

Action Plan

Grantee: Newark, NJ

Grant: B-08-MN-34-0102

LOCCS Authorized Amount:	\$ 3,406,849.00
Grant Award Amount:	\$ 3,406,849.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 3,406,849.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Distribution and Uses of Funds:

This Substantial Amendment to the City of Newark's Annual Action Plan documents how the City shall utilize funds provided under the Housing and Economic Recovery Act of 2008 (HERA) (Pub.L. 110-289, 122 Stat. 2654, enacted July 30, 2008) through the United States Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP.) The NSP provides funds to municipalities to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. In addition, the funds can be used to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City of Newark intends to use these funds in a manner that complies with regulations established by the U.S. Department of Housing and Urban Development as published in the Federal Register on October 6, 2008 and will meet the requirements that all funds be used within 18 months from HUD execution of the NSP Grant Agreement. A. Areas of Greatest Need The City of Newark created and has co-sponsored the Newark/Essex Foreclosure Task Force since November 2007. The Task Force is comprised of representatives of over 35 community development corporations, nonprofit housing counseling and legal service providers, state and federal regulators and funders and county and local community development officials and advocacy organizations. In addition, the Task Force has worked with local research and academic departments to document the extent, trends and location of subprime lending, mortgage default and foreclosure activity throughout the City of Newark. Exhaustive review of records filed at the Essex County Office of Records, the State Administrative Office of the Courts and statistics researched off the huduser.org/datasets/nsp_target.html website, has produced a comprehensive picture of the extent of foreclosure problems in the City. In addition, field surveys conducted by the Rutgers Bloustein School's 2008 graduate seminar, additional data purchased through subscription services such as RealtyTrac and Core Logic, and the City's own records on tax-foreclosed and abandoned properties, show the following Newark neighborhoods with the greatest percentages of home foreclosures as defined in the following: Table 1 Neighborhood Census Tracts Clinton Hill 40; 41; 42; 43; 50; 52; 53; 54; 58 Lower Broadway 10; 86; 87; 88; 89; 90; 91; 92 Fairmount 40; 41; 42; 43; 50; 52; 53; 54; 58 Lower Roseville 7; 8; 9 North Broadway 93; 96; 97 South Ironbound 68; 69 Vailsburg 19; 20; 21; 22.01; 22.02; 23; 24; 25 Weequahic 44; 45; 46; 47; 48.01; 49; 51 West Side Park 26; 27; 28; 29; 30; 34; 35; 37; 38. B. Distribution and Uses of Funds The City will target the use of funds to the neighborhoods identified in Table 1. These neighborhoods represent an estimated 80% of all foreclosures filings in the City recorded between 2006 and September of 2008. The areas that the City will be targeting are those areas with the greatest need based on the criteria identified by Section 2301(c)(2) of HERA. The areas with the greatest rate of high cost loans from 2004 and 2006 are the areas that the City projects will also likely experience the highest significant rise in the rate of home foreclosures. In addition, the homes in these areas are adversely impacted by vacant and boarded homes or homes that have been abandoned by the City. Mortgage foreclosed, tax foreclosed and boarded up homes all undermine the economic and social stability of neighborhoods. Within the targeted neighborhoods, the City intends to fund the acquisition and redevelopment of individual properties that may have the greatest overall impact on neighborhood stabilization. To the extent possible, the City will seek properties that are in areas with neighborhood revitalization plans, including plans that have been adopted or that are in process of being adopted under the State of New Jersey's Neighborhood Revitalization Tax Credit and Wachovia Foundation planning grant program. The preferred properties will be those located in high profile, in highly trafficked areas, are near



