



Turning Problem Properties into Opportunities

City of Newark

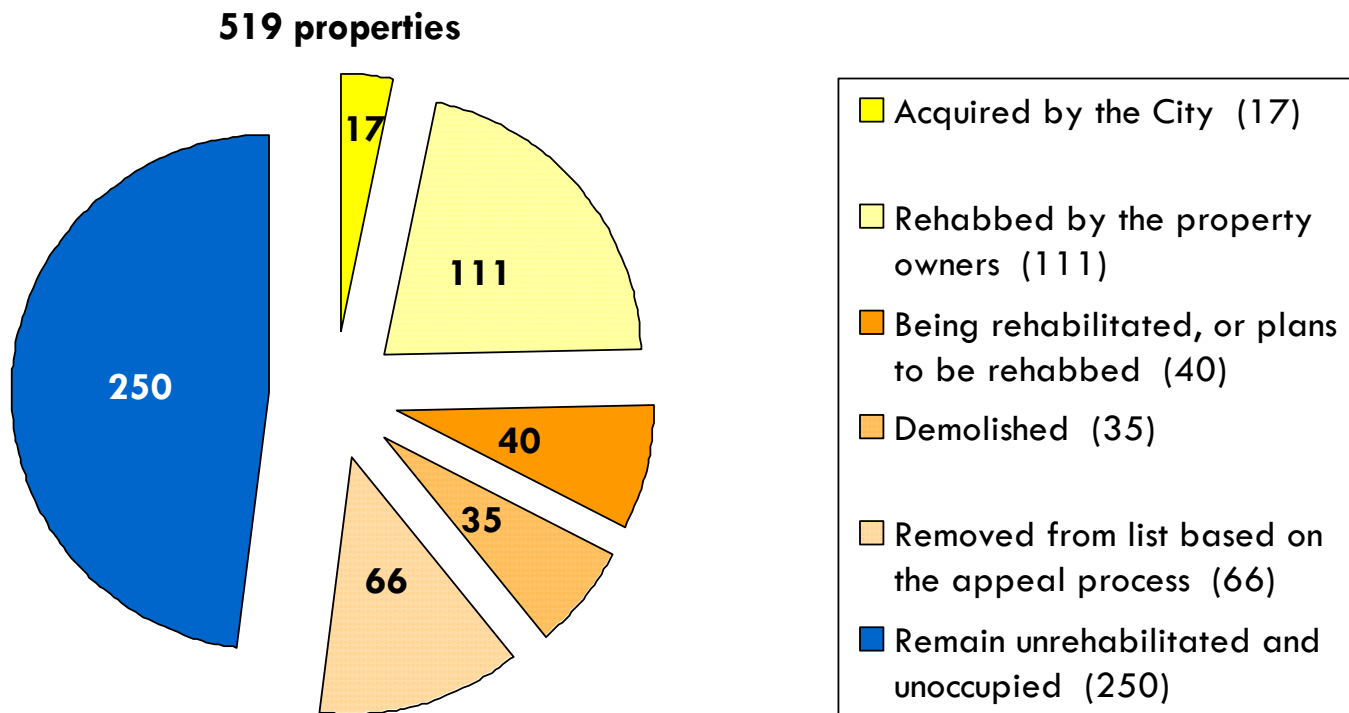


NEW JERSEY FUTURE
**REDEV
ELOP
MENT**
FORUM
2012

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

Abandoned Properties Rehabilitation Act

○ Status of Properties on Newark APL



Abandoned Properties Rehabilitation Act

- Private property owner rehabs

181½ -185 South 10th Street
West Ward



Abandoned Properties Rehabilitation Act

- Private property owner rehabs

415 13th Avenue
West Ward



Abandoned Properties Rehabilitation Act

