



HUDNews New Jersey

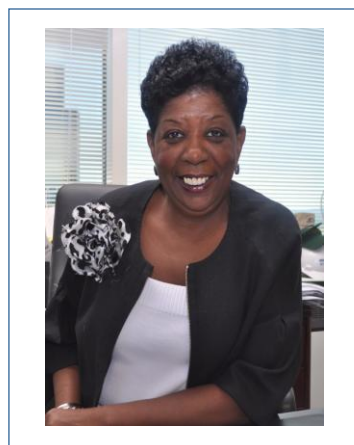
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Letter from the Director

Dear Friends,

2011 was an exciting year for HUD throughout New Jersey. We continue to work hard to revitalize neighborhoods and to ensure that New Jersey residents have access to safe, affordable housing. All around our great state, I have seen signs of progress. I am pleased to launch the first issue of HUDNews New Jersey, which will highlight and celebrate examples of the great work you have accomplished.

We know this progress wouldn't be possible without the help of our community partners throughout the state. We are grateful for all that you do to develop and preserve affordable housing, revitalize distressed neighborhoods, and ensure that vulnerable populations have access to supportive services, among countless other efforts.

While we have made impressive strides, there is certainly a great deal of important work ahead of us in 2012. Despite the financial constraints we face, I encourage you to continue your critical work to address the ongoing needs in our neighborhoods.

We welcome your feedback on this newsletter and would love to include stories from your community. Additionally, if you know anyone who might like to receive our newsletter, please let us know. You may contact us with news or subscribe to our mailing list by emailing NJNewsletter@hud.gov.

Keep up the great work!

Diane Johnson
Director, HUD Newark Field Office

Spotlight on Communities



*JCHA Executive Director,
Maria Maio.*

HOPE VI Highlight: Jersey City

The Jersey City Housing Authority (JCHA) has received several community awards for its continued success with the Lafayette Gardens HOPE VI Revitalization Plan. HUD's HOPE VI program was created to revitalize severely distressed public housing, and Lafayette Gardens has made great progress toward this goal. As part of JCHA's plan, the original 492-unit Lafayette Gardens public housing project was demolished to make way for several new, mixed-income developments. The new developments include 274 town homes and 83 units with assisted living services for seniors. An additional 250 families have improved their housing conditions through the use of HUD Housing Choice Vouchers. JCHA was able to use the \$34,140,000 in HOPE VI funding to leverage approximately \$130 million from other sources to complete this project.

Among several accolades, JCHA, along with Michaels Development Co. and Wallace Roberts & Todd, LLC, received a 2010 New Jersey Future Smart Growth Award for Creative Neighborhood Affordable Housing. In addition, two of the housing developments that were constructed as part of this project, Pacific Court Townhouses and Woodward Terrace, received a Jersey City "Green Building Award" for the incorporation of several "green" housing features. These include Energy Star-rated fixtures and appliances, large storm water retention systems for improved water quality, and high efficiency windows.

When asked about best practices, JCHA Executive Director Maria Maio points to the importance of starting the planning process early. She also emphasizes how critical it is to continue to communicate with and involve residents throughout the entire process, starting with the early planning stages. JCHA has been awarded HUD funding for two additional HOPE VI projects, one at Curries Woods and the other at the A. Harry Moore housing site. In addition, JCHA, on behalf of the Montgomery Gardens Public Housing Development, has been awarded a HUD FY2010 Choice Neighborhoods Planning Grant. Choice Neighborhoods is an extension of the HOPE VI project that aims to connect redeveloped housing with improvements in the surrounding community, particularly in social services, schools, transportation, public assets, and access to jobs.

We would like to thank JCHA's Executive Director and Board of Commissioners, along with Jersey City officials and many dedicated community groups, for being strong partners in our effort to revitalize this neighborhood.



Lafayette Senior Living Center.



Woodward Terrace.