

# Holding Private Owners Accountable II: The nuts and bolts of using NJ's legal tools



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Department of Economic and Housing Development

# Presentation Outline

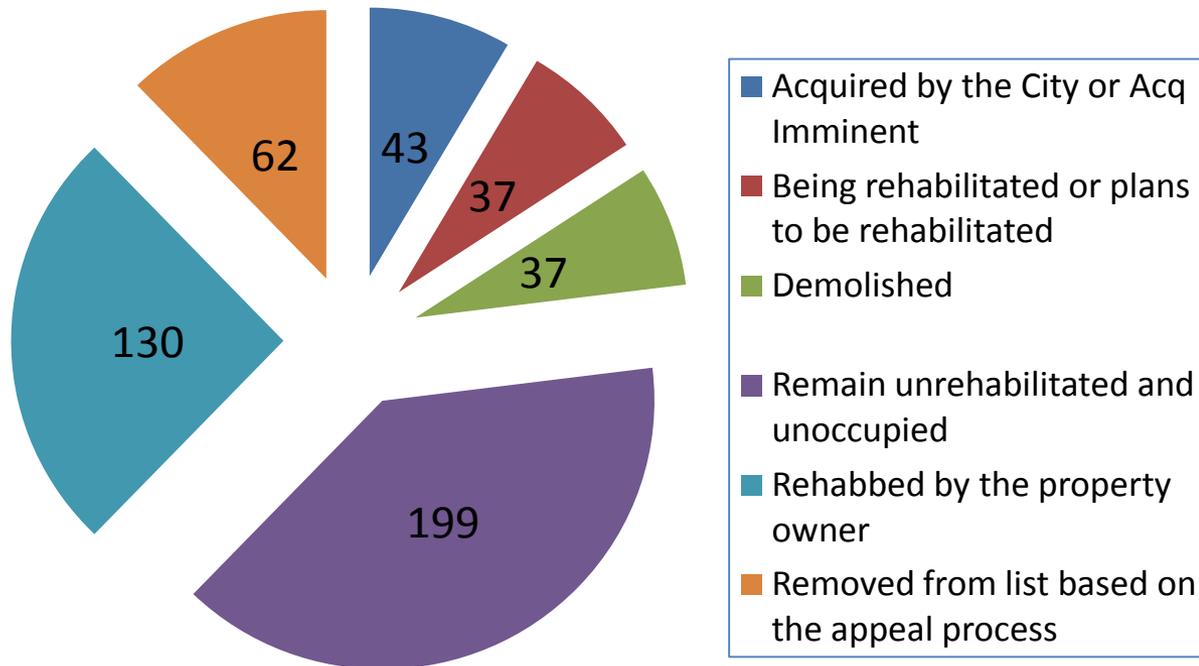
- Using APRA strategically
- Targeted Neighborhood Revitalization
- Vacant Property Registration

# APRA in Newark

- ❑ July 5, 2007: West Ward List (46 properties)
- ❑ February 4, 2008: 1st City-wide List (346 properties)
- ❑ May 13, 2009: Seymour Avenue List (17 properties)
- ❑ September 29, 2009: 2nd City-wide List (110 properties)
- ❑ July 5, 2012: Priority City Wide List (183)