- Private property owner rehabs

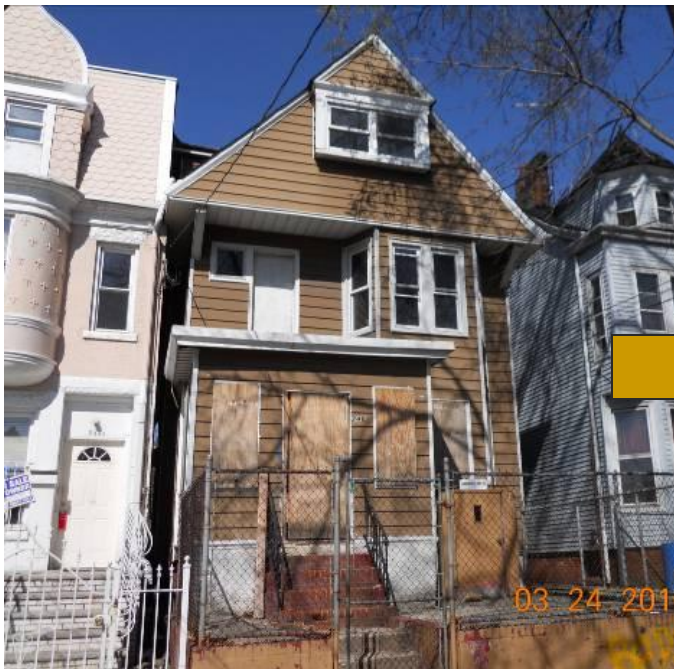
116 Peabody Place
North Ward



Abandoned Properties Rehabilitation Act

- Private property owner rehabs

246 Summer Avenue
North Ward



Abandoned Properties Rehabilitation Act

- Private property owner rehabs

22 Goodwin Avenue
South Ward



West Ward Abandoned and Vacant Properties Restoration Project



Housing rehabilitation in progress



Community garden



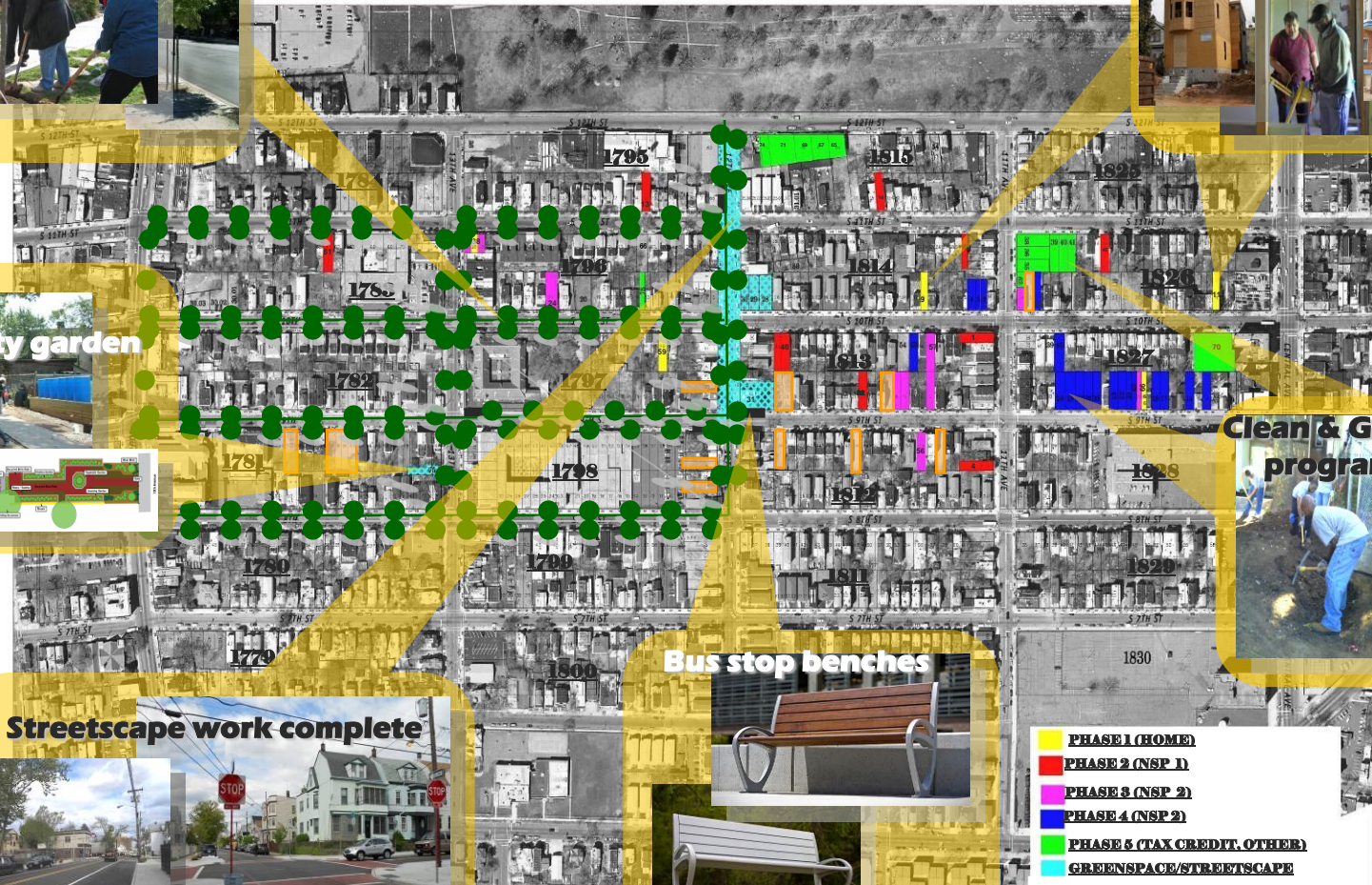
Clean & Green Re-entry program in action



