evaluation Committee composition is tailored to the service JCHA is procuring.
- Per the HUD Procurement Handbook, the Evaluation Committee may also include a resident provided they are adequately trained in the procurement process.
- The committee is comprised of experts, the resident's expertise is based on their experience as a public housing resident. Two members of the Resident Council have been chosen, one voting member and one alternate.
- Evaluation Committee members must attend all evaluation meetings and oral presentations, each is equally responsible for the evaluation process.
- Each Evaluation Committee member is required to sign a certification of nondisclosure (confidentiality) and statement of no conflict.

Q & A

Questions/comments