

Holland Gardens Revitalization: Quarterly Meeting

Tuesday, October 29, 2019

Holland Gardens Community Center



To ensure accuracy and transparency, all questions asked during this meeting will be posted on the JCHA's Holland Gardens Revitalization website along with JCHA's written response. See www.hollandgardensvision.org.

Holland Gardens Revitalization



January 2019- June 2019

<https://hollandgardensvision.org/>



Agenda

- Holland Gardens Revitalization & Estimated Timeline
- Brief Overview of Uniform Relocation Act (URA)
- JCHA Right to Return Policy
- Housing Choice Voucher Program (Section 8) Q&A
- Ways to Participate & Stay Up to Date

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 air quality, unit size and quality, parking, community space and access for elderly and/or disabled residents.
- 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.
- The JCHA has committed to 1:1 replacement of all public housing (ACC) units at the redeveloped site.

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.

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.**

Overview of Uniform Relocation Act (URA)

General URA Provisions

- 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.
- Ninety (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.

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.

Explanation of HUD-Mandated Notices

- **General Information Notice (GIN)**

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

- **Notice of Relocation Eligibility (NOE)**

Notice provided to all residents at the “Initiation of Negotiations” with a developer. 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.

- **120-day, 90-day and 30-day Notices**

The URA requires that 90-day notice to vacate the premises be provided at a date after the NOE has been distributed.

The JCHA will be providing 120, 90, and 30-day notices to all residents.

Anticipated Timeline of HUD Mandated Notices

General Information Notice

Fall 2019

Notice of Eligibility for Relocation

Summer 2020

120- Day Notice

90- Day Notice

30- Day Notice

Summer 2021/ Fall 2021

JCHA Right to Return Policy for Holland Gardens Residents

On October 4, 2019 the JCHA Board of Commissioners approved a resolution to promulgate a **Right of Return Policy** that strengthens and supplements existing rights under federal and state law, and to incorporate this policy into the **Relocation Plan** that the JCHA will submit to HUD for approval upon selection of a developer.

In developing the **Right to Return Policy**, the JCHA utilized HUD's relocation and return policy under Rental Assistance Demonstration (RAD) program, reviewed concerns regarding protection of tenant rights raised by the National Low-Income Housing Coalition and other advocacy organizations, and studied different approaches taken by other PHA's to temporarily relocate and return public housing residents.

Most importantly, the JCHA has sought to address the concerns raised by residents of Holland Gardens' at the seven public meetings held to date.

JCHA Obligations Under Right to Return Policy

- 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 Right to Return Policy includes the following key elements:

Resident Rights: Relocation

- **Maintaining Rights.** Holland Gardens households maintain all rights in accordance with the JCHA's Admissions & Continued Occupancy Policy (ACOP), URA, and NJ Anti-Eviction Act until return to the redeveloped property.
- **Relocation Assistance.** JCHA must adhere to all URA standards for dislocated persons including temporary housing, moving costs and assistance (including security deposit loans if household chooses to move to privately-owned unit), and individual relocation counseling.
- **Right to Appeal.** Pursuant to the URA, Holland Gardens residents may appeal in writing if they disagree with the determination of whether they qualify as displaced and/or with the amount of relocation assistance for which they are eligible.

Resident Rights: Eligibility to Return to Redeveloped Property

- **Lease in Redeveloped Property May Not Be Denied Absent Good Cause.** JCHA and future development partner must offer current HG households a lease for an appropriate sized unit in the completed project and such lease may not be denied except for “good cause.”
 - **Good cause** is defined as “any violation of the JCHA’s Admissions and Continued Occupancy Policy (ACOP), which applies to public housing or the JCHA Administrative Plan, which applies to Section 8 during the relocation period that results in a lease termination or loss of subsidy.
 - A returning resident will not be ineligible to return to the redeveloped property on the basis of a requested **reasonable accommodation** for their unit.
- **Notice & Informal Hearings.** Relocated residents will have the same tenant protections afforded under the ACOP, including notice and informal hearing processes at the time of leasing at redeveloped property.