frequented services, or that are recognized by community leaders as a substantial source of crime, vandalism or other activities that diminish neighborhood quality of life. C. Definition and Descriptions: The City will adhere to the following definitions for purposes of administering and managing NSP program funds and activities: Blighted Structure: Shall mean properties that meet the definition of "Abandoned" under the N.J.S.A. 55:19-78 et. seq. (The Abandoned Property and Rehabilitation Act), or that are "unfit for human habitation or occupancy, or use, due to dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light or sanitation facilities, or due to other conditions rendering such building or buildings, or part thereof, unsafe or unsanitary, or dangerous or detrimental to the health or safety or otherwise inimical to the welfare of the residents" (N.J.S.A. 40:48-2.3.) Affordable Rent: Shall mean a rent that does not exceed the lesser of Fair Market Rents as established under 24 CFR 888.111 or a rent that does not exceed 30 percent of the adjusted gross income of a family whose income equals 65 percent of Area Median Income. Continued Affordability: The City shall ensure that, to the maximum extent practicable and for the longest feasible term, the sale, rental, or redevelopment of abandoned and foreclosed homes and residential properties assisted through NSP shall remain affordable to individuals or families whose incomes do not exceed the income levels established under the program rules. The City shall adopt the HOME program standards for affordable housing qualifications, located at 24 CFR 92.252(a), (c), (e) and (f) and 92.254. Specifically, the City will record or have recorded a deed restriction, running with the land, on all units acquired, rehabilitated (or newly developed following demolition) for units assisted with NSP restricting occupancy and allowable rents for the following periods: NSP Funds Periods of Affordability < \$15,000 5 Years \$15,000 - \$40,000 10 Years >\$40,000 15 Years New construction or Acquisition of new housing 20 Years Housing Rehabilitation Standards: All units rehabilitated with NSP funds shall meet the Uniform Construction Rehabilitation Sub-code (N.J.A.C. 5:23-6.) For newly constructed homes (and, where feasible for rehabilitated homes), the City of Newark Mandatory Minimum Design and Construction Standards for Home Construction (as may be amended) shall be required. In addition, where feasible, Energy Star certification and Energy Star Quality certification will be required of all units rehabilitated with NSP funds. Local Nonprofit CDCs Location Description: Neighborhoods identified in table 1 Activity Description: The City will issue a Request for Proposals to local nonprofit community development corporations with current demonstrated capacity to acquire, rehabilitate and lease/sell foreclosed or abandoned homes. Funds will be made available through subordinate construction and permanent mortgages, interest rate write-downs, and "soft second" shared equity mortgages for homebuyers. Loans will carry interest rates of between 0 and 3% and terms of between 12 and 360 months. Funds will be made available for predevelopment, acquisition, construction and permanent phases, with preference provided to projects with demonstrated project readiness and high leveraging of private funding at permanent financing phase. Foreclosed and abandoned properties will be acquired at a minimum discount of 5% of appraised value with an average discount for all properties of 15% or higher, with proposals achieving higher levels of discounts provided receiving greater priority. The City will seek project proposals that maximize repayments and will administer all program income under NSP rules. Properties will generally be limited to one to four family homes, multi-family homes, in order to ensure that a minimum of 25% of funds are used to assist very low income households, rental units will be restricted at affordable rents to households with incomes below 50% of AMI. Total Budget: \$1,000,000 Performance Measures: Units acquired (<50% AMI, <120\$ AMI), units rehabilitated (<50% AMI, <120\$ AMI), Percent of funds to nonprofit development corporation. Number of Homes to be Assisted: 10 *Number of Units to be Assisted: 25 *Number of Units to be Occupied by Households below 50% AMI: 15 *Number of units to be assisted exceed number of Homes, as NSP funds shall be used in a combination of one, two, three- multi-family homes. 2. Activity Name: Lead Safe Homes Activity Type: HERA: Purchase and Rehabilitation of Abandoned or Foreclosed Homes; CDBG: Activity Delivery (24 CFR 570.206), Acquisition (24 CFR 570.201a), Disposition (24 CFR 570.201b) and Eligible rehabilitation (24 CFR 570.202) Activity Timeline: Activities to commence upon execution of NSP Grant Agreement. Activities to complete prior to 48 months following receipt of funds. Responsible Org.: Local nonprofit CDCs, City of Newark Location Description: Neighborhoods identified in Table 1 Activity Description: NSP funds will be used to acquire foreclosed or abandoned homes for redevelopment as transitional rental lead safe homes to be occupied by households that are temporarily displaced from permanent a residence due to Elevated Blood Levels. Lead Safe Homes will be furnished and generally provide temporary shelter for periods of one to six months as households' private apartments are abated or made lead safe. Lead Safe apartments provide privacy to each household and are NOT "group homes." Households will generally have incomes below 50% AMI, though, as temporary housing, units will not be counted toward the Very Low Income target requirements. Properties will be acquired at a minimum of 15% below appraised value. Properties will be owned and managed by the City of Newark, though may be acquired on behalf of the City by nonprofit partners. Total Budget: \$500,000 Performance Measures: Units Acquired (<50% AMI.) Number of Homes to be Assisted: 8 *Number of Units to be Assisted: 16 *Number of Units to be Occupied by Households below 50% AMI: 12 *Number of units to be assisted exceed number of Homes, as NSP funds shall be used in a combination of one, two, three- multi-family homes. 3. Activity Name: Demolition Revolving Fund Activity Type: HERA: Demolition of Blighted Structures; CDBG: Clearance (24 CFR 570.201 (d)) Activity Timeline: Activities to commence upon execution of NSP Grant Agreement. Activities to be completed prior to 48 months following receipt of funds. Responsible Organization: City of Newark, Local nonprofit community development corporations Location Description: Neighborhoods identified in Table 1 Activity Description: The City will use NSP funds to pay for program delivery expenses and additional costs incurred for demolition of blighted properties scheduled for demolition by the City. Costs may include title search, costs related to legal service of demolition notices, appraisals and other direct costs. NSP funds will be used to expedite demolition and recovered as demolition liens are paid or sold, with repayments funding additional demolition as program income. The City expects to use these funds to pay third party contractors for the cost of demolition or may contract with a nonprofit community development corporation to complete demolition activities. The City does not expect that homes demolished will be redeveloped using NSP funds. Total Budget: \$550,000 Performance Measures: Units demolished *Number of Homes to be

