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Date: March 22, 2024

From: NHA Staff

To: All NHA Low Income Public Housing Tenants

Ref: George Read Redevelopment, 3<sup>rd</sup> Informational Resident Meeting

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We would like to thank all of you who attended and participated in the 3<sup>rd</sup> residential information meeting held in the community room of the administration building on Thursday, March 14, 2024.

Before the meeting began, Ms. Jordan discussed some concerns regarding the inspector and maintenance personnel having access to units to perform Preventative Maintenance, and Annual inspections and work order requests. She stressed the importance of having access on scheduled days and addressing work order requests. **We ask for your cooperation.**

**George Read Village Update:**

I am sure you are all aware of the City of Newark Council approved the GRV redevelopment plans on February 12, 2024. The next step is getting the City approval of the construction documents. We are targeting a July Closing.

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

For Phase 1:

We have 11 moves (3 onsite and 8 offsite). We have successfully moved 1 resident; 8 residents are pending approvals and/or inspections and 2 residents have yet to find housing.

Relocation continues to be a priority for the agency. As stated previously, the offsite moves are temporary for at least 12 months to allow construction to take place. However, the residents that are temporarily relocated off-site will have the opportunity to move back onsite. **The housing authority will pay all related moving costs regardless of whether there are one or two moves before you are permanently housed.** It is important to note that some of you were approved for larger units and were determined to be affordable. That is fine. However, if you choose to move back to the mid-rise you will only be offered a 1-bedroom unit. This is extremely important to understand. **ANY QUESTIONS?**

***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 residents who were relocated offsite are moved into the mid-rise, 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. For any resident that chooses to remain offsite (not return to the mid-rise) to fill those units, NHA will begin pulling applicants off the waiting list.

**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:**

<b>Currently</b>	<b>After Construction</b>
Thirty-six 1-bedrooms - 720 sq. ft., 1 bath	Fifty-two 1-bedroom (an increase of 16 units)
Seven 2-bedrooms – 780 sq. ft, 1 ½ bath	Nine 2-bedroom units (an increase of 2 units)
Ten 3-bedrooms – 1200 sq. ft, 2 full bath	No change
One 4-bedroom - 1450 sq ft., 2 full bath	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 **Proposed** depending on the Budget:**

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. With landscaping and solar lighting

Dog park

Bike rack

Electric Vehicle charging stations (state requirement).

Solar panels on the roof top at the mid-rise

EV charging stations

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

#### **Updated Project Pre-development schedule.**

February – May City of Newark Construction Plan submission/Process w/DeIDOT and DSHA

June – Submit for building permits.

July Closing

July Construction of Phase 1 w/completion following 12-18 months

- Phase II construction commencement 2025. The rough projected completion of ALL phases for George Read Village is July 2026

As far as the relocation of administrative offices during the construction phase is concerned, we have located office space on Main Street. We are working on a lease agreement.

#### **Outstanding questions from the October 18, 2024, meeting:**

Will the ceiling fans include lights? **There will be ceiling fans. Not sure of the location.**

Will the 1-bedroom units have storage space with the exclusion of a balcony? **No.**

Where will the mailboxes be located? **The cottages will have gang boxes (clusters) located onsite at various locations to be determined. The mid-rise (senior building) will have mail delivered to the front passage, room between the outer door and the interior of a building.**

Will the units have a dishwasher? **yes**

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

Will the administration issues visitors pass along with the parking passes? **Yes. The management team will handle all parking passes.**

- 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.

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

- Initial Resident Consultation Group Meeting for Phase 1 Buildings held on December 27, 2023 (Buildings 6,7,8,9 and 10 – Independence Circle)

**Outstanding questions from the March 14, 2024, meeting mid-rise Only:**

1. Since the admin building will be demolished during Phase 1, what accommodations will be made for the use of washer/dryer for onsite residents? **OPEN**
2. What accommodation (if any) will be made for the residents who remain onsite (proximity to resident buildings being demolished) who have asthma/using respirators etc.. **OPEN**
3. How many elevators will the mid-rise have? **Confirmed. As of now there are 2.**
4. Will the windows on the mid-rise open and close? **Confirmed. Yes, all windows will be operable.**
5. Will there be a window in the bathroom? **Confirmed. No windows in the bathrooms.**
6. Will there be a window in the kitchen? **Confirmed. The units in the senior building facing Main St. and the cottages will have windows in the kitchens.**
7. Do we know how many ceiling fans there will be in each apartment and their location? **Confirmed. ALL living spaces and bedrooms will have ceiling fans.**
8. Will there be baseboard heating? I said no. Please confirm what type of heating. Electric?? **Confirmed. No baseboard. All electric.**
9. Will the residents who remain onsite have access to parking? **Confirmed. Parking will be limited due to onsite construction.**

- NHA will invite the Architect or Engineer to the next meeting.