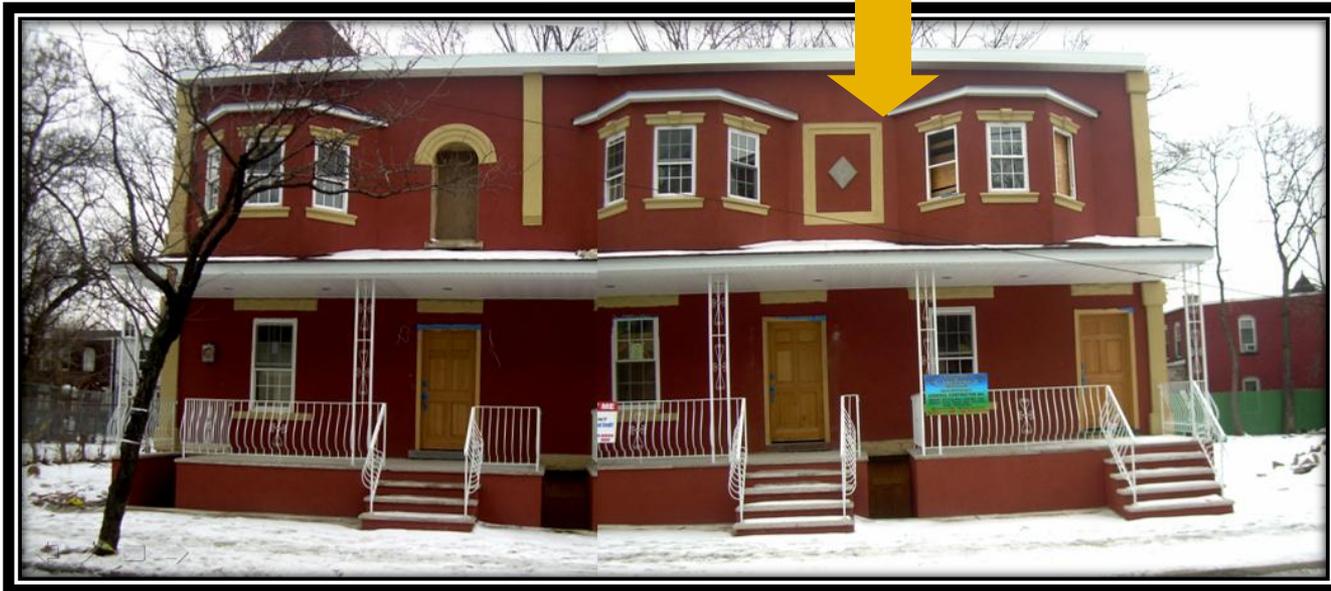
# Status of Properties on Newark APL

508 Total Properties  
(through June 2012)



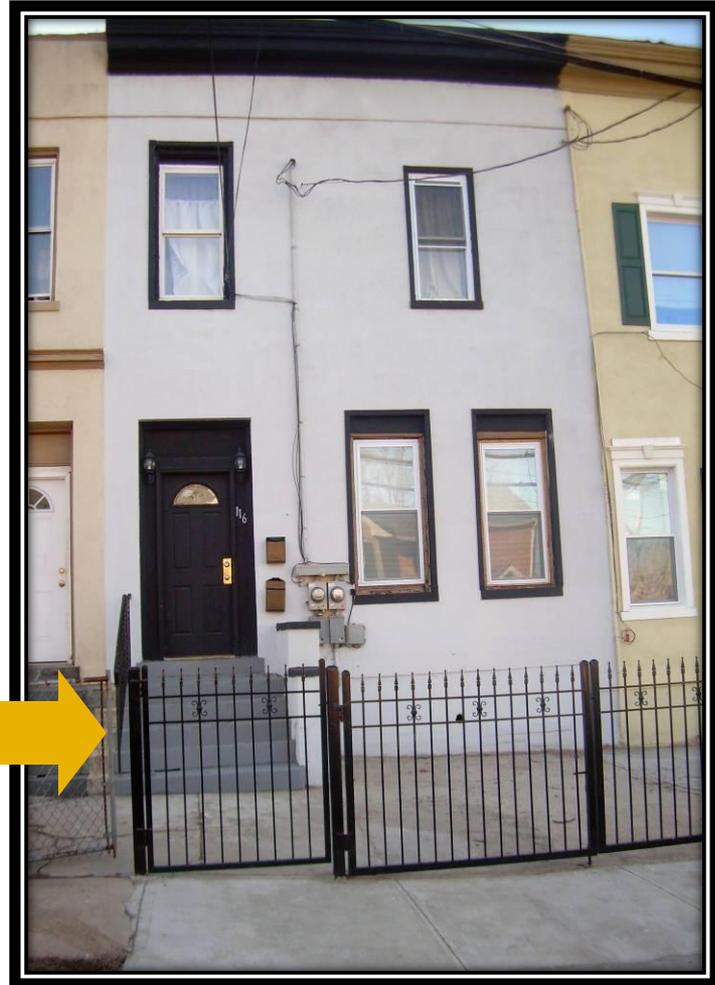
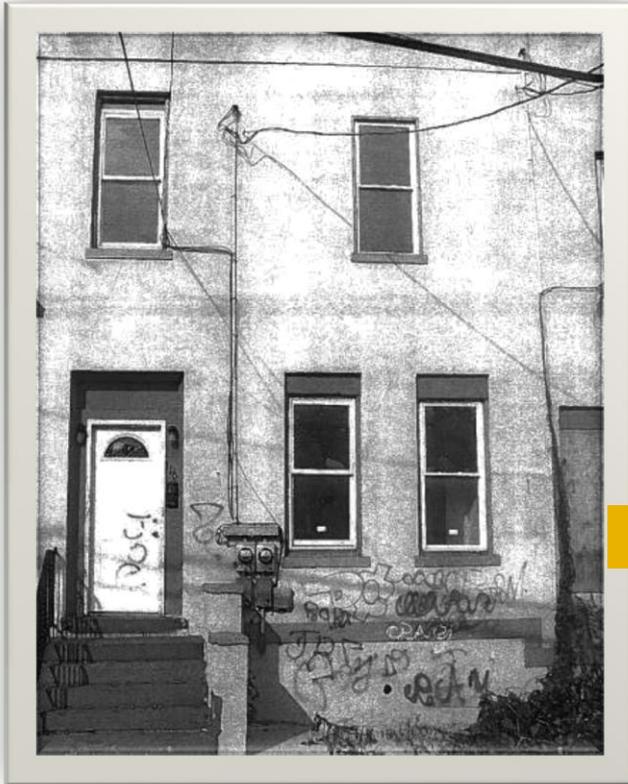
# Private Property Owner Rehabs

181½ -185 South 10th Street  
West Ward



# Private Property Owner Rehabs

116 Peabody Place  
North Ward



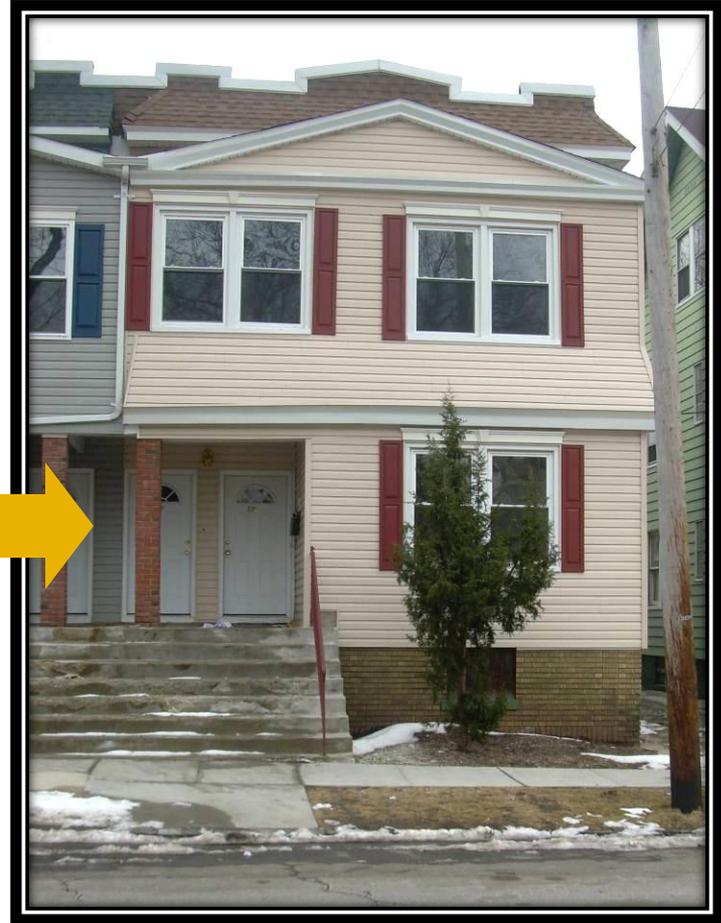
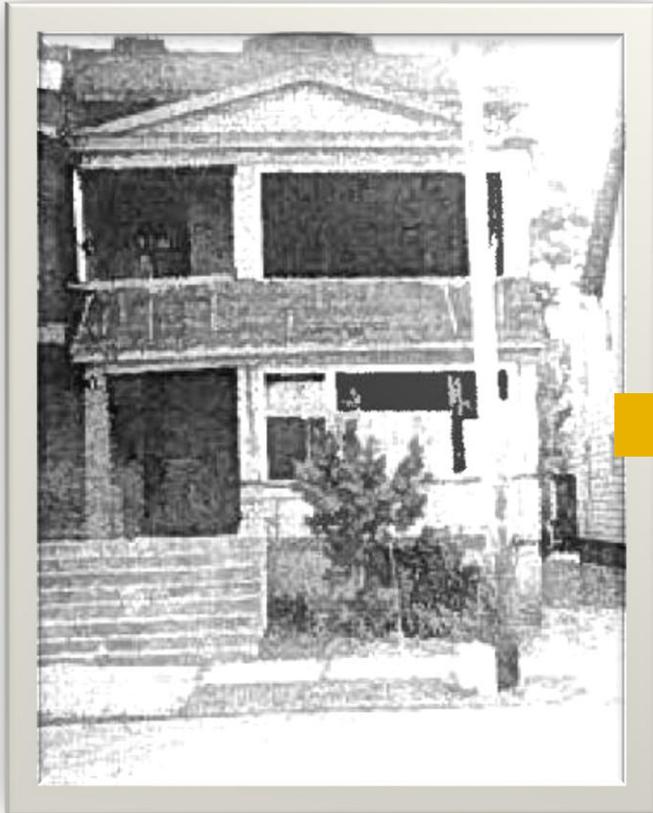
# Private Property Owner Rehabs