Resident Rights: Eligibility to Return to Redeveloped Property (continued)

- **No Rescreening to Return.** Establishes that the JCHA and its future development partner shall not rescreen residents for income eligibility, income targeting, or credit history to determine eligibility for return to the completed project.
- **No Additional Background Checks.** No criminal background requirement, credit screening requirement, or drug screening requirement more stringent than the JCHA policy to determine eligibility for return to the redeveloped property.
- **Outstanding Balances Not Grounds for Lease Denial.** Outstanding balances for money owed, other than for money due and outstanding as a result of non-payment of tenant's portion of rent, shall not constitute good cause to deny lease in redeveloped for denial of return to completed project, provided that the relocated resident enter in a re-payment agreement with the JCHA.

Resident Rights: Eligibility to Return to Redeveloped Property (continued)

- **Security Deposits.** JCHA will transfer resident security deposits to the new unit upon the tenant's return to the redeveloped property; relocated residents will not be charged an additional security deposit.
- **Transfer of Relocation Preference.** A Head of Household with relocation rights shall have the right to transfer her or his relocation preference to another household created as a result of an authorized unit split.
- **Rent Calculations.** Tenant's portion of the rent upon returning to the completed project shall remain 30% of household income or minimum rent in accordance with the ACOP, the established Flat Rent if the tenant so elects in accordance with the ACOP or, if the family income exceeds the over-income limit for two consecutive years under HOTMA, the appropriate monthly rent as set forth in the ACOP.

JCHA Ongoing Obligations: Resident Engagement & Agency Transparency

- The JCHA will provide a clear date of residents' eligibility for right of return, which shall be the date of the selection of a development partner for the Property and shall apply to any person legally residing at the property at any point on or after that date.
- Relocated residents will be informed of the relocation process and counseled on their options. Residents will have access to a relocation counselor to assist them prior to and during relocation.
- The JCHA will maintain a forum for relocated residents to raise concerns throughout the relocation process.
- The JCHA will keep residents informed of the progress of redevelopment throughout the revitalization and relocation process via quarterly meetings with residents at a site that is accessible to all residents, written communications and through the Holland Gardens website.
- All public meetings with residents will be "live-streamed" and become part of the ongoing public record of community engagement.

JERSEY CITY HOUSING AUTHORITY

EVICCTIONS IN HOLLAND GARDENS 2015-2019

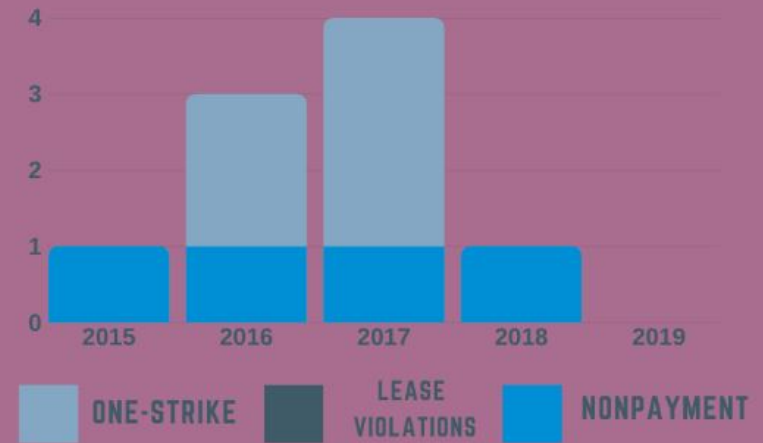
OVERALL EVICTIONS



OVERALL CAUSES FOR EVICTIONS 2015-2019



CAUSES FOR EVICTION BY YEAR



Housing Choice Voucher Program (Section 8)

Key Points

- Housing Choice Vouchers allow residents to rent a unit in the private market and continue to pay 30% of their income.
- HCVP residents are held to the HCVP ACOP and lease agreement.
- Relocated residents have the opportunity to transfer permanently to the Section 8 program if they choose to not return to the completed project.
- For residents who choose to transfer to HCVP permanently, vouchers can be taken outside of both Jersey City and New Jersey.
- All units must be inspected and approved by JCHA's HCVP program prior to move-in in order to qualify for a voucher and URA payments.

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
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