

CITY OF JERSEY CITY'S ABANDONED PROPERTIES INITIATIVE



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Background

- ▣ About 900 vacant properties in Jersey City
 - Properties are monitored on an on-going basis by Code Enforcement.
 - Comprehensive files are maintained on all vacant properties.
- ▣ Properties scattered throughout the City
- ▣ Highest concentrations are in lower income sections of the City.
- ▣ Low income sections are most impacted by foreclosures and high risk loans.

Abandoned Property Conditions

- ▣ Most properties are in need of moderate to substantial rehabilitation
- ▣ Some properties need to be demolished.
- ▣ Some properties are located in areas where significant federal, state & local resources have been invested.



Monticello Avenue Main Street



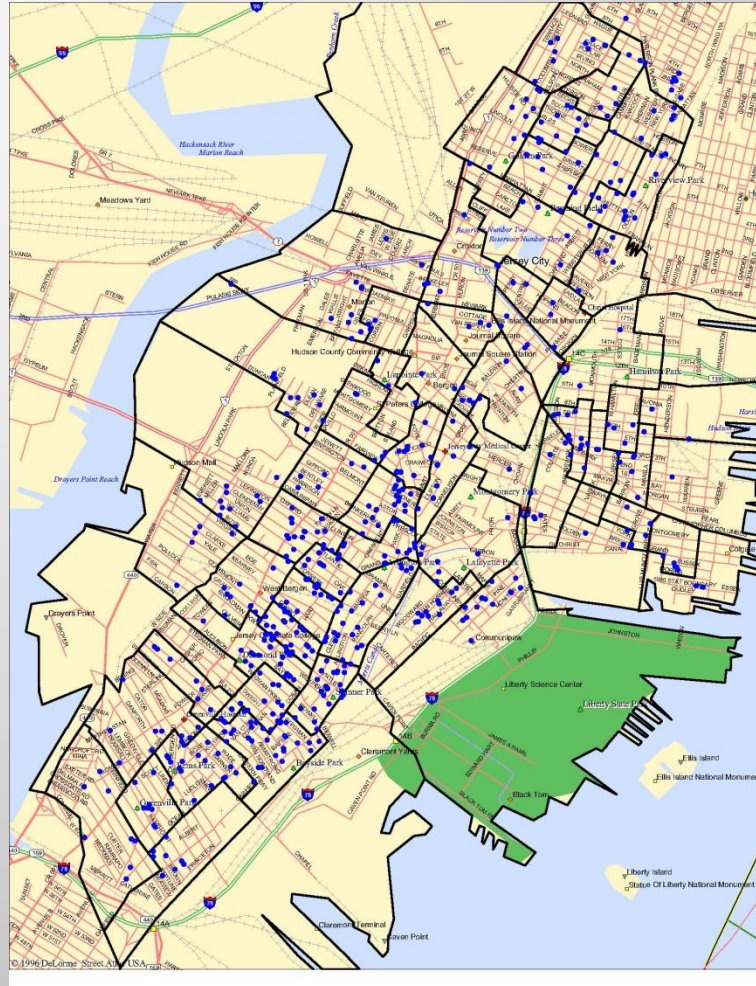
Ocean Avenue Redevelopment Area



MLK Redevelopment Area



Abandoned Properties Map



Actions Taken by the City

- ▣ Mayor's Quality of Life Tasks Force consist of:
 - Municipal agencies and divisions
 - ▣ Ex: Police, Fire, Code Enforcement, Community Development, Mayor's Action Bureau
 - Private organizations
 - ▣ Ex: PSE&G and United Water



Focus of Task Force

- ▣ Close illegal rooming houses and apartments
- ▣ Address vacant property issues by insuring the following:
 - Security of property
 - Removal of weeds and debris
 - Removal of squatters and animals
 - Maintenance of quality of life for residents

Developed a Vacant Building Registration Fee Ordinance

- ▣ Ordinance took effect on October 15, 2011
- ▣ About 600 property owners have received notices to date.
- ▣ City is in the process of sending notices to the final 300 property owners.
- ▣ Property owners must pay a \$250.00 fee initially and \$500.00 subsequently

Vacant Building Registration Fee Ordinance

- ▣ Enables the City to obtain relevant information about property owners.
- ▣ Allows the city to issue summons to owners who fail to register their property.
- ▣ Compels owners to take action to get their property back into use.
- ▣ Helps to generate revenue to cover some costs associated with monitoring vacant properties.

Status Since Implementing the Vacant Building Registration Fee Ordinance

- ▣ 250 properties have been registered.
- ▣ This represents a 41.7% compliance rate thus far (based on 600 notices mailed to date).
- ▣ To date, \$62,500 has been collected.
- ▣ Approximately 60 summons have been issued. Additional summons are pending.

Published List of Abandoned Properties

- ▣ November 11, 2011 the City published a list of the 40 most egregious abandoned properties.
- ▣ Initial criteria for selecting properties:
 - 1) Received significant complaints due to illegal activity.
 - 2) Owners failed to take action in spite of previous City intervention.
- ▣ Preparing to publish a second list of 25 additional properties.

Additional Strategies

- ▣ Held a “Great Vacant Building Count” on March 8, 2012.
- ▣ Additional counts will be held in subsequent months on the 8th of each month.
- ▣ Collaboration between various city departments, autonomous agencies, block associations and grassroots organizations.
- ▣ Purpose is to systematically assess the City’s vacant housing inventory.

Conclusion