



GARDEN STATE EPISCOPAL
Community Development Corporation

FAIR HOUSING

JERSEY CITY, NJ



GARDEN STATE EPISCOPAL
Community Development Corporation

Themes

- Empower people to build strong communities
- Eliminate discrimination
- Promote economic opportunity
- Achieve diverse, inclusive communities



GARDEN STATE EPISCOPAL
Community Development Corporation

How to achieve it?

- Move to more affluent areas
 - NIMBY
 - Higher land costs
- Within low income neighborhoods
 - Encourage revitalization
 - Concentration of poverty



GARDEN STATE EPISCOPAL
Community Development Corporation

Objectives

- Improve the quality of life of communities through the **revitalization of abandoned properties** which are repurposed as affordable housing.
- The **housing programs improve the financial health** of households by stabilizing their housing costs at 30% of income
- **Neighborhood based-**
Greenville/Bergen Hill
- Serve 3,000 people annually





GARDEN STATE EPISCOPAL
Community Development Corporation

JERSEY CITY- Fairness and Housing as the City Grows

- Growing exponentially
- Segregated
- Major Issues
 - Equity, Economic Opportunity, and Distribution of Wealth
 - New Investment
 - Inclusive?
 - Are we all neighborhoods benefiting?



Our Community- Greenville

- **Core Dynamics**

- Most distressed in County
- Low income minority households
- Abandoned property
- High crime rates
- Poor school system
- Low education attainment and wages
- High cost of living/housing



- **Opportunity**

- Location
- Infrastructure
- Investments
- Waterfront linkage
- Major institutions
- Dedicated stakeholders- residents,





GARDEN STATE EPISCOPAL
Community Development Corporation

Greenville

Current Conditions

- 25+ murders a year, abandoned property, 40% of REO stock
- 85% African American
- 40% earn under \$20k, can afford \$500 rent, 90% cost burdened
- Median Income \$33k , Can afford \$800 rent
- 20% unemployment rate

Investment Potential

- Lower Land Costs
- FMR is \$1,946 for a 3 BR (2017)
- Median home price is \$300k single family

Issues

- Fear of Gentrification
- Potential displacement
- Moving poverty is not the solution





GARDEN STATE EPISCOPAL
Community Development Corporation

How Do We Manage?

- Strategies
 - We do Both!
 - APB, REO
 - Tax Strategies
 - Inclusionary Zoning
 - Home Ownership
 - NRTC
- Resources-
 - Lack of
 - AHTF
 - City Owned Property





GARDEN STATE EPISCOPAL
Community Development Corporation

Effect

- Move to more affluent areas
 - No Citywide inclusionary requirement
 - Jackson Hill Redevelopment Plan- 10% set aside
 - Mixed income development

- Within low income neighborhoods
 - Home Ownership
 - Disposable income
 - Wealth building
 - 265 units, 100 abandoned properties
 - 97 Home ownership units
 - 40% single parents
 - Quality





Impact Examples

BEFORE



AFTER



Address	BUYER AMI (CERTIFIED)	Income At Certification	Ethnic/Racial Composition	Occupation	Single Parent Household	Sales Price
52 Jewett Ave	97%	\$63,041.84	Hispanic	Admin Assist	YES	\$252,000
133 Clerk St	85%	\$53,454.08	Hispanic	Mechanic/Health Care	NO	\$252,000
62 Stegman St	102%	\$52,000.00	Hispanic	Social Services	NO	\$252,000
152 Arlington Ave	104%	\$51,945.38	Hispanic	Maintenance	NO	\$243,500
39 Wegman Pkwy	103%	\$66,851.00	Hispanic	Transporation	YES	\$218,500
92 Armstrong Ave	109%	\$75,906.00	Hispanic	JCPS Sec. Guard/Parent Liason	NO	\$218,500
152.5 Arlington Ave	111%	\$52,182.00	Hispanic	NJ Transit Repair	NO	\$243,500
110 Fulton Ave	67%	\$65,309.74	Black	Sales Rep.	NO	\$220,000
167 Monticello #1	59%	\$29,080.00	Hispanic	Retired	NO	\$95,000
167 Monticello #4	77%	\$52,031.60	Hispanic	Building Services/Retail	NO	\$125,000
167 Monticello #7	56%	\$ 21,043.00	Arabic	Maintenance	NO	\$125,000
15 Oak St	76%	\$42,000.00	Hispanic	Driver/Bank Teller	NO	\$227,000
17 Oak St	57%	\$31,915.52	Black	Heathcare	YES	\$227,000
36 Van Nostrand Ave	77%	\$48,386.00	Black	Kearny Fire Dept.	YES	\$220,000
34 Van Nostrand Ave	76%	\$57,327.60	Hispanic	Unknown	NO	\$227,000
38 Van Nostrand	64%	\$35,391.00	Black	Teacher's Aide	YES	\$220,000
279 Forrest St	104%	\$52,354.00	Hispanic	Social Services	NO	\$252,000
355 Randolph Ave	79%	\$47,107.84	Hispanic	Cleaner	NO	\$220,000
39 Oxford Ave	77%	\$71,139.00	Asian	Taxi Driver/Admin Assist	NO	\$230,000
156 Stegman Ave	72%	\$55,684.42	Black	Program Coordinator	YES	\$179,000
121 Van Horne Street	53%	\$39,397.84	Black/Hispanic	Social Services	NO	\$225,000
98 Stevens Avenue	75%	\$59,887.15	Asian	Legal Secretary	YES	\$243,000
291 Halladay Street	62%	\$51,511.07	Hispanic	Porter	NO	\$258,000
293 Halladay street	71%	\$49,541.11	Hispanic	Admin Assist	YES	\$260,000
295 Halladay street	67%	\$53,165.58	Hispanic	JCPennySales/Retired	NO	\$260,000
297 Halladay Street	79%	\$42,533.74	Hispanic	Social Services	NO	\$250,000
60 Belmont Avenue	71%	\$54,260.00	Black	EMT NYC Fire Dept	NO	\$250,000
31 Bostwick Avenue	69%	\$63,306.14	Black	Bus Operator/ CAN-Health Care	NO	\$235,000
33 New Street	63%	\$33,749.69	Black	Cable Technician	NO	\$205,500
134 Cator Ave	78%	\$47,532.41	Hispanic	Editorial Assistant	YES	\$205,500
138 Cator Avenue	75%	\$37,956.75	Hispanic	Maid - Hospitality	YES	\$205,500
37 New Street	78%	\$59,306.96	Black	Customer Service Manager	YES	\$205,500
39 New Street	61%	\$45,370.00	Black	Admin Assist	YES	\$205,500



GARDEN STATE EPISCOPAL
Community Development Corporation

Thank you!

www.gsecdc.org

www.facebook.com/GardenStateEpiscopal

201-209-9301

realestate@gsecdc.org

118 Summit Avenue