246 Summer Avenue  
North Ward



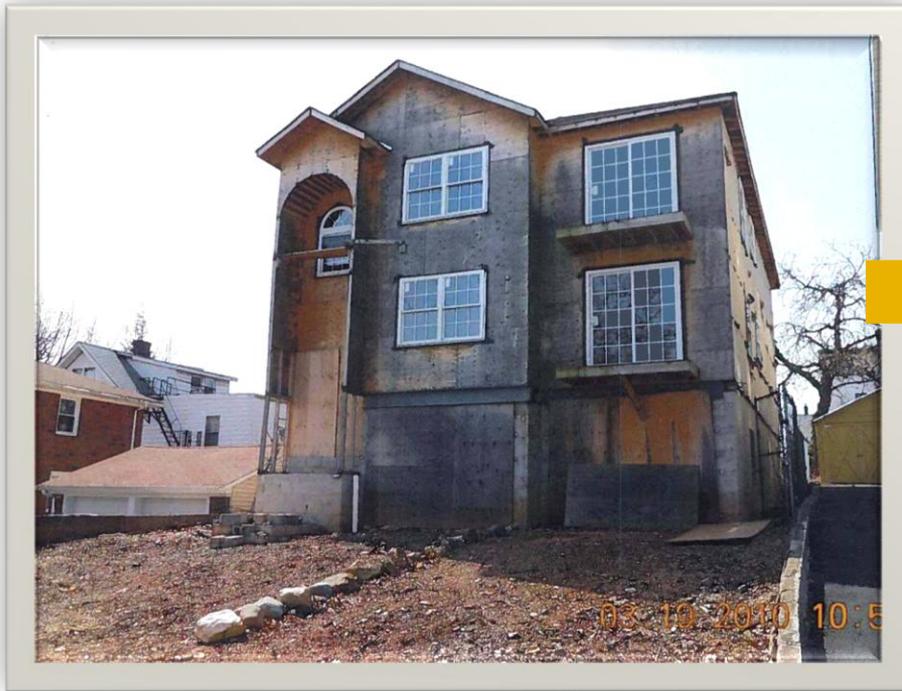
# Private Property Owner Rehabs

22 Goodwin Avenue  
South Ward

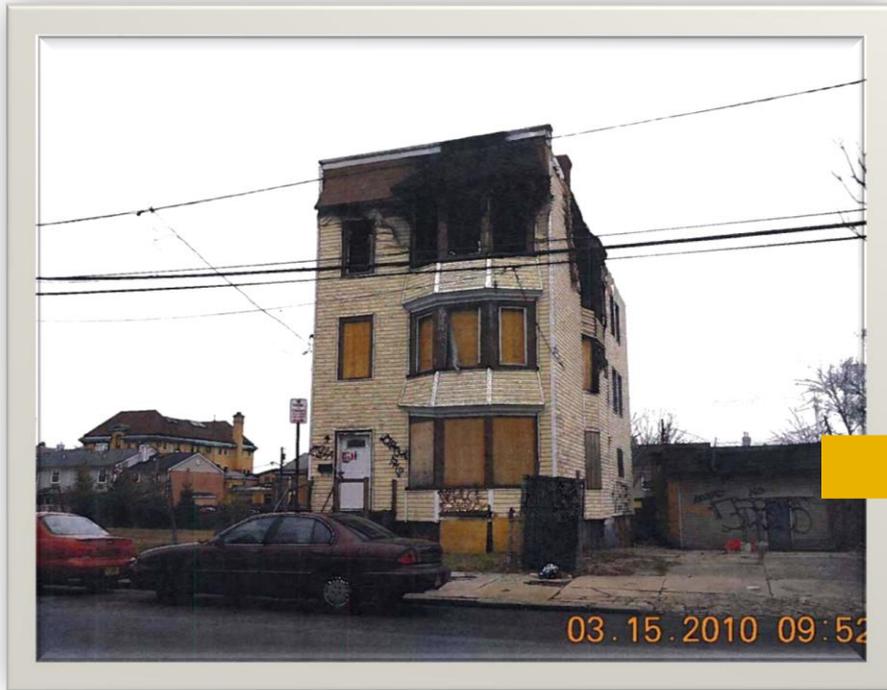


# Private Property Owner Rehabs

174-176 Keer Avenue  
South Ward



# Private Property Owner Rehabs

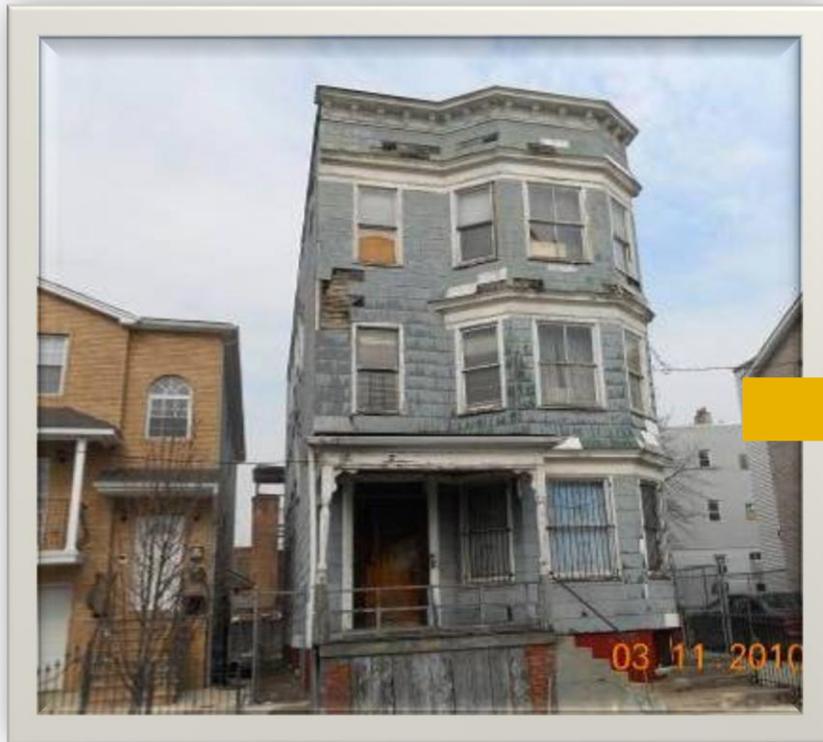


742-744 Bergen  
South Ward

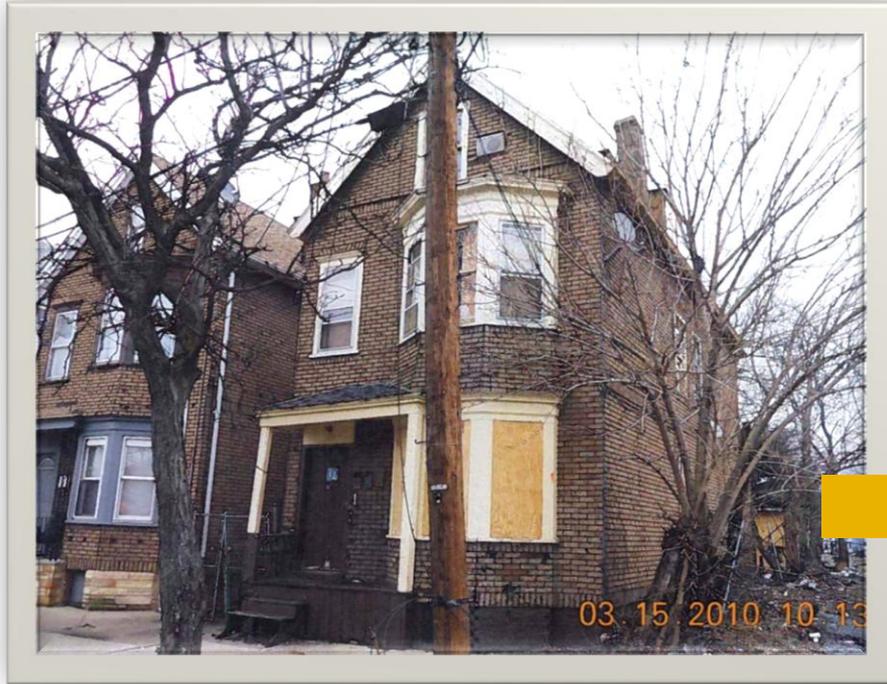


# Private Property Owner Rehabs

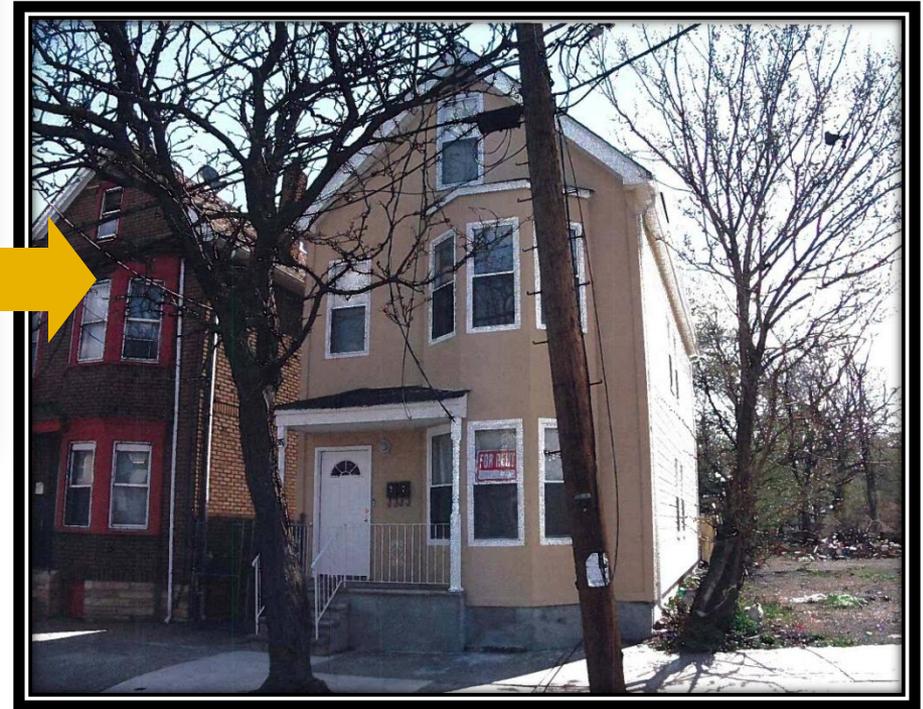
415 13<sup>th</sup> Avenue  
West Ward



# Private Property Owner Rehabs



38 Kent Street  
Central Ward



