

Jordan Tower I – Renovation Frequently Asked Questions (FAQ)

PURPOSE

Q – Why is the renovation needed?

J1 was built in 1974, and many areas of the building remain in their original condition. These areas are outdated, inefficient, and in poor condition, making renovation necessary to improve functionality, safety, and overall building quality.

PROJECT SCOPE

Q – What is being done during renovation?

Plumbing: water supply, waste & vent lines, & connections in laundry rooms. Replace water heaters. Replace main and secondary entry doors. Updates to units: bathrooms, kitchen sink/faucet, & electrical panel.

Q – Are they going to make it easier to get in the door for the garbage chute?

No, this project does not include changes to the garbage chute.

Q – Will we have new locks/keys for the doors and mailboxes?

The building's main and secondary entry doors will be replaced, but unit doors are not part of this project.

Q – Will there be doors on our pantry, coat, and linen closets?

No, this is not part of the current project.

Q – Are we getting new flooring? Wood, laminate, carpet?

New flooring is not a specific part of this project, however BATHROOMS will have new laminate as part of the bathroom remodels.

Q – Will stoves be replaced?

No, this is not part of the current project.

FUNDING

Q – How is this being paid for?

The HRA applied for and was awarded State funding (POHP). HUD also provides funds to PHAs for housing improvements.

TIMELINE & PROCESS

Q – When will the construction start?

Phase 1 is expected to start in October/November with the first floor. Renovation in tenant units are expected to start in January 2027.

Q – Where/which floor will the construction start?

Renovations will not be completed by floors. Our plumbing was installed vertically, in “stacks”. Renovations to units will be completed in phases, by stacks. More specific information will be given to each unit of each stack as more details are solidified.

Q – Will this interfere with Jordan Towers’ Thanksgiving and Christmas dinners?

We do not anticipate disruption to these dinners. Thanksgiving and Christmas dinners are hosted in the J2 Sailstad room.

Q – How long should it take to do one apartment?

Most units are expected to be completed in 1-2 months.

RELOCATION

Q – Will rent be prorated?

HRA staff do not have the details yet, but will update tenants promptly when this is planned.

Q – Who will help with packing and moving our things when we relocate?

HRA is providing boxes to help with packing. A moving company will be utilized to help tenants move to/from the permanent J1 and temporary J1 units.

Q – Does everything have to be moved out of my unit?

No. Everything will need to be cleared from bathrooms, kitchens, and the hallway closets. Construction will not take place in the living room or bedrooms. Most belongings could be stored in these areas throughout renovation period.

Plastic sheets will be installed between the work and storage areas to keep personal items free from dirt/debris.

Q – Where will we be relocated to?

There are two relocation options. Tenants may choose to temporarily stay somewhere outside of Jordan Tower 1, such as with friends or family. HRA is working on a relocation voucher to support the financial cost of this option.

Alternatively, Jordan Tower 1 currently has vacant units that will be available for tenants to use as temporary housing while their permanent unit is under construction. The relocation voucher is not available for tenants staying in an HRA temporary unit.

Q – Will we be put back in apartments we occupied?

Yes.

Q – What items can we move/will there be help moving larger items out of the work zone?

HRA provided a list of suggested items tenants may take with them during their relocation period. This may vary by resident need, preference, and relocation plan. If utilizing a temporary HRA unit, tenants may want to bring their bed, a T.V. & stand, a small couch/recliner, important documents, medications, plants/pets and supplies etc. HRA staff are considering possibilities around moving items from work zone to unit storage areas within the permanent unit, but this has not been determined yet.

Q – How are you cleaning after you finish?

HRA staff do not yet have the details, but will update tenants promptly when this is planned.

Q – Parking or the ramp #1-9 will end August 31st. Do we get moved with the parking lot closure in October?

No. These are two separate and independent events. The #1-9 plaza spot leases will not be renewed between the City and HRA. Regardless of renovation, the residents in these spots need to make other arrangements.

The J1 parking lot is being closed in October due to the renovation. The space is needed for contractor use. Due to this disruption, HRA is exploring temporary alternative options for the tenants in this lot. These temporary options will be discussed with the specific tenants currently with a parking agreement for the J1 lot.

Q – Can we have a sign-up for laundry times to help Maids keep on schedule?

No. Jordan Tower 2 laundry facilities will be available for any tenant use. We are not able to designate a schedule due to the high number of tenants, and laundry needs. If on-site facilities are not available, there are several off-site laundromats available throughout town. Alternatively, tenants can work with their natural supports for additional opportunities.

Q – What will happen to our cable/internet service during the relocation (if we're not with Storzt)? Will the relocation units be furnished with HRA internet/cable?

HRA staff do not yet have the details, but will update tenants promptly when this is determined.