Streetscape work complete



Bus stop benches



- PHASE 1 (HOME)
- PHASE 2 (NSP 1)
- PHASE 3 (NSP 2)
- PHASE 4 (NSP 2)
- PHASE 5 (TAX CREDIT, OTHER)
- GREENSPACE/STREETSCAPE
- OTHER DEVELOPER ACTIVITY
- NEW BUS STOPS
- Trees

Clean & Green program



Community garden



Building demolished



Future park site



Neighborhood Stabilization Program

■ NSP1	
○ Total properties	35
○ Total units	77
■ NSP2 (Newark only)	
○ Total properties	52
○ Total units	166
■ Total NSP1 and NSP2	
○ Total properties	87
○ Total units	243
■ Total NSP \$ in Newark	\$14,305,000
■ NSP total estimated development cost	\$80,000,000



Neighborhood Stabilization Program

■ Partners

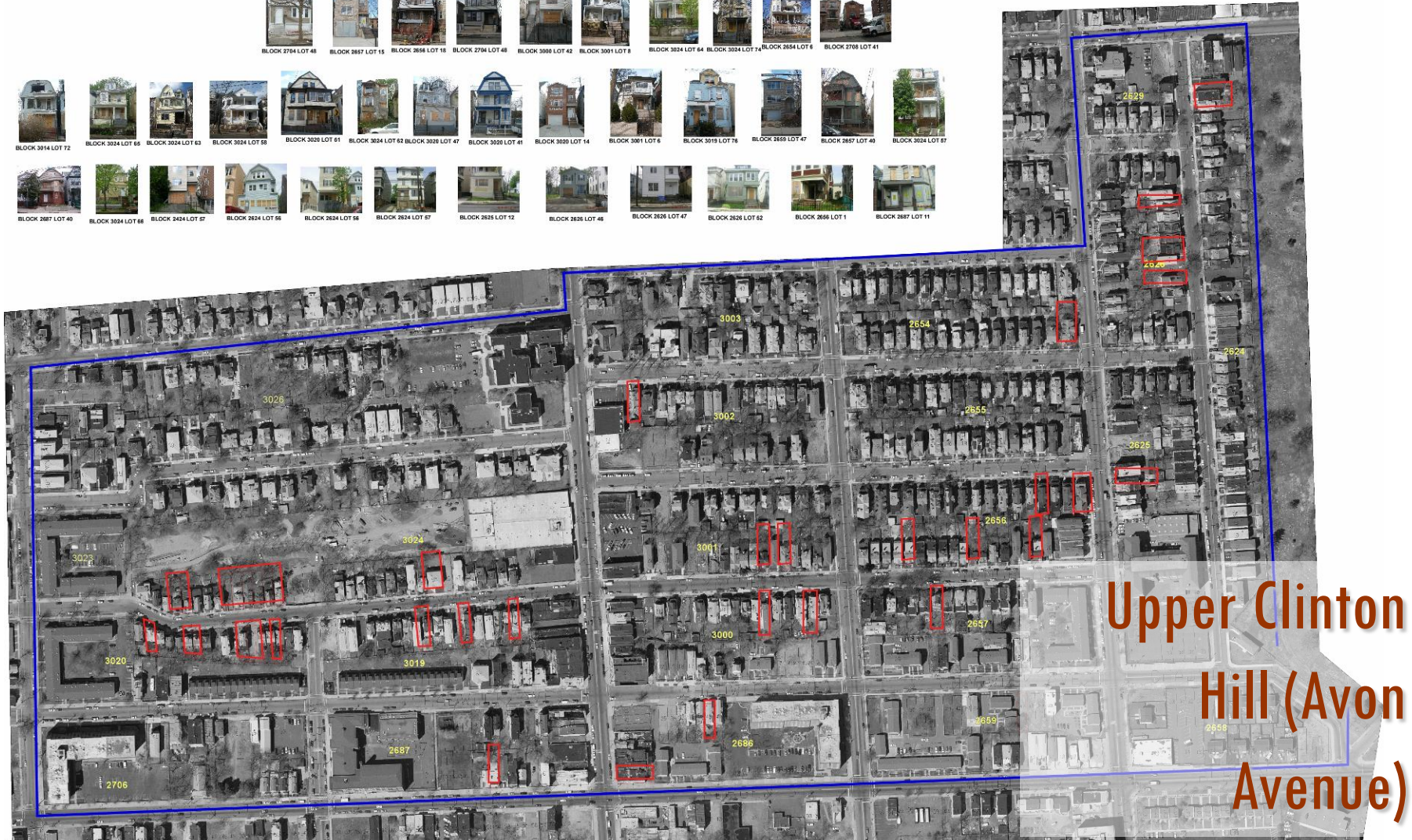
- Brand New Day, Inc. (BND)
- The Community Loan Fund of New Jersey
- The County of Essex
- Don Pedro Development Corporation, Inc. (DPDC)
- Episcopal Community Development (ECD)
- Fairmount Heights Development Corporation/HPDC, Inc.
- HOME Corp, Inc.
- Housing and Neighborhood Development Services, Inc. (HANDS)
- Ironbound Community Corporation, Inc. (ICC)
- Make it Right Foundation
- Michaels Development Corporation
- RPM Development Corporation
- Unified Vailsburg Service Organization, Inc. (UVSO)

Upcoming APRA Activities

- In November/December 2011, received Municipal Council authorization to condemn 253 properties for an amount not to exceed \$5,000,000
- Focused priorities
 - Input from CDCs and Councilmembers on properties
 - Refined appraisal methodology
 - Neighborhood targeting