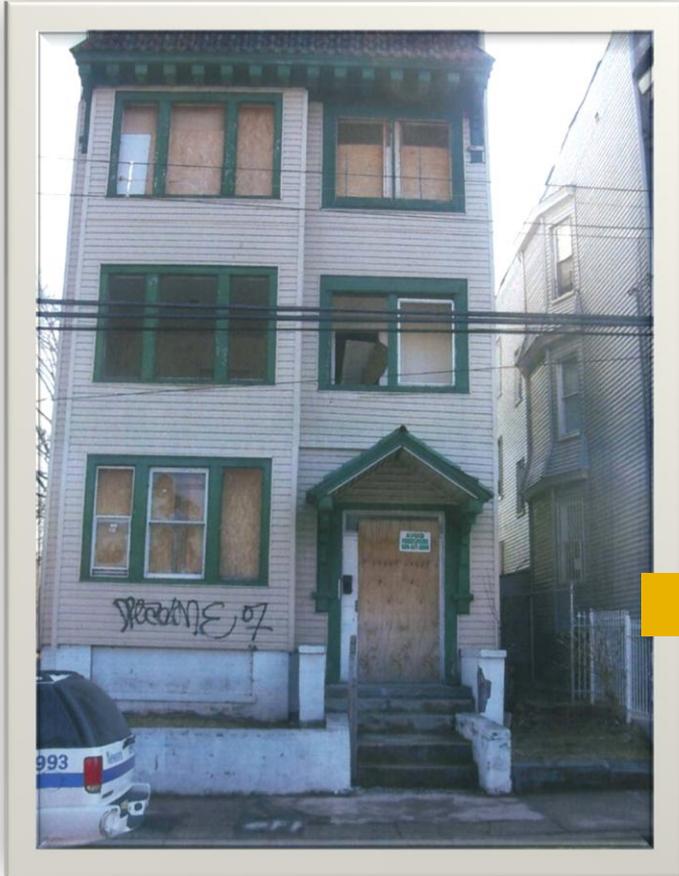
# Private Property Owner Rehabs



75 Brookdale Avenue  
West Ward



# Private Property Owner Rehabs



14 Speedway Avenue  
West Ward



# Private Property Owner Rehabs



641 15<sup>th</sup> Avenue  
South Ward



# NSP, CDC Rehabs

226 S. 10<sup>th</sup> Street  
West Ward



# NSP, CDC Rehabs



418 S. 18th Street  
West Ward



# NSP, CDC Rehabs

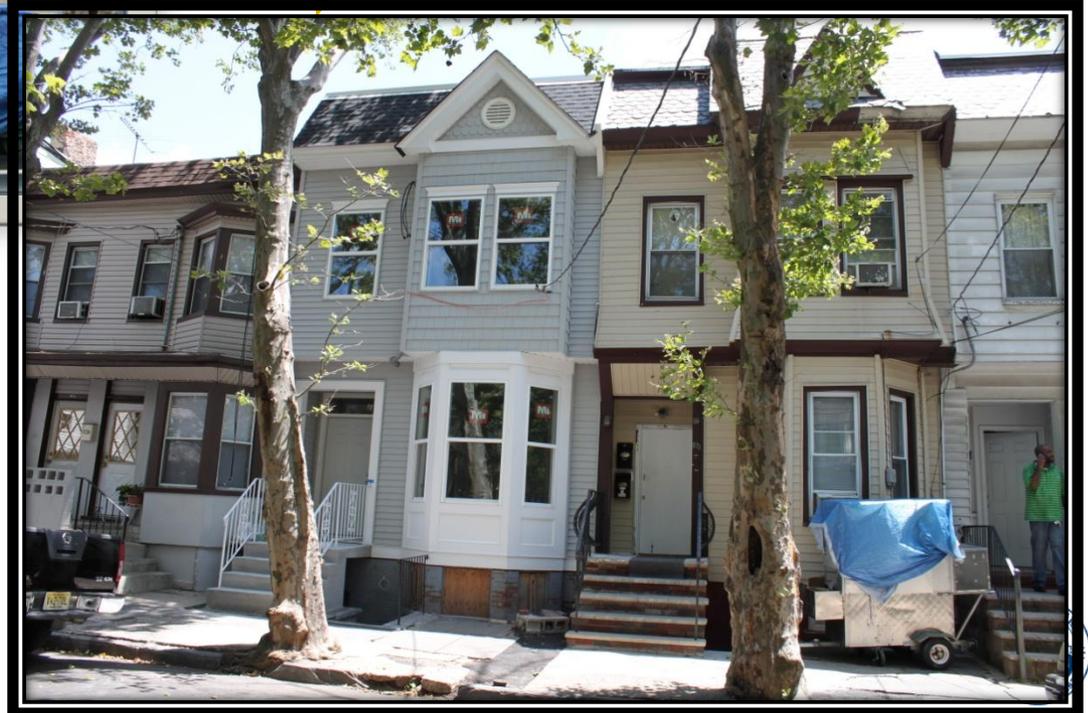
80 11<sup>th</sup> Avenue  
West Ward



# NSP, CDC Rehabs



89 Garside Avenue  
Central Ward



# NSP New Construction



634-648 Clinton Ave  
