



## Holland Gardens Voluntary Relocation Frequently Asked Questions (FAQ)

(Updated September 10, 2025)

### 1. What is voluntary relocation?

The Holland Gardens redevelopment is anticipated to begin late fall 2025. As part of the process, residents have the voluntary option to relocate ahead of the scheduled redevelopment.

### 2. What benefits can I receive if I choose to voluntarily move now?

<b>MOVE LOCATION TYPE</b>	<b>MOVE BENEFIT</b>	<b>SECURITY DEPOSIT</b>	<b>APP/BACKGROUND AND CREDIT CHECK FEE</b> <i>(Reimbursement upon receipt and approval of all required documents)</i>	<b>OTHER RENTAL ASSISTANCE</b>
Transfer - to another JCHA subsidized property (JCHA site, Arlington Gardens or PBV Unit)	Yes, see chart below	Payment of security deposit to new landlord/management company	Reimbursed based on receipts up to \$150	No – if your rent portion does not change.  Yes – if your rent portion goes up.
Mobile Voucher (Section 8) - to bring to the private market	Yes, see chart below	Payment of security deposit to new landlord/management company	Reimbursed based on receipts up to \$150	No – if your rent portion does not change.  Yes – if your rent portion goes up.
Leave the Program and move out of city or state without a mobile voucher	Yes, see chart below	Payment of security deposit to new landlord/management company	Reimbursed based on receipts up to \$150	Potentially depending on new rent amount, this would be paid to Resident in the future when Holland Gardens is completed (2026 or later)



- Move Options for Residents who choose to move voluntarily will receive:

Move Option #1: Agency Move	HTH provides residents with boxes, tape, and packing paper. Residents will also be reimbursed for cable/internet transfer fees and if applicable PSE&G deposit.	HTH will hire a licensed and insured moving company and the move will be done in 1 day by the movers. Residents will not pay for the move at all.
Move Option #2: Self-Move  * This will be required for any residents moving over 50 miles from Holland Gardens.	Residents purchase their own packing supplies and when the move is done, HTH will walk the unit to confirm it is empty. The unit must be empty and in broom swept condition.	Based on your current bedroom size at Holland, Resident will receive the below amount: -One bedroom: \$850 -Two bedroom: \$1,000 -Three bedroom: \$1,150 -Four bedroom: \$1,300

**Note: Move in expenses are provided for one move out of Holland and one move into the new development.**

3. I do not want to move yet. Do I have to move now?

No! You do not have to move now. JCHA will inform you of when we anticipate relocation to begin. Residents will receive at least 90 days' written notice before they need to move and receive full relocation assistance from HousingToHome (HTH). HTH was hired by the team to provide each resident with assistance throughout their relocation.

4. What are my location options if I choose to relocate?

JCHA has the following relocation opportunities:

- Transfers to units in other public housing sites – transfer within JCHA public housing sites or JCHA's non-federal site, Arlington Gardens.
- Project Based Vouchers (PBVs) units – e.g., 500 Manila Ave, Grandview, and other PBV units.
- Mobile vouchers (Section 8) – Residents find housing in the private market. The voucher enables residents to continue to pay 30% of their annual household income for apartments approved based on rent amount and a Housing Quality Inspection (HQS).



5. How do I sign up?

If you are interested in a voluntary move, please sign up with the JCHA management office and indicate which option you prefer for relocation. JCHA will verify if you qualify for the relocation preferred option.

6. What happens once I sign up?

JCHA and HTH's team will contact the Resident regarding the next steps. HTH will conduct a Relocation Assessment with the Resident to go through the move process, the resident's inventory, and go over all the pre-move items.

- If the Resident chooses a transfer, they will be contacted once an available unit at the requested property is identified.
- If the Resident chooses a mobile voucher, a briefing will be scheduled to issue the voucher. HTH will assist with the new apartment search and securing a new apartment with the voucher.

***For both options, the Resident will be required to fill out an intake packet to determine eligibility for whichever option is selected.***

7. What happens once I have been assigned a transfer unit or secured an apartment with my voucher?

Once a resident has secured a new unit, HTH will schedule their move with an approved moving company. JCHA will inspect and treat Holland Gardens unit for roach and bed bug activity. Once the unit is found pest free, boxes, tape, and packing paper will be provided to the resident to begin packing.

HTH will meet with the resident to conduct a pre-move inventory and go through the move day process and documentation. In addition, any needed packing assistance on moving day or the day prior will be arranged. HTH will also go over the USPS change of address and make sure the resident transfers all services.

Keys/lease signings will be arranged with appropriate parties and HTH will answer any residents' questions.

HTH will do a final walk through of the unit the day before the move and make sure the resident is ready for move day. On the day of move, movers will move all packed belongings and furniture to the new unit. HTH will confirm with residents any unpacking assistance needed before the movers are finished and that the new unit is set up how they would like.



HTH will follow up with the resident the following week on any outstanding concerns or questions including a final internet/cable transfer fee and PSE&G deposit that they may need to be reimbursed for.

8. Do I have to pay for my move?

No, your move will be paid for by the development team and arranged for you by HTH. Unless you are moving over fifty (50) miles in which case you will be responsible for any amounts over the Self-Move Reimbursement (see table above).

9. How many times can I be assisted with moving costs after leaving Holland Gardens?

Every resident will receive assistance for one move out and one move in. This includes security deposit assistance and moving assistance. If you choose to move to another place after you leave Holland Gardens, this cost will be your responsibility. We will pay for your return move to the new development.

10. Who do I contact if I have questions?

To sign up for a voluntary move contact JCHA's management office at 201-706-4770. For information once you have signed up with JCHA, please contact HTH's team at (551) 253-0982.

11. What services are provided to residents throughout relocation?

HTH will continue to communicate with residents regarding any concerns, providing updates on the redevelopment and addressing any relocation issues that arise.

12. What if I need assistance finding a unit?

Below are the brokerage firms working with HTH who could assist you in finding a unit. If you need broker's assistance, please contact the HTH team.

- Provident Legacy Realtors
- Keller Williams

13. What should I do if I fall behind on rent or utilities?

Please contact the relocation team immediately if you need guidance. We are here to help! It is important to communicate with your relocation manager at HTH. We have resources readily available to assist you.