



FRIDAY, MARCH 9 8:00 AM TO 4:00 PM HYATT HOTEL AND CONFERENCE CENTER NEW BRUNSWICK

Turning Problem Properties into Opportunities in the City of Orange

March 9, 2012

Turning Problem Properties into Opportunities in the City of Orange

Utilized state and municipal laws to address the City's blighted and vacant structures

- **State Statutes—**

- Utilized New Jersey's Nuisance Abatement statute to demolish blighted properties
- Utilized the State's Vacant and Abandoned Properties statute to force resolution of properties

- **Local Ordinance—**

- Created the Vacant and Abandoned Registration Ordinance
 - Secure properties
 - Maintain properties

City of Orange Township

Model for Vacant & Abandon Property Strategy

- Selected as one of five cities in New Jersey to attend the Community Leadership at Harvard University to discuss best practices and foster innovative ideas to address vacant and abandoned properties.



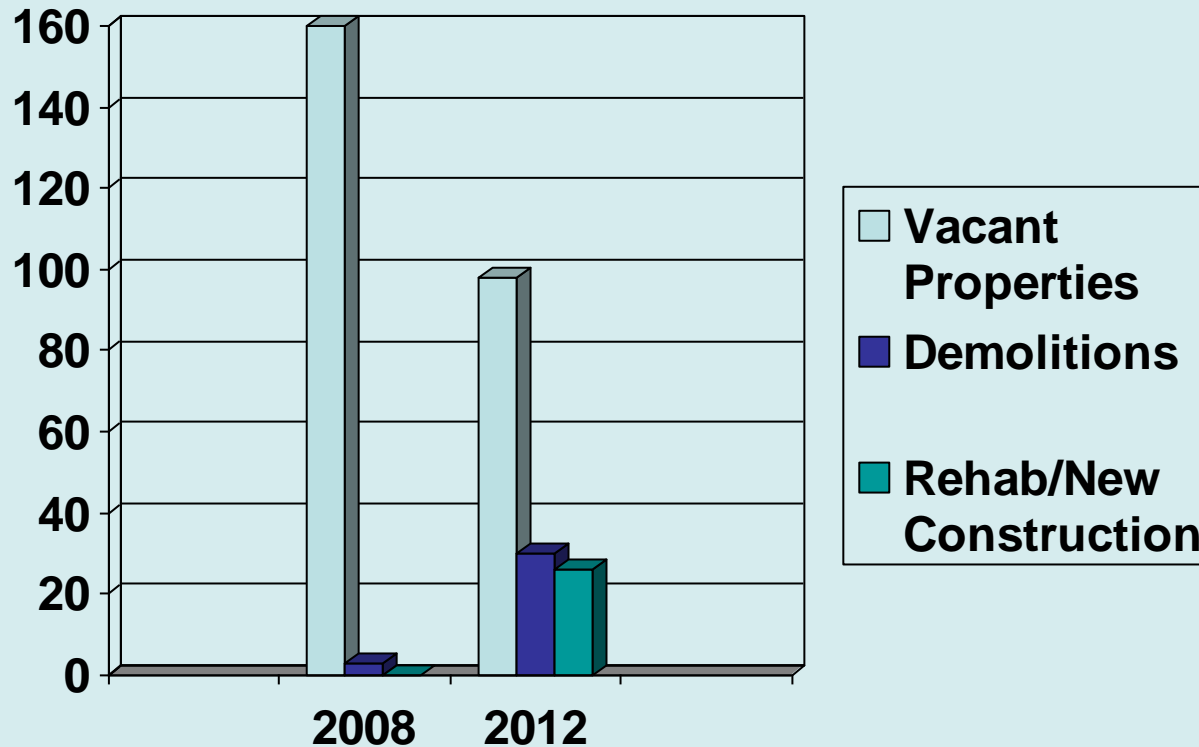
Road Map to Success

- **Road Map to Success**

- Inventory and prioritize vacant and abandoned properties
- Utilize every tool available
- Work across departments
- Aggressively pursue most blighted properties
 - Quality of Life Task Force
 - Demolish most blighted structures
 - Rehab houses
 - Construct new houses



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- **Launched foreclosure prevention initiatives to stem the tide**
 - Took advantage of state and county foreclosure prevention programs
 - Held quarterly foreclosure prevention workshops with HUD certified agencies/counselors
 - Implemented Housing Opportunity Forums to market rehabilitated and new housing stock. Programs were specifically targeted to police, fire, teachers and others who work in the city.
 - Utilized state and county funds to assist residents who stayed through the storm to improve their homes

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East Ward

- Developed a block by block approach for restoring neighborhoods
- Leveraged federal, state, county and private funds to redevelop and stabilize the East Ward
 - Utilized federal Neighborhood Stabilization Dollars to address vacant and blighted structures by rehabbing and constructing new housing
 - Overlaid streetscapes improvements in the area
 - Used redevelopment projects

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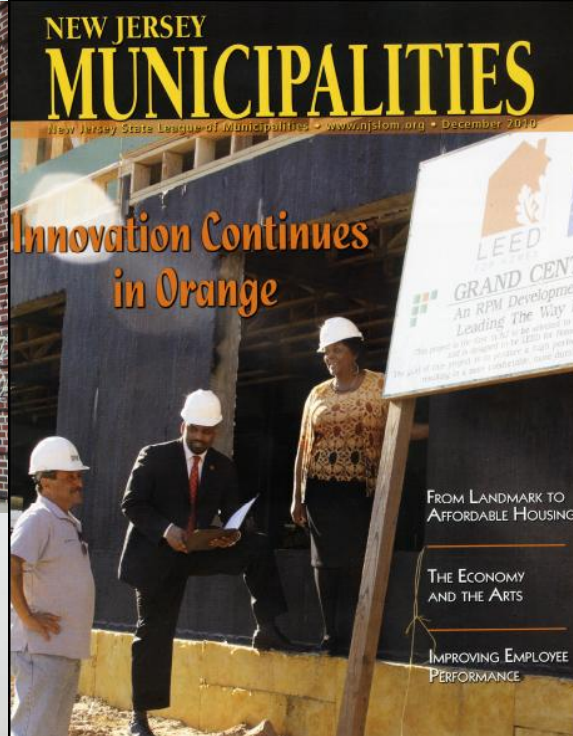
In the City of Orange began the demolition of the Walter G. Alexander Housing Complex, a six-story, public housing tower. Orange officials plan a \$27 million redevelopment project to turn the 3.8-acre site into 160 units of new family and senior housing.

Despite the Recession
Innovation Continues in Orange



WALTER G. ALEXANDER REDEVELOPMENT PROJECT

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RPM Grand Central Housing
219 S. Center Street
LEED Platinum Certified

GRAND CENTRAL

Turning Problem Properties into Opportunities in the City of Orange

- **Advocated for new initiatives at the state level to help address foreclosure and provide assistance to homeowners**
 - Homekeepers Program
 - Homeownership Concept Paper