Apartments

WEST ELEVATION (Spruce Street Side)

EAST ELEVATION (Clinton Ave Side)

UPPER FLOORS

FIRST FLOOR PLAN

**SPRUCE SENIOR APARTMENTS**

**57 TOTAL UNITS**

52 One Bedroom Units  
4 Two Bedroom Units  
1 Onsite Superintendent

**PROJECT AMENITIES**

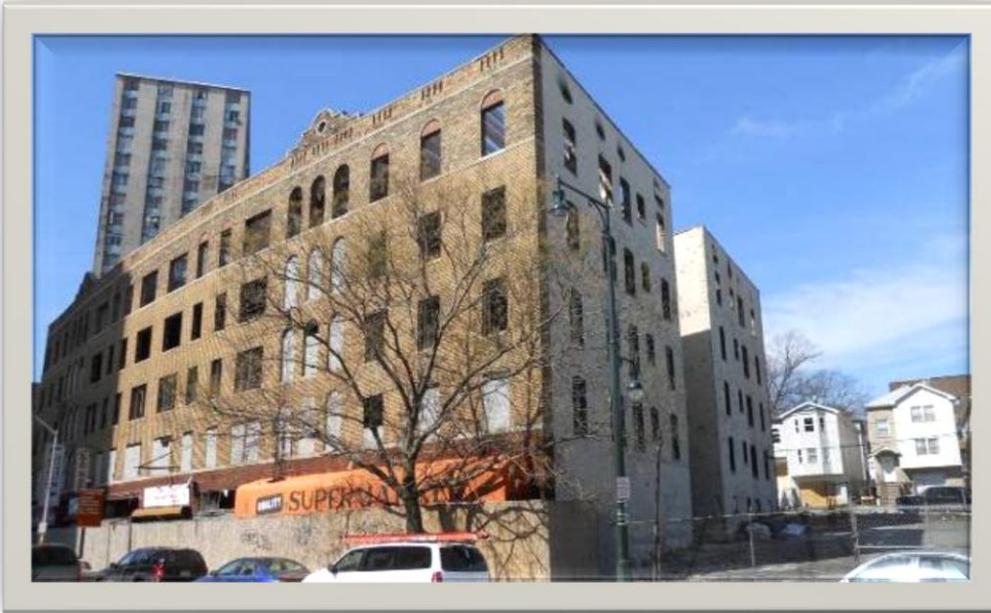
- Community Room
- Warming Kitchen
- Computer Lab
- Social Service Coordinator
- Game Room
- Van Transportation
- Meals on Wheels
- Housekeeping Services
- Personal Aid Assistance
- Exercise Room
- Visiting Doctors and Nurses for Health Screenings and Health Workshops

