



313 East Main Street • Newark, Delaware 19711 • Telephone/TDD 302-366-0826 • Fax 302-366-8212

December 27, 2023

Resident Consultation Group Meeting #1

On December 27, 2023, the initial Resident Consultation Group Meeting was held at 11:00 PM in the conference room of the Newark Housing Authority. 11 people attended the meeting, inclusive of the following:

NHA Staff

Marene Jordan-Executive Director
Gregory Baldwin-Administrative Asst.
Diana Feliciano-Housing Manager

Housing Program Participants

Terrace Nichols (6A)	Janet Schwartz (6B)
Donna Paoletti (7A)	Michael Pifer (7B)
Barbara Goodman (7D)	Florence Moser (8A)
Lisa Mills (10C)	Ben Williams (10D)

Program Participants – not in attendance:

Adolphous Wright (7C)
Terrance McMahan (8B)
Katherine Day (10A)

*Notification of the meeting was mailed/provided to all George Reed Village Residents who occupy units in buildings 6,7,8,9 (building vacant) and 10. These buildings will be demolished during Phase I of the redevelopment.

The purpose of the meeting was to provide program participants with the opportunity to acquire firsthand information and ask questions about the proposed redevelopment plan for George Read Village II. Additional information about agency procedures was also provided. All residents attending the meeting were able to watch a DVD of an overview of the Housing Choice Voucher Program. After the DVD, Ms. Feliciano (Housing Manager) explained some key points as introduction to the voucher program. Ms. Jordan explained the Uniform Relocation Assistance requirements that NHA is responsible for.

Specifically, HUD's requirement of the NHA to provide the following:

- Provide Relocation advisory services to the residents.
- Provide a minimum of 90 days written notice to vacate prior to
- Reimburse for moving expenses (application fees, etc....)

- Provide payments for the added cost of renting or purchasing comparable replacement housing (security deposits and utility deposits (new service, if applicable), etc....). Discussed if they relocate within the city limits their deposit paid for electric service would be transferred to the other unit.
- Right to return to the new constructed unit once ready for occupancy
- The relocation is only for those participants who are in good standing; do not owe any monies to the agency and are not being terminated from the program.
- The options for relocation; a Tenant Protect Voucher, a relocation voucher and temporary relocation.
- The housing authority would assist program participants as much as possible in the relocation process. (assisting in filling out applications, reaching out to landlords and internet search)
- The option of porting to another jurisdiction does exist.

Beyond 12-month displacement, tenants may be given the opportunity to:

- Continue to remain temporarily relocated for an agreed to period (example: construction delays)
- Permanently relocated to a unit which has been their temporary unit if it is available.
- Choose to permanently relocate elsewhere with URA advisory services.

A host of other questions were entertained regarding:

1. Who will be responsible for the rent increases if the lease needs to exceed a 12-month period? Usually when a landlord increases the rent at lease renewal time, your portion will remain at 30% and the increase would be paid by NHA.
2. If we enter another 12-month lease and must break it to move back to the new units, will NHA pay? Once you receive your lease renewal from your landlord, we ask that you call our office to inquire if you need to enter another lease. What may be suggested (depending on the construction progress) is a 6-month lease or a month-to-month lease.
3. Can one live with a friend/family if we cannot find something by June? HUD regulations prohibit participants from living with friends only and continue to receive rental assistance.
4. What if we do not want the voucher while living offsite? It is permissible to rent from a friend. This would fall under single room occupancy.
5. Where will NHA's office be located while the construction is ongoing? TBD
6. Can we accept a 2-bedroom if a 1-bedroom is not available? If you find a 2-bedroom within your price range, HUD regulations allow you to rent an additional bedroom if it is affordable. However, when you move back onsite, you will only be offered a 1-bedroom unit.
7. What happens when you have no income? When applying for an apartment you may have to show assets (bank statements) as your source of income. Additionally, you may be required to have a co-singer.
8. Staff mentioned inspections are required prior to move-in.

9. Staff mentioned pay no additional money to a landlord without NHA approval.
10. Staff mentioned do not move in without NHA approval.
11. How was the tour to the Hope Center? Residents attending this meeting shared their experience of taking this tour.
12. Staff mentioned the continued challenge of trying to find housing within the city limits. We offered housing in Wilmington, but no one was interested.

Staff had on hand applications to hand to share with those attending the meeting.

- Hope Center
- Main Towers
- Alder Creek

Note: on December 28, 2023, we assisted in helping a resident apply for a rental property online. (10D)