

**STATE OF NEW JERSEY VCA CONSULTATION
WITH PUBLIC AND ASSISTED HOUSING OWNERS
July 10, 2014**

OVERVIEW: As part of the Voluntary Compliance Agreement (VCA) between the State of NJ and HUD, the State has recently contacted over 900 Public Housing Authorities and Owners of Federally Assisted rental properties to survey the uncorrected damage that may remain as a result of Superstorm Sandy. The results of this survey will be used to shape the policies which will govern the administration and future allocations for the Fund for Restoration of Multifamily Housing – Public and Housing Authority Set Aside (FRM-PHA). After the results are compiled, the summary report will be posted online and will include a *detailed description of the type and degree of damage as well as a comprehensive cost estimate for remaining repairs*. As part of the forthcoming policy, the State will prioritize rehabilitation/reconstruction funding for units that are still uninhabitable.

SUMMARY OF FEEDBACK

The following are the key types of feedback received by NJHMFA:

- Responses were received from owners with the following types of assistance: public housing authorities; Section 202; Section 236; Section 8 project-based assistance; Low Income Housing Tax Credits; USDA assistance; other project-based assistance; and FHA insured rental housing.
- There were 20 total responses covering 26 projects, with 2 responses that provided project type but no other details. Within these 26 projects, there are 31 buildings.
- All the projects are located within the nine most impacted counties with the exception of projects located in Mercer, Camden, Passaic, and Morris, none of which reported any remaining damage.
- Six of the 26 total projects did not provide any specific information on damage, cost to repair or remaining unmet need.
- For the remaining 20 projects, damage data was provided for 31 building sites:
 - Nine building sites had no damage;
 - 14 building sites do not have any remaining unmet needs;
 - For most building sites, all units are habitable. However, there are a total of 156 units that remain uninhabitable, the vast majority of which are in the Edward J. Dolan Homes in Middlesex and Bayshore Village in Monmouth.
- There was a wide range of responses regarding the remaining unmet cost to repair or replace the damaged units:
 - 12 buildings indicated \$0 in needed repairs. Six buildings require less than \$100,000 in unmet repairs.
 - The highest level unmet cost is for Oakwood Plaza in Union County, which indicates a \$69 million need for roofing, windows, elevators, and drainage, among other issues across all buildings.
- Respondents indicated a need for façade, roof, and window repairs along with repairs and/or upgrades to electrical and heating systems. Many survey respondents indicated an overall need to modernize their sites and replace obsolescent features. Some respondents also expressed that their project sites need to be moved outside floodplain or elevated.

QUESTION 1: PROJECT AND RESPONDENT INFORMATION

#	Project Name	Address	Municipality	County	Owner Name	Owner Address	Name	Phone	Email
1	Trent Center	511 Greenwood Ave	Trenton	Mercer	Trent-Center Apartments, Inc.	511 Greenwood Avenue	Lionel Kier	609-392-5222	lkier@trentcenter.com
2	The Housing Authority of Plainfield	510 East Front Street	Plainfield	Union	The Housing Authority of Plainfield	510 East front Street	Wan Chang	(908)769-6335 Ext. 604	wanc@hap-nj.org
3	Wildwood Housing Authority	3700 New Jersey Ave	Wildwood	Cape May	Wildwood Housing Authority	3700 New Jersey Ave	Paul Dice	(856) 265-6207	pdice@millvillehousing.org
4	Keyport Leisure Bay Apartments	50 Beers Street	Keyport	Monmouth	Keyport Legion Apartments, Inc.	50 Beers Street Keyport NJ 07735	Robert WE. Laughlin, Manager	732-264-2711	keyportlegion@optonline.net
5	Robrrt Holmes Gardens	14 Rev. Samuel Carpenter Boulevard	Edison	Middlesex	Edison Housing Authority	14 Rev. Samuel Carpenter Boulevard	Madeline Cook	908-561-2525	mcook@edisonha.o9rg
6	Revere Run	Loch Lomond Drive	Sicklerville	Camden	J & J Associates	1200 Narraticon Parkway	Joseph E. Milewski, Controller	856-848-0307	jemilewski@verizon.net
7	Marian Towers	400 First Street, Hoboken, NJ 07030	New Jersey	Hudson	Urban Atlantic	7735 Old Georgetown Road, Suite 600, Bethesda MD 20814	Dan McCabe	301-280-6602	dmccabe@urban-atlantic.com
8	NJ21-1 Riverside Terrace Development	29 Harris Place	Paterson	Passaic	Housing Authority City of Paterson	60 Van Houten St. PO Box H Paterson, NJ 07509	Irma Gorham, Executive Director	973-345-5650	edigorham@aol.com
9	Housing Authority Town of Dover	215 East Blackwell Street	Dover	Morris	Housing Authority Town of Dover	215 East Blackwell Street	Maria Tchinchinian	973-361-9444	admin@doverhousing.org
10	Salem Lafayette URA, LP Apartments.	4 Madison Ave	Jersey City	Hudson	Ingerman Affordable Management	725 Cuthbert Blvd Cherry Hill, NJ 08002	Gracce Echeverria	201-332-5705	salemlafayette@ingerman.com
11	Oakwood plaza	Parker road	Elizabeth	Union	Cis oakwood	1970 Brunswick Ave Lawrenceville	Chris foglio	609 298 2229	Cfoglio@cisnj.com