**SPRUCE STREET SENIOR APARTMENTS**

**KNTM**

Spruce St. Sr.  
Apartments

# Targeted Properties



225 Meeker Ave

Weequahic Park



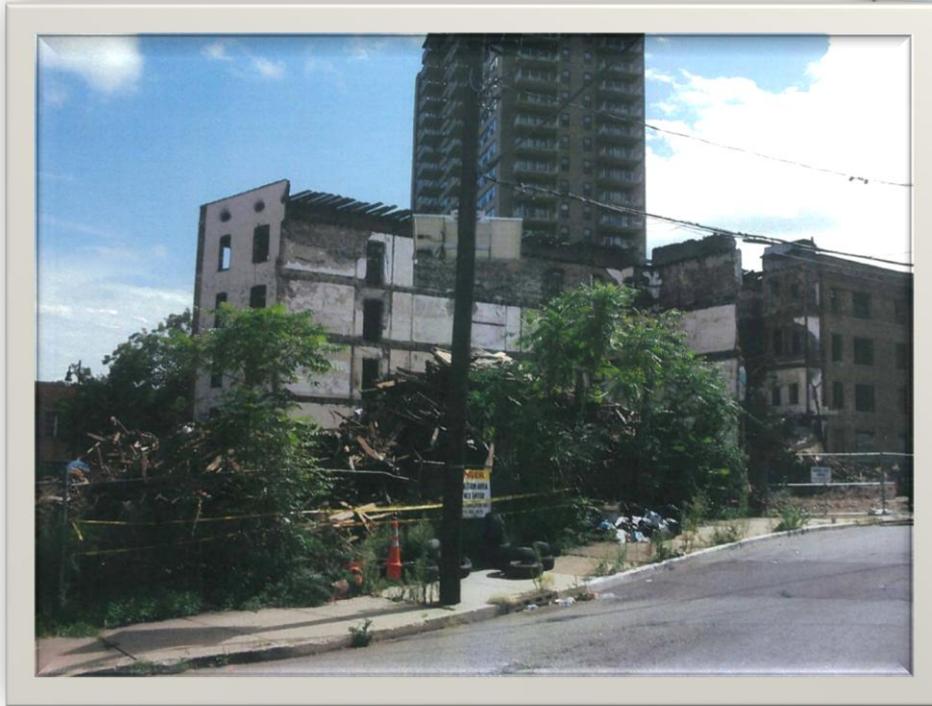
# Targeted Properties



- ❑ March 2005 Destroyed by Fire
- ❑ Redevelopment proposal stalled by 2008
- ❑ Placed on APRA in Feb. 2008



# Targeted Properties



# Targeted Properties



**446-450 Irvine Turner  
South Ward**



**310-316 Clinton Avenue  
South Ward**

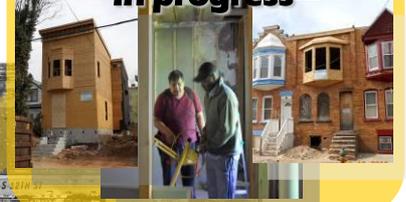


**573 S. 11<sup>th</sup> St  
Central Ward**

# West Ward Abandoned and Vacant Properties Restoration Project



Housing rehabilitation in progress



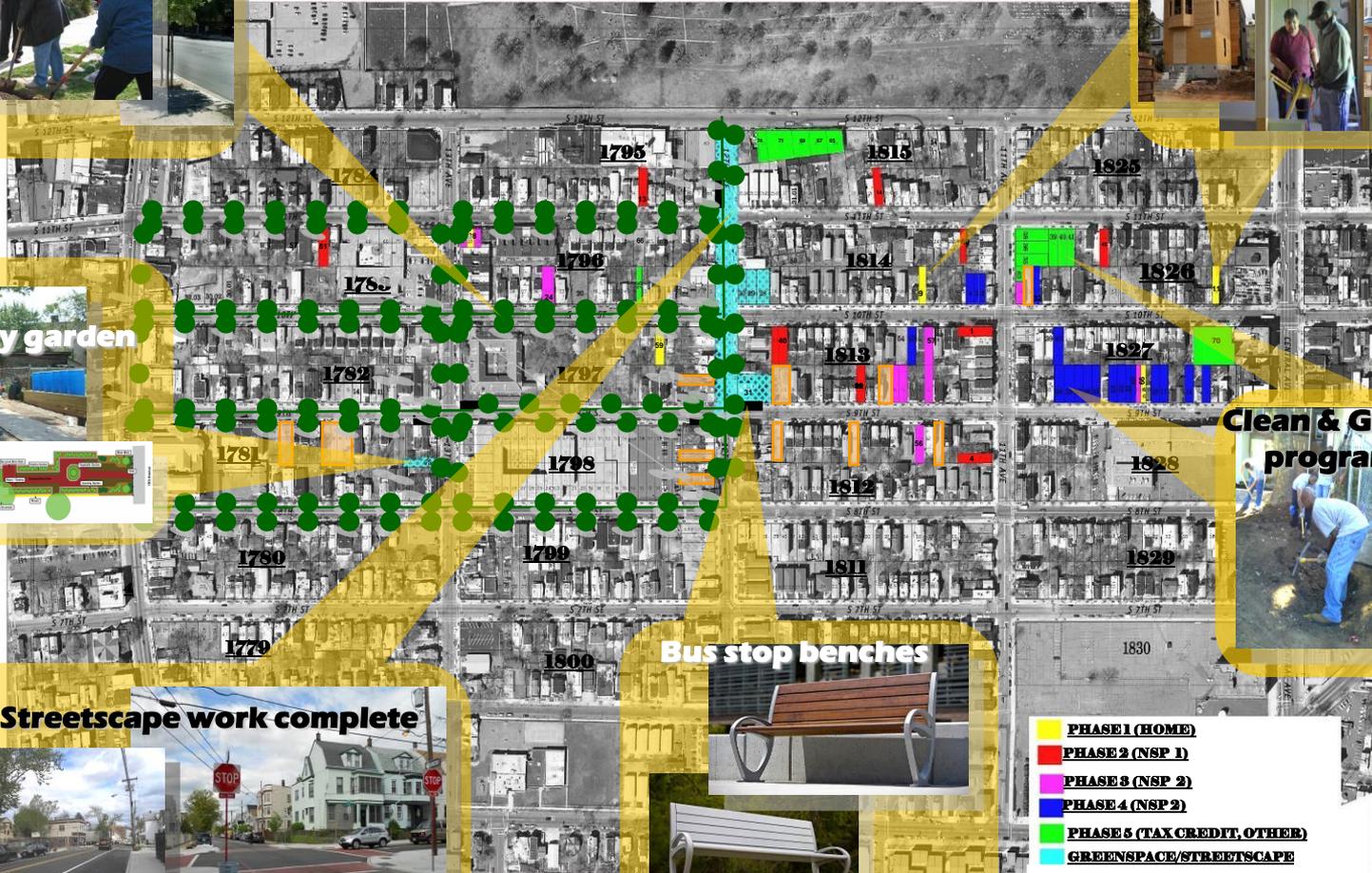
Clean & Green Re-entry program in action