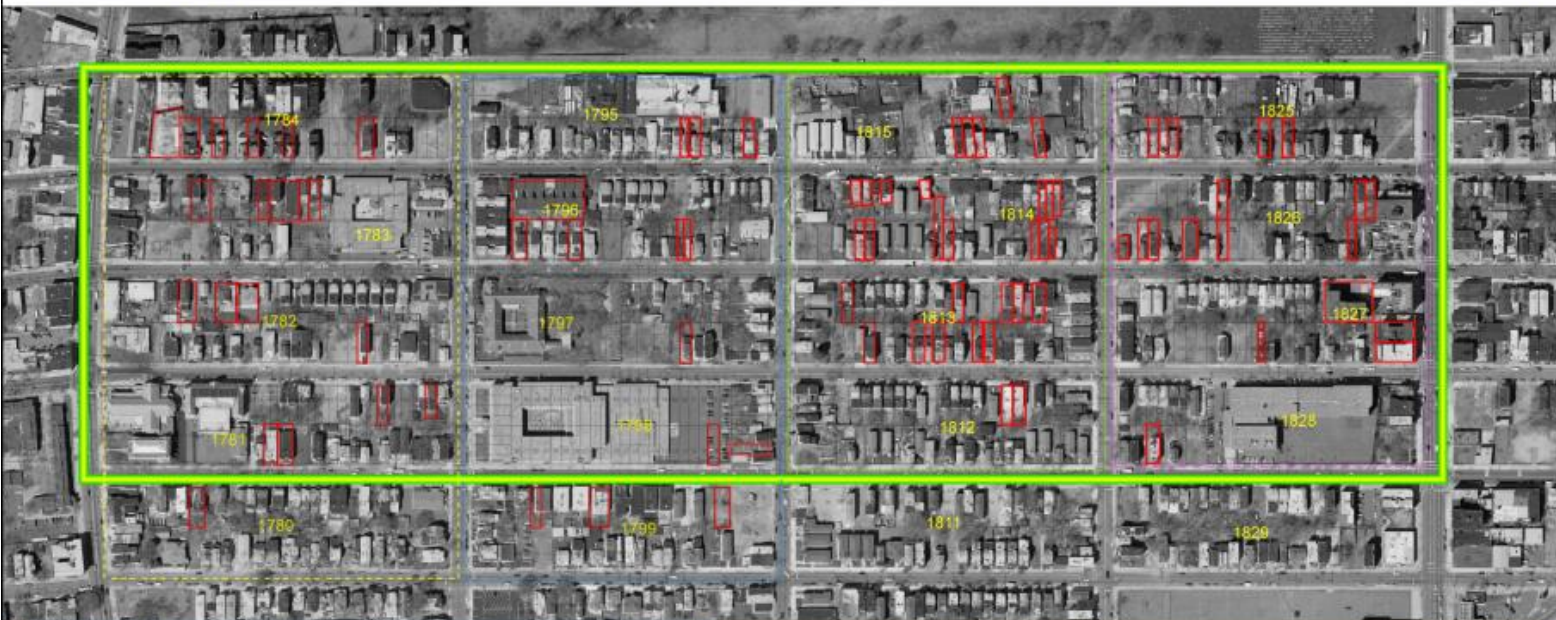


Upcoming APRA Activities



Upper Clinton Hill (Avon Avenue)

Upcoming APRA Activities



Fairmount/
13th Avenue

Upcoming APRA Activities



West
Market/Sussex
Avenue

Newark/Essex Foreclosure Taskforce

- A coalition of over 35 organizations convened by The City of Newark and Essex County in 2007 to address the impact of foreclosures on communities in Newark, Irvington, Orange, East Orange, Montclair and the surrounding areas.

- Outreach and education
- Housing counselor network
- Neighborhood stabilization
- Research
- Resources for displaced families and tenants' rights
- Legal resources and scam patrol
- Policy and advocacy



