

# Holland Gardens Revitalization: Quarterly Resident Meeting

**Tuesday, January 28, 2020**

**Holland Gardens Community Center**

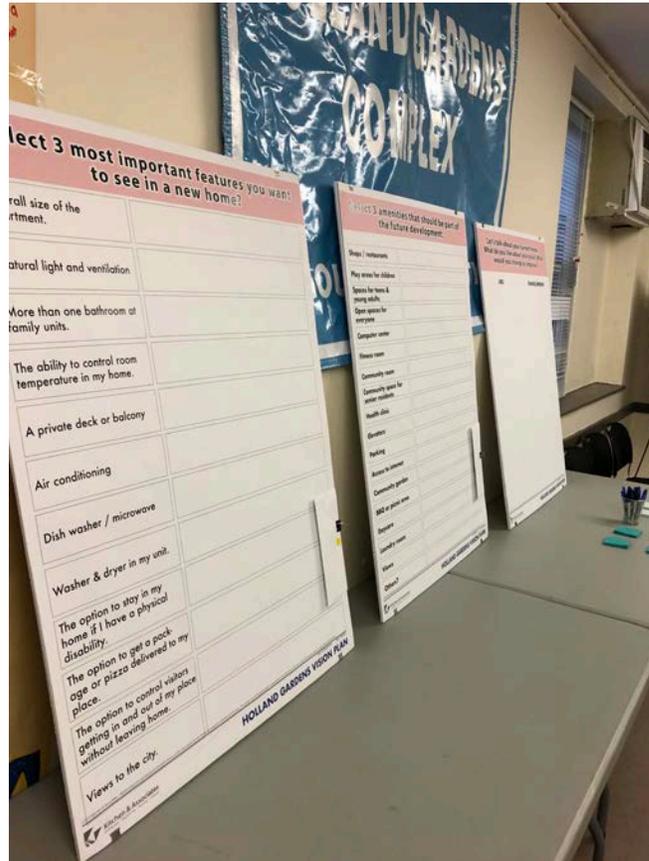


# Agenda for Today's Meeting

- Brief Overview of Holland Gardens in 2019
- Asset Management Updates: Maintenance and Current Conditions
- Updated Estimated Revitalization Timeline
- Ways to Participate & Stay Up to Date

# Brief Overview of Holland Gardens in 2019

# January 2019- June 2019 Holland Gardens Visioning Process



# Why Revitalization?



- 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”.
- Continuing to maintain the property “as is” 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.

July 2019  
First Quarterly Resident Meeting  
Uniform Relocation Act Overview

# 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.

\*\*URA information and slides from this meeting can be found on the Holland Gardens. **(Paper copies of the HUD relocation guide for tenants can be found in the back of the room and at manager's office).**

# October 2019 Second Quarterly Resident Meeting

Right to Return Policy and Housing  
Choice Voucher Q&A

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.

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

**(Paper copies of resolution can be found in the back of the room and at manager's office).**

# Asset Management Updates: Maintenance and Current Conditions

# Current Conditions and Maintenance Updates

**In the past year alone, JCHA has invested over \$500,000 in maintenance updates for the site. These updates included:**

- Emergency replacement of 7 boilers in Winter 2019
- Replacement and Installation of all entrance doors
- 3<sup>rd</sup> party mold-testing and remediation services
- 3<sup>rd</sup> party Pest extermination services
- Electronic Intercom System installation
- Excavation Services for repairs to underground pipe system and secure foundation in preparation for stairwell refurbishment.
- JCHA skilled trades for preventative maintenance work to sewage system, boiler system, etc.

# Current Conditions

- Since January 1, 2019 JCHA has closed out 1,026 work orders.
- All 15 front entrance doors were replaced in 2019 and intercom systems are installed and working.
- Mold inspection was conducted in Winter 2019 and all units with an identifiable mold problem have been remediated. There are currently no open work orders related to mold.
- Weekly preventative maintenance continues to be conducted on the site's plumbing system.

# Updated Revitalization Timeline

# UPDATED REVITALIZATION TIMELINE



## Request for Qualifications (RFQ)

SPRING 2020-SUMMER 2020

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.

Previously estimated:  
Summer 2019-Fall 2019



## Request for Proposal (RFP)

FALL 2020- WINTER 2021

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.

Previously estimated:  
Winter 2020-Spring 2020



## RFP Review & Final Decision

WINTER 2021

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.

Previously estimated:  
Summer 2020-Fall 2020

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

# UPDATED REVITALIZATION TIMELINE



## Pre-Development

SPRING 2021- SPRING 2022

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.

Previously estimated:  
Fall 2020-Fall 2021



## Relocation

SUMMER 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.

Previously estimated:  
Fall 2021-Spring 2022

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

# Anticipated Timeline of HUD Mandated Notices

## General Information Notice

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

Spring/Summer 2020

## 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.

Spring 2021

## 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.

Spring/Summer 2022

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

Prior to Relocation the JCHA will

- Identify available apartments for relocation. The JCHA is prioritizing identification of private market units in proximity to Holland Gardens.
- Create a Relocation and Re-Occupancy Plan to be reviewed by residents prior to submission to the JCHA Board of Commissioners and HUD.

**A draft version of the Relocation  
and Re-Occupancy Plan will be  
published for resident review and  
comment in Summer 2020.**

# 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.

# Resident FAQs

All updated answers to resident FAQs can  
be found at

<https://www.hollandgardensvision.org/faq>

# 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](mailto:hgrelocation@jcha.us)