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#	Project Name	Address	Municipality	County	Owner Name	Owner Address	Name	Phone	Email
12	Edward J. Dolan Homes	Bergen Street	Carteret	Middlesex	Carteret Housing Authority	96 Roosevelt Avenue Carteret, NJ 07008	Eric Chubenko, Executive Director	732-541-6800	chaeric@aol.com
13	JFK Apartments	483 Cedar Bridge Avenue	Lakewood	Ocean	Lakewood Housing Authority	317 Sampson Avenue Lakewood NJ 08701	Jeffrey Oakman	609-298-2229	joakman@cisnj.com
14	Booker T. Washington Apts.	Fremont Street	Jersey City	Hudson	Jersey City Housing Authority	400 US Highway #1 Jersey City, NJ 07306	Joan Pollock	201-706-4617	jpollock@jcha.us
15	Ocean City Housing Authority	204 4th Street	Ocean City	Cape May	N/A	N/A	Alesia R. Watson	609-399-1062	awatson@oceancityha.org
16	Bayshore Village	100 Shoal Harbour Court, Port Monmouth	Middletown Township	Monmouth	Middletown Senior Citizens Housing Corporation	100 Shoal Harbour Court Port Monmouth, NJ	David Schiro	732-803-3279	dschiro@coughlinmgt.com
17	<i>No Response</i>								
18	Roosevelt Solar Village	1-17 North Valley Road	Roosevelt	Monmouth	Roosevelt Senior Citizens Housing Corporation	c/o Michael Tickin President, PO Box 298 Roosevelt, NJ 08555	Michael L. Tickin	609-947-0491	MTickin@aol.com
19	Hampton Valley Apartments	136 Elizabeth Ave.	Newark	Essex	Hampton Hills Associates	140 Riviera Dunes Way 306 Palmetto, FI 34221	Stephen Bloom	770-616-2486	sib@capcom.cc
20	<i>No Response</i>								
21	Richmond Towers	510-520 East Front Street	Plainfield	Union	The Housing Authority of Plainfield	510 East Front Street, Plainfield, NJ 07060	Ms. Wan Chang	(908)769-6335 Ext. 604	wanc@hap-nj.org
22	Julious Engel Gardens	1 Willard Bunham Drive	Edison	Middlesex	Edison Housing Authority	14 Rev. Samuel Carpenter Boulevard	Madeline Cook	908-561-2525	mcook@edisonha.org
23	Hermann Gardens	Union Street	Carteret	Middlesex	Carteret Housing Authority	96 Roosevelt Avenue, Carteret, NJ 07008	Eric Chubenko, Executive Director	732-541-6800	chaeric@aol.com
24	Berry Gardens	92 Danforth Avenue	Jersey City	Hudson	Jersey City Housing Authority	400 US Highway 1, Jersey City, NJ 07306	Joan Pollock	201-706-4617	jpollock@jcha.us
25	Bay View Manor	635 West Avenue	Ocean City	Cape May	Ocean City Housing Authority	204 4th Street	Alesiag R. Watson	609-399-1062	awatson@oceancityha.or
26	Marion Gardens	Dales Avenue	Jersey City	Hudson	Jersey City Housing Authority	400 US Highway #1	Joan Pollock	201-706-4617	jpollock@jcha.us

QUESTION 2: PROJECT TYPE (TYPE OF SUBSIDY)

Below is a summary of the types of financing by project:

- Public Housing: 15
- Section 202: 1
- Section 8 Project Based Assistance: 5
- Other Project-Based Rental Assistance or Rent Supplement: 2
- FHA Insured Multi-Family Assistance: 1
- LIHTC: 2
- Other: 2
 - Section 236 Mortgage Funded Project
 - Financed by USDA Rural Development

Two projects reported in the survey that their project had two types of financing.