Newark/Essex Foreclosure Taskforce

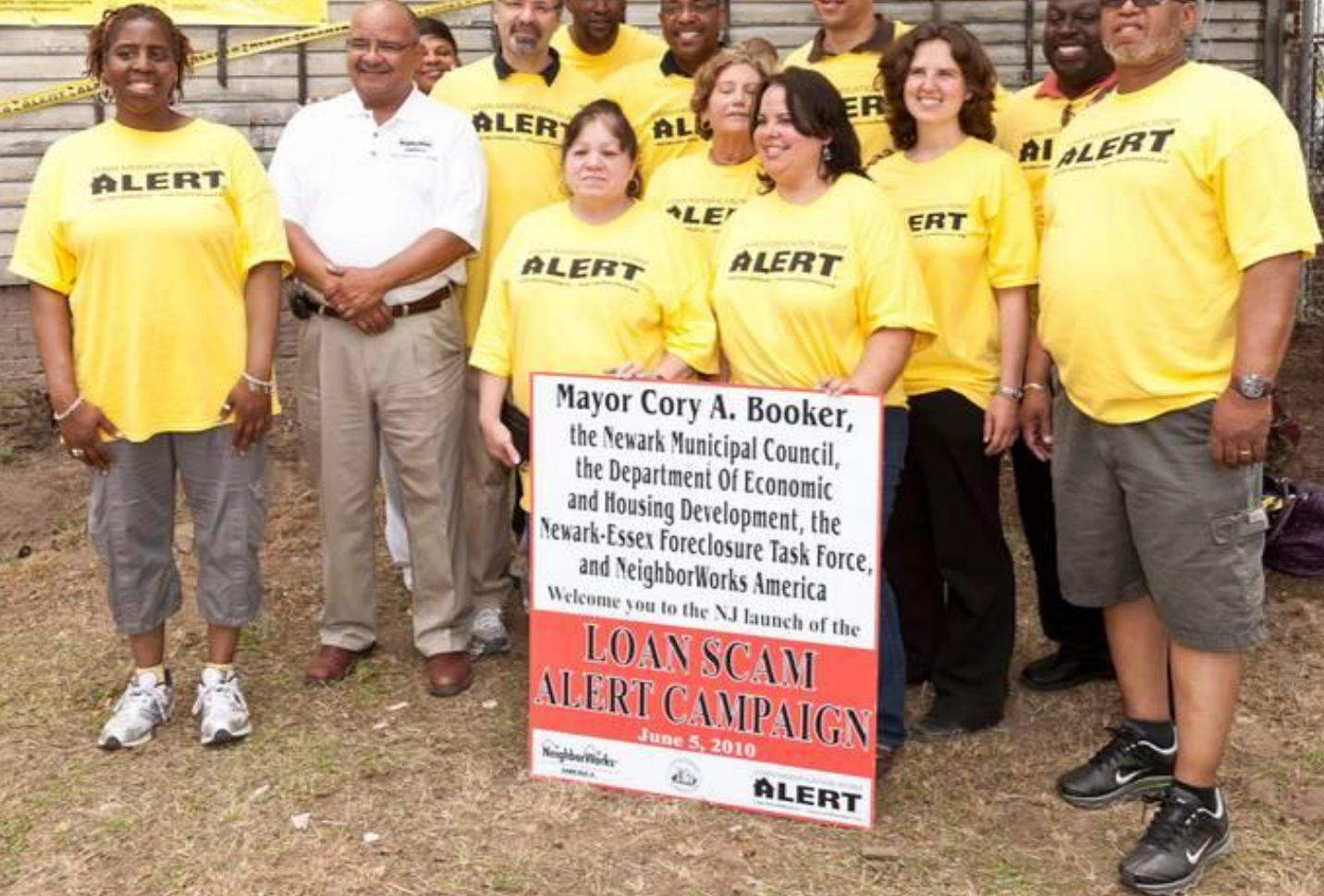
Accomplishments to Date:

- Foreclosure Outreach and Education – Workshops, Fliers, Tabling, and Volunteer “Neighborhood Walkarounds” reach over 10,000 households within the city.
- Workout Events – Coordinated two large Workout Fairs in coordination with Hope Now, connecting over 1,000 families with lenders to discuss modifications.
- Counseling Agency Support – Provided \$650,000 to nine community organizations to provide counseling and outreach services.
- Advocacy and Legislation – Taskforce members supported and helped pass state legislation protecting tenants’ rights, improving notification to owners, and holding lenders accountable for property maintenance.
- Scam Awareness – Engaged hundreds of volunteers to tear down signs advertising loan assistance services; Partnered with NeighborWorks in promoting Loan Scam awareness campaign.

what happened here?



This house was a victim of a real estate scam, and now will be redeveloped as a neighborhood park.



Mayor Cory A. Booker,
the Newark Municipal Council,
the Department Of Economic
and Housing Development, the
Newark-Essex Foreclosure Task Force,
and NeighborWorks America
Welcome you to the NJ launch of the
**LOAN SCAM
ALERT CAMPAIGN**
June 5, 2010



Vacant Properties Registration Ordinance

- Inventory of approximately 1,160 abandoned properties
- Vacant Properties Registration Ordinance
 - Vacant residential properties
 - Requires owners of vacant properties to register with City
 - Escalating registration fees
 - Owners who fail to register are subject to substantial fines
 - Became effective August 30, 2011

For more information

- Please contact:

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