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**

# Fairmount/West Ward







**Trash strewn vacant lot**



**Clean & Green program**



**Community garden**



**Blighted property**

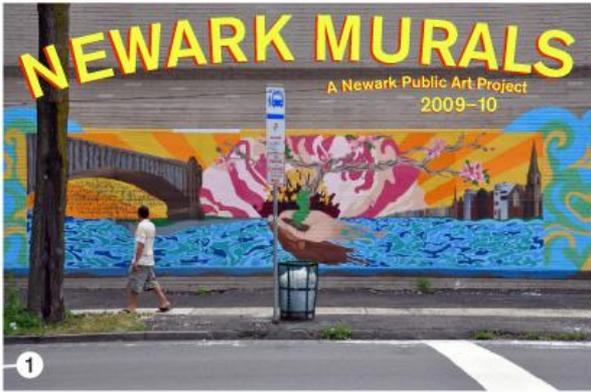


**Building demolished**



**Future Kaboom park**





1



4



7



2



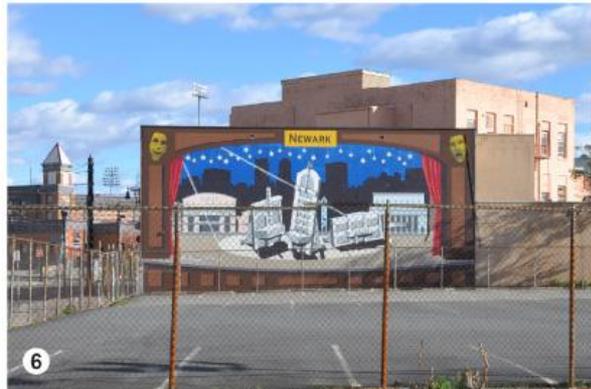
5



8



3



6

- 1 **Communities Nurturing & Showing Love to One Another**  
Melanie Stokes and Clare Herron with youth team  
In partnership with La Casa de Don Pedro  
Verona Industrial & Building Supply, 186 Verona Street
- 2 **The Valley**  
Kevin Blythe Sampson and Edwin Vazquez with youth team  
In partnership with the Donald K. Tucker Complex  
23-25 Elizabeth Avenue
- 3 **The Butterfly Effect**  
Kevin Dammers and Candice Sering with youth team  
In partnership with Urban League of Essex County  
508 Central Avenue
- 4 **A Brief History of the Ironbound**  
Eder Muñiz and Nicole Schulman  
In partnership with the Ironbound Community Corporation  
George Ulanet Company, 413 Market Street
- 5 **You and Me, an Extraordinary Experience**  
Dasic Fernandez with Yasmin de Jesus and youth team  
In partnership with La Casa de Don Pedro  
23 Broadway
- 6 **Theatre Town**  
Matt Gosser and youth team  
In partnership with FOCUS Hispanic Center for Community Development  
441 Broad Street
- 7 **Time to Build, Time to Grow**  
Glassroots (Kate Dowd and James Blake) with youth team  
In partnership with Greater Newark Conservancy  
168 Springfield Avenue
- 8 **The Cut**  
Kevin Blythe Sampson with youth team  
In partnership with Ironbound Community Corporation  
Hawkins Court and Rome Street

