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MAYOR MARTY SMALL, SR.

City Hall
1301 Bacharach Boulevard • Suite 706
Atlantic City, New Jersey 08401
Telephone 609-347-5400

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MEDIA CONTACT:

Andrew Kramer, Public Information Officer – 609-226-3470; AKramer@acnj.gov

Atlantic City Housing Authority Details Action Plan Enacted for Fixing Issues at Stanley Holmes Village

Atlantic City, N.J. (October 23, 2024) – While the Atlantic City Housing Authority (ACHA) is its own entity, City of Atlantic City Mayor Marty Small, Sr. called a news conference, this afternoon, to allow the ACHA to present its plan of action to ensure the safety and well-being of Stanley Holmes Village residents this winter and beyond. The plan, which was presented by ACHA project manager Mike Brown, includes delivering more dependable heat and hot water to residents, facilitating the voluntary transfer of some residents to better living conditions and preparing for future redevelopment. After decades of inadequate maintenance due, in part, to inadequate funding, existing conditions the ACHA has been dealing with include failing infrastructure, interruption of heat and hot water, mold and infestation. In an effort to correct these issues, current ACHA leadership is enacting a replacement instead of just repair strategy as well as a new funding approach focused on building upon prior investments.

The ACHA has invested \$3.5-million toward heating and gas improvements to make Stanley Holmes Village habitable while budgeting funds for remaining ACHA portfolio properties. The ACHA is replacing failing boilers with higher efficiency boilers, replaced failing gas lines in 19 buildings and replaced more than 60-percent of crawl space piping. Heating system repairs are expected to be complete by the end of November of this year. The ACHA is also installing sensors in the piping to identify potential leaks and problems with temperature, pressure and flow which will allow them to gain visibility of system stability.

Beginning in July of this year, the execution of phase I of the Stanley Holmes Village resident transfer strategy began, where residents in 72 units in Village 3 voluntarily transferred to better living conditions, positioning Village 3 for redevelopment. Phase I transfer is expected to be complete by November 1st, with more than \$150,000 of transfer assistance provided to Stanley Holmes residents. The ACHA is encouraging residents to take advantage of all support services and resources available. Phase II transfer for Village 3, which covers an additional 51 units, is expected to be complete during summer 2025 while Village 1 and Village 2 resident transfer is scheduled to occur during summer 2026 and summer 2027, positioning those villages for redevelopment. The ACHA is also improving resident outreach to reestablish trust and credibility.

“It’s important to address the short, medium and long-term plans for Stanley Holmes Village and our residents who live there,” said Mayor Small. “When we heard about the zero threshold the Housing Authority is under, the City jumped into action with an emergency declaration, and we are offering our full support to any plan that will ultimately improve the livelihood of some of our most vulnerable residents and fix these horrific conditions at Stanley Holmes.”

“When Atlantic City delivers quality public housing, the corresponding improvement in its residents’ lives will deliver benefits that serve Atlantic City as a whole,” said ACHA Executive Director Thomas Sahlin. “We are fortunate to have an engaged partner in the Mayor’s office and City of Atlantic City Council who, like us, believe in putting local residents and their interests first.”

“When this team arrived at Stanley Holmes about 18 months ago it was clear the equipment and infrastructure were decades beyond its useful life,” said ACHA Program Manager Mike Brown. “Funding challenges and lack of an achievable plan contributed to deferred maintenance. We are now addressing the challenges at Stanley Holmes from a holistic perspective, and are confident our plan will deliver the housing conditions residents deserve.”

Also speaking during today’s press conference were Atlantic City Council President Aaron ‘Sporty’ Randolph and Council Vice President Kaleem Shabazz. The ACHA is tackling \$20M in emergency deficiencies within its \$3.5-million annual capital budget. First built in 1937 and expanded in 1951, Stanley Holmes Village is the oldest public housing complex in the State of New Jersey. Residents and members of the public with questions for the ACHA can contact Executive Director Sahlin at 609-344-1107 ext. 216; tsahlin@atlanticcityha.org.

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