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Date: October 25, 2023

From: NHA Staff

To: All NHA Low Income Public Housing Tenants

Ref: George Reed Redevelopment, 2nd Informational Resident Meeting

We would like to thank all who attended and participated in the 2nd residential informational meeting held in the community room of the administration building on Thursday, October 18, 2023. The purpose of this meeting was to provide Public Housing Program participants with a general update on the George Reed Redevelopment.

As mentioned during the last meeting, we have support for the project from the Board, City, community, and stakeholders.

The Site and Architectural Plans are not finalized but were re-submitted to the city's planning department for their review. With their recommendation, we anticipate submitting the plans to the City Council in November/December. Until the plans are officially approved, I am unable to share what the site plans will look like.

As stated previously, the Redevelopment of George Reed Village will include 72 units in total, an increase of 18, to be constructed in two phases. The Administration building along with 5 residential buildings will be demolished in Phase 1. The **proposed** buildings may include:

- Building 6 (2 units)
- Building 7 (4 units)
- Building 8 (2 units)
- Building 9 (2 units) Completely Vacant
- Building 10 (4 units) 1 Vacancy
- ~~Building 11 (2 units)~~

Relocation remains a concern for the agency, but once we have definitive information to share, we will schedule another meeting. However, the families that occupy the buildings scheduled for demo in the first phase (along with the administration building) will be relocated offsite temporarily for at least 12 months to allow construction to take place. We are still working on a relocation plan, but not everyone

will be affected in Phase 1. Once the new units are ready for occupancy, the families that were temporarily relocated off-site will have the opportunity to move back onsite. All related moving costs will be paid by the housing authority regardless of whether there are one or two moves before you are permanently relocated.

IT IS IMPORTANT TO MENTION THAT ONLY TENANTS IN GOOD STANDING WILL BENEFIT FROM THIS REDEVELOPMENT, MEANING THAT IF YOU ARE INVOLVED IN LITIGATION, HAVE OPEN VIOLATIONS, ETC.; YOU WILL NOT BE AFFORDED THIS OPPORTUNITY.

Once the families who were relocated offsite are moved into their new units, NHA will then begin moving the families that have remained onsite to one of the new units (1-bedroom units). Once everyone has been moved, Phase II will begin. The remaining buildings will be demolished.

The proposed Plan allows for:

Phase I to include:

A five-story mid-rise. The first level/ground floor will include commercial space and offices for NHA staff. There will be no residential units on the first level/ground floor. The next four floors will contain the residential units. Each unit will have its own washer and dryer. The side-by-side washer/dryers are only in the ADA units. The stackable washer/dryers will be in the other units.

Phase II to include:

Five family buildings, ranging from 2 to 4-bedroom units for a total of twenty units. There will be three ADA units in the family cottages (in buildings #2 and #3) which will also have side-by-side washer/dryers.

Bedroom Mix:

Currently

Thirty-six 1-bedrooms - 720 sq. ft., 1 bath

Seven 2-bedrooms – 780 sq. ft, 1 ½ bath

Ten 3-bedrooms – 1200 sq. ft, 2 full bath

One 4-bedroom - 1450 sq ft., 2 full bath

After Construction

Fifty-two 1-bedroom (an increase of 16 units)

Nine 2-bedroom units (an increase of 2 units)

No change

No change.

The first residential floor 1-bedroom ADA units (midrise bldg.) 915 sq. ft, with 1 bath with a roll in shower. (*Note-These are not ground floor units.)

The bedroom mix is firm and will not change.

Community Amenities:

Major Change: There will be no balconies or storage space on the mid-rise building where the 1-bedroom units will be located. However, on the roof top of the third floor we have **proposed** a roof top deck. The roof top deck will face and overlook Main Street and can be accessed by doors on the 4th floor. All tenants will have access. It will give tenants an open-air feeling, with an outside area seating on the roof top building.

In the open space (ground floor level) under the mid-rise, we **proposed** a sitting area with benches. This is a seating area provided for tenants of the mid-rise building. Tenants can come down and enjoy this outside open-air area while still covered by the building providing some shade.

Amenities **proposed** in our plan submittal (based on the budget and non-negotiable items) include the following but are subject to change:

Onsite Management/maintenance personnel

All energy star appliances

Gym

Public WiFi (Available to all, but each person is responsible for their own subscription.)

Some form of Security (elderly only and tied into a Butterfly Keyless Entry System requiring a phone)

Emergency Pull Station Monitoring (elderly only in bathroom and bedroom area)

Playground (located near the family units)

Community space and a resiliency hub in the event of a natural disaster w/computers

Lounge/kitchenette

Playground

Walking trail/with benches for the residents to enjoy.

Dog park

Bike rack

Electric Vehicle charging stations (state requirement).

Solar panels on the roof top at the mid-rise

Units will be all electric.

Adequate lighting throughout

Retail space (TBD)

Central Air

Parking will be provided (no designated parking but with handicap parking)

Extra storage (ADA units will not have extra storage space due to appliances and equipment)

Fencing along the perimeter of the property and around the playground

*There is no proposed space for gardening.

Onsite social services for all residents:

Financial counseling

Job training

Tentative dates for the start of the project.

On October 12, 2023-Plans submitted to City Planning Department

November/December 2023-Plans submitted to City Council

Settlement Closing April 2024

Begin Construction of Phase 1 November/December 2024

Completion of Phase I Spring/Summer of 2025

As far as the relocation of administrative offices during the construction phase is concerned, that has not been determined.

There will be a follow-up meeting to update everyone when there is additional information to share. NHA will announce a date and time prior to, just as we did for this meeting.

Outstanding Items for next Meeting:

Will the ceiling fans include lights?

Will the 1-bedroom units have storage space with the exclusion of a balcony?

Where will the mailboxes be located?

Will the units have a dishwasher? 10/19/2023 - Floor plans currently show a dishwasher will be included.

Will the living room be bigger in the 1-bedroom unit?

Will the administration issues visitors pass along with the parking passes?

At the conclusion of the meeting, all in attendance were able to ask questions.