#	Project Name	# of Building Sites Reported	Project Type
1	Trent Center	1	Section 202
2	The Housing Authority of Plainfield	2	Public Housing
3	Wildwood Housing Authority	2	Public Housing
4	Keyport Leisure Bay Apartments	1	Section 236 Mortgage Funded Project
5	Robrrt Holmes Gardens	1	Public Housing
6	Revere Run	1	Section 8 project-based assistance
7	Marian Towers	1	Section 8 project-based assistance
8	NJ21-1 Riverside Terrace Development	0	Public Housing
9	Housing Authority Town of Dover	0	Public Housing
10	Salem Lafayette URA, LP Apartments	2	Low Income Housing Tax Credits
11	Oakwood plaza	4	Section 8 project-based assistance
12	Edward J. Dolan Homes	1	Public Housing
13	JFK Apartments	0	Public Housing
14	Booker T. Washington Apts.	1	Public Housing
15	Ocean City Housing Authority	1	Public Housing
16	Bayshore Village	1	Other project-based rental assistance or rent supplement
17	<i>No Response</i>	0	Other project-based rental assistance or rent supplement
18	Roosevelt Solar Village	6	Section 8 project-based assistance; Financed by USDA Rural Development
19	Hampton Valley Apartments	1	Section 8 project-based assistance; FHA insured multi-family assistance
20	<i>No Response</i>	0	Low Income Housing Tax Credits

#	Project Name	# of Building Sites Reported	Project Type
21	Richmond Towers	1	Public Housing
22	Juloius Engel Gardens	1	Public Housing
23	Hermann Gardens	0	Public Housing
24	Berry Gardens	1	Public Housing
25	Bay View Manor	1	Public Housing
26	Marion Gardens	1	Public Housing

QUESTION 3: BUILDING ADDRESS (SEE ATTACHMENT FOR DETAILS)

QUESTION 4: DESCRIBE THE TYPE AND DEGREE OF DAMAGE FROM SUPERSTORM SANDY TO THIS BUILDING

- 31 buildings responded to this question.
- Nine buildings reported no damage.
- Common types of damage reported included fallen trees damaging roofs, windows and facades of buildings as well as water, heating and electrical system damage. Flooding and mold damage was indicated in some buildings.
- Some buildings indicated no damage from Superstorm Sandy but a need for resiliency or mitigation measures due to the flood elevation level.

QUESTION 5: COST ESTIMATE FOR REMAINING REPAIRS TO THE BUILDING WHICH ARE NOT COVERED BY INSURANCE

- 12 buildings reported \$0 cost estimate for remaining costs to repair.
- The total cost reported across all sites for remaining repairs not covered by insurance was \$158,523,299.
- For all 31 sites, the median cost estimate for damage not covered by insurance was \$10,000 and the average was \$5,113,655.
- For the 19 sites that reported remaining costs for repairs not covered by insurance, the median cost estimate was \$6,000,000 and the average cost estimate was \$8,343,332.
- The highest cost estimate is for Oakwood Plaza in Union County, which has Section 8 project-based assistance and indicates a \$69 million need for roofing, windows, elevators, and drainage, among other issues across all buildings.
- The next largest is for Bayshore Village in Monmouth, which seeks \$28 million for rebuilding or replacing 96 units, which currently has project-based assistance.
- Of the 16 public housing buildings reported in the survey, the average estimate for repairs ranged from \$0 to \$19 million, with the average of \$2,972,250. The greatest request is for the

Wildwood Housing Authority in Cape May seeking \$19m to elevate a building that was not damaged by Sandy but is now below flood elevation level.

QUESTION 6: NUMBER OF UNITS STILL UNINHABITABLE (IF ANY)

- 24 buildings reported that there are no units that are still uninhabitable.
- Four buildings reported three to five units still uninhabitable.
- One building reported 10 units as uninhabitable. This is the Keyport Leisure Bay Apartments in Monmouth, a 236 funded project.
- One building reported 34 units as uninhabitable. This is the Edward J. Dolan Homes in Middlesex, a public housing development.
- One building reported 96 units as uninhabitable. This is Bayshore Village in Monmouth, a project-based assistance development.

QUESTION 7: DESCRIBE THE REMAINING UNMET NEEDS TO ENABLE THIS BUILDING TO RECOVER FROM SUPERSTORM SANDY

- 14 buildings reported no remaining unmet needs.
- Of those that reported remaining unmet needs, commonly indicated issues include the need for wall, window, façade and roof repairs as well as electrical and boiler system repairs.
- Four buildings reported need to rebuild, elevate or move project to site outside of floodplain. Some of the requested repairs are for mitigation or resiliency items intended to prevent damage from future storms.

QUESTION 8: PLEASE FEEL FREE TO SHARE ANY ADDITIONAL INPUT OR SUGGESTIONS YOU WOULD LIKE TO SHARE REGARDING SANDY RECOVERY FOR YOUR RENTAL PROPERTIES

- The severity of the damage from Sandy was worsened by the flawed repair process delay that took too much time and had too much red tape.
- While preventative maintenance will benefit some buildings, some of the buildings are so damaged they cannot withstand another significant weather event. FEMA was supportive.
- One unique case was Bayshore Village where the recovery process dovetails with a RAD conversion.