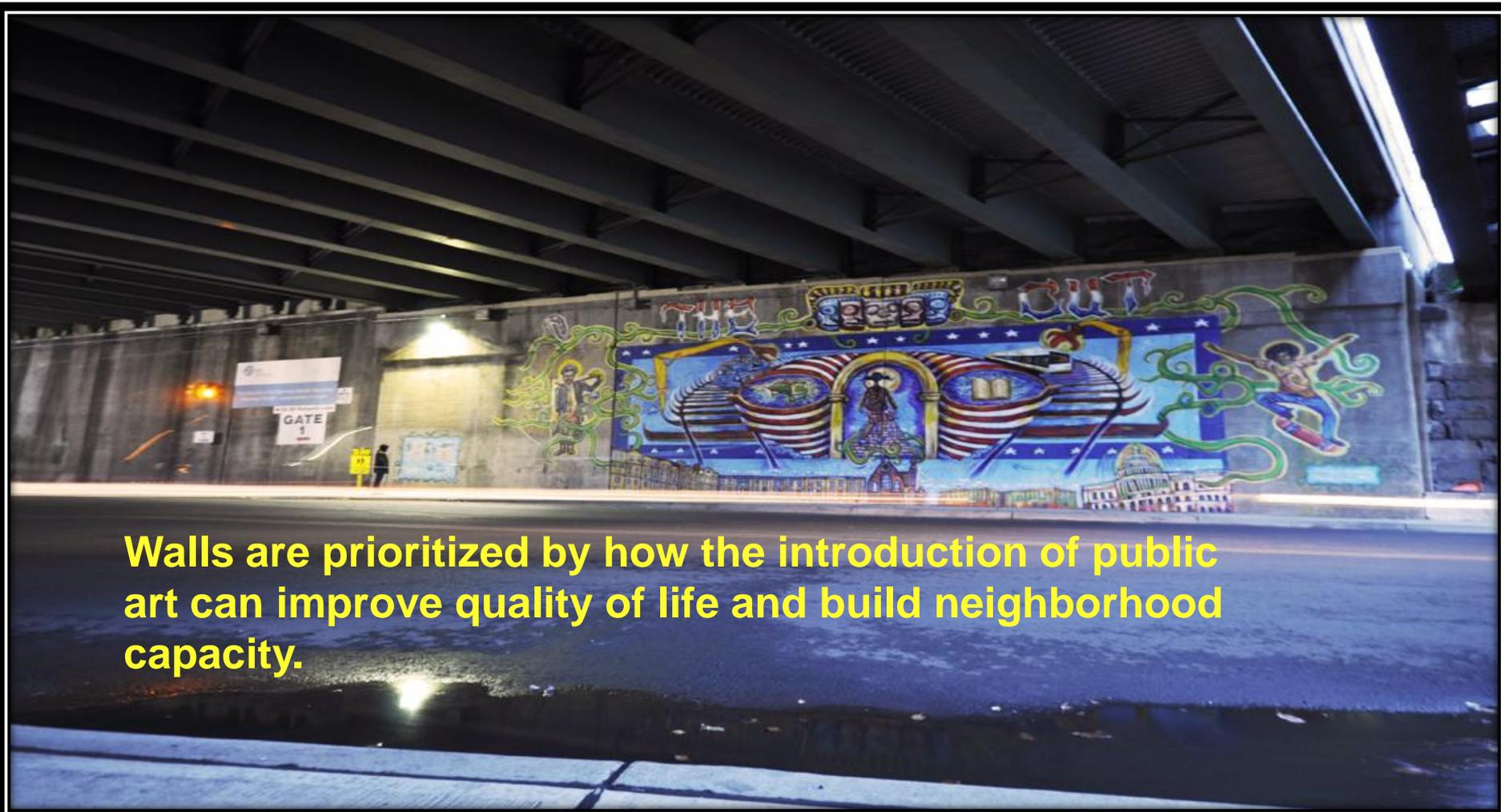


Mayor Cory A. Booker  
AND THE MUNICIPAL COUNCIL



These are only eight of the twelve murals produced to date, and there's more to come! For more information, visit [thisisnewark.wordpress.com](http://thisisnewark.wordpress.com), email [newarkpublicart@gmail.com](mailto:newarkpublicart@gmail.com), or call (973) 733-5917.

# Murals



**Walls are prioritized by how the introduction of public art can improve quality of life and build neighborhood capacity.**

# Urban Farming



- ❑ Stalled SDA owned land
- ❑ Neighborhood-driven programming
- ❑ Farm stands, CSAs, Food Coop, Plot it Fresh
- ❑ “Incidental, informal, recreational use” not prohibited

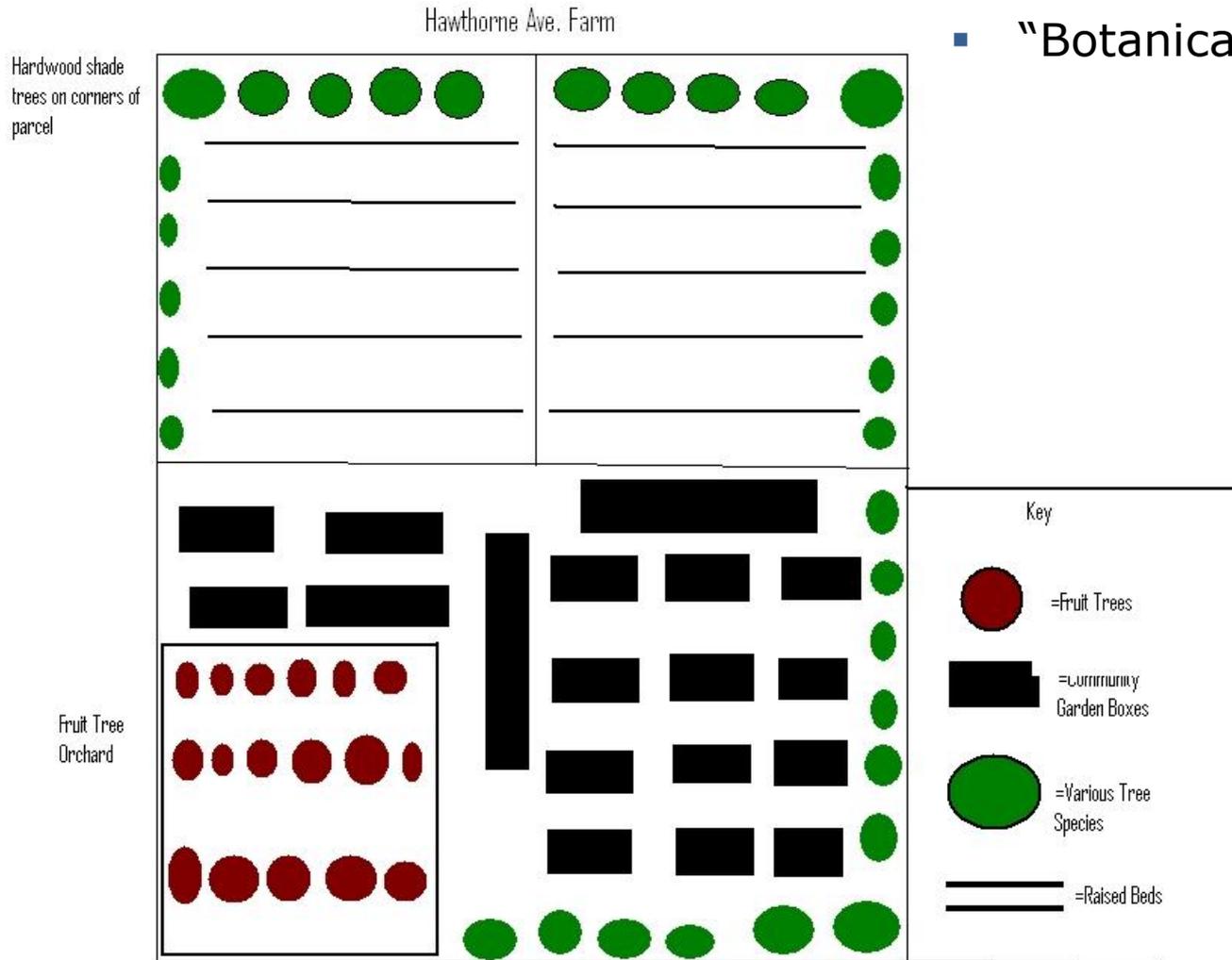


# GNC Urban Farming Program



# Hawthorne Ave School/ Homestead Place Farm

- Cooperative Use
- “Botanical



# Vacant Properties Registration Ordinance

- ❑ Inventory of approximately 1,500 boarded buildings, 1,200 residential
  
- ❑ Vacant Properties Registration Ordinance
  - ❑ Requires owners of vacant residential properties to register with City
  - ❑ Escalating registration fees
  - ❑ Owners who fail to register are subject to substantial fines
  
- ❑ Became effective August 30, 2011

# Vacant Properties Registration Ordinance

- ❑ In Aug 2012, increased owner outreach:
  - Targeted 169 “repeat” offenders
  - 329 total properties registered to date
  - 13 Renewals (at \$1,500 each)
  - Total of \$187,000 collected to date
  
- ❑ Five Banks have paid a total of \$54,000
  
- ❑ Four Property Management firms registered 168 properties
  - \$87,500 total collected