



## ***Beyond Code Enforcement: Understanding & Using Vacant and Abandoned Property Tools in Your Municipality***

Vacant and abandoned properties are a persistent and pressing challenge throughout New Jersey. Municipalities are often confronted with the issue of problem properties without realizing the myriad of tools available to address them. “Beyond Code Enforcement” presents and explains the various policy tools available to municipalities to effectively combat problem properties in their jurisdictions. Topics covered include:

- The ongoing foreclosure crisis and its impact on communities.
- The Abandoned Properties Rehabilitation Act (APRA) tools:
  - Developing an Abandoned Property List
  - Special Tax Sale – how to make them work for your municipality
  - How to use “Spot Blight” Eminent Domain
- Vacant Property Receivership – A step you can use NOW
- Vacant Property Registration Ordinance – Do you have one in place and are you using it effectively?
- Out-of-State Creditor Law – Every municipality needs this in place

\*Specific case studies of successful implementation of the problem property tools will be presented by a second trainer, either a non-profit or municipal member of the Network, with hands-on experience using the abandoned or vacant property tools. The two presentations will be followed by a group stakeholder exercise, where participants will be asked to develop a problem property strategy based on a case study provided by the trainer.

In addition to electronic copies of the presentations, participants are provided with a complete training binder composed of:

- Charts and diagrams explaining the processes and procedures of the problem property tools
- Copies of model problem property ordinances and forms
- The latest news articles on problem property efforts from around the State

### *Presenter(s):*

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Mr. Kasen spearheads vacant and abandoned property policy work at the Housing and Community Development Network of New Jersey, and works with member organizations and municipalities to address neighborhood revitalization and community development issues throughout the state. He has provided expert testimony before municipal councils and state committees on the challenges of – and solutions to – vacancy and abandonment in our state, and trained municipal officials on the use of New Jersey vacant and abandoned property ordinances. Prior to joining the Network, he worked as a community organizer with Network member Community Access Unlimited, where he advocated and organized on housing and community integration issues for adults with developmental disabilities. He

has worked as a consultant with Cornerstone Partnership, a national peer network promoting long-term affordable homeownership, and has been published in Rooflines, the Shelterforce blog, as well as by Cornerstone. He holds a Master of City and Regional Planning degree from the Edward J. Bloustein School of Planning and Public Policy at Rutgers University.

\*A second trainer will be provided based on the needs of the client municipality and speaker availability