

# Creating Affordable Home Opportunities

## Message Points

June 27, 2012

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- It seems unfathomable that there are so many New Jerseyans who have lost their homes or are on the verge of losing their homes and yet there's an excess of vacant homes.
- The number of vacant homes has risen by 38% in New Jersey over the last decade. There may be numerous homes on the market but who can actually afford the majority of them?
- Between high unemployment and widespread pay cuts, it's not hard to see why there are so many vacant homes and why there is such a great need for more affordable options.
- Different people need different opportunities in different areas of New Jersey. Local trust funds can help create those opportunities.
- Foreclosed homes in a neighborhood is every resident's problem. These homes diminish an area's quality, they diminish property values and community pride.
- Vacant properties create a drain on municipal budgets because they can become hot beds for crime, dumping, fires and other dangerous or unwanted activities. The municipality is exhausting resources on a property they may not even be gaining tax revenue from.
- Economic recovery is filling empty homes while building where we need to build.
- Transit oriented development is another path towards economic recovery. TOD can create vibrant, walkable neighborhoods where sense of community is high.
- By developing sustainable communities around transportation facilities, we would greatly reduce the need for driving and the burning of fossil fuels. Also, reducing or eliminating stressful commutes can vastly improve life within the home.
- Doing nothing is not an option. Unkempt lawns and dilapidated roofs do nothing but take an economic, physical and social toll on municipalities. Let's invest in our neighborhoods by creating opportunities which lead to vibrant and thriving communities.

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