Demolished: 10 *Number of Units to be Demolished: 14 * Number of units to be assisted exceed number of Homes, as NSP funds shall be used in a combination of one, two, three- multi-family homes. 4. Activity Name: Targeted Neighborhood Redevelopment Activity Type: HERA: Redevelopment of Demolished or Vacant Properties: CDBG: Acquisition (24 CFR 570.201a), Disposition (24 CFR 570.201b), Public Facilities and Improvements (24 CFR 570.201c), Direct homeownership assistance (24 CFR 570.201n) Activity Timeline: Activities to commence upon execution of NSP Grant Agreement. Activities to complete prior to 48 months following receipt of funds. Responsible Org.: Local non-profit CDCs, redevelopers, City of Newark Location Description: Neighborhoods identified in Table I Activity Description: The City will use NSP to support one or more targeted neighborhoods with an existing comprehensive revitalization plan through the redevelopment of demolished or vacant properties. Such a plan area shall include additional private redevelopment activities, public investment and neighborhood participation. Properties may be redeveloped with new construction for-sale one to four family housing targeted at households with incomes below 120% AMI and rental units for households with income below 50% AMI, to ensure that a minimum of 25% of funds serve very low income households. Funds will be made available to redevelopers in the form of subordinate construction and permanent mortgages and "soft second" shared equity mortgages for homebuyers. Loans will carry interest rates of between 0 and 3% and terms of between 12 and 360 months. Funds will be made available for predevelopment, acquisition, construction and permanent phases. Funds may be used to redevelop properties for nonresidential purposes, such as parks, playgrounds, community gardens or parking. Such funds will be in areas in service areas in which at least 51% of residents have incomes at or below 120% of AMI (i.e., LMMA.) Total Budget: \$1,016,165 Performance Measures: Units newly constructed (<50% AMI, <120\$ AMI), units rehabilitated (<50% AMI, <120\$ AMI.) Number of Homes to be Assisted: 10 *Number of Units to be Assisted: 25 *Number of Units to be Occupied by Households below 50% AMI: 15 * Number of units to be assisted exceed number of Homes, as NSP funds shall be used in a combination of one, two, three- multi-family homes. 5. Activity Name: General Administration and Planning Costs Activity Type: Eligible program administration costs (24 CFR 570.205 and 570.206) Responsible Org.: City of Newark Location Description: Citywide Activity Description: N/A Total Budget: \$340,684 (plus 10% of Program Income) Performance Measures: N/A

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
25% L-M	25% Set aside for Low to Mod	NSP25-1	25% Set aside for Low income
		NSP25-2	25% Set aside for LM
		NSP25-3	25 % Set aside to LM
25% NSP1-4	25% set aside- 4	NSP25- 4	NSP1- 4 25% Set aside - Life Management
7R3L(as)091510	Life Management	7R3-L(as)	Acquisition - Life Management
9999	Restricted Balance	<i>No activities in this project</i>	
Demo-G09	Demolition of Abandoned Properties	DemoG09	Clearance and Demolition
NSP I -1-07.01.09	UVSO	7R3-H	Vailsburg Heights Project
NSP I -2-07.01.09	ECD, Inc	7R3-F	Clinton Hill Hi Intensity Stabilization Project
NSP I -4-07.01.09	Don Pedro Development Corporation	7R3-i	Lower Broadway Stabilization Project
NSP I-3-07.01.09	Greater Newark Housing Partnership	7R3-G	Fairmount Heights Neighborhood Development Project
NSP I-5-07.01.09	HANDS, Inc	7R3-K	Operation Neighborhood Recovery
NSP I-6-Admin	Administration	Admin 1	10 % Admin



Activities

Project # / Title: 25% L-M / 25% Set aside for Low to Mod

Grantee Activity Number: NSP25-1
Activity Title: 25% Set aside for Low income

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 25% L-M

Project Title:
 25% Set aside for Low to Mod

Projected Start Date:
 07/01/2009

Projected End Date:
 06/30/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 610,229.96
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 610,229.96

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	15
# of Properties	9

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 ECD, GNHP, UVSO, HANDS, Don Pedro

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
ECD, GNHP, UVSO, HANDS, Don Pedro	Unknown	\$ 610,229.96



Location Description:

This 25 % SET ADSIDE for Low- Moderate income households was expended in the following nSP1-eligible census tracts: 54,89,88,14,17,7,23&24.

Activity Description:

The total amount of \$610,229.96 of NSP1 funds were utilized for the rehabilaition of approximately 15 combined housing units, through our sub awardees and their contracts; UVSO, GNHP, HANDS, Don Pedro & ECD. All units are designated for Low - Moderate income households.



Grantee Activity Number: NSP25-2
Activity Title: 25% Set aside for LM

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 25% L-M

Project Title:
 25% Set aside for Low to Mod

Projected Start Date:
 07/01/2009

Projected End Date:
 06/30/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 42,586.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 42,586.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	1	1		100.00
# of Households	1	1		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Housing Units	1
# ELI Households (0-30% AMI)	
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 ECD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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ECD

Unknown

\$ 42,585.00

Location Description:

Activity Description:



Grantee Activity Number: NSP25-3
Activity Title: 25 % Set aside to LM

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 25% L-M

Project Title:
 25% Set aside for Low to Mod

Projected Start Date:
 07/01/2009

Projected End Date:
 06/30/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 42,585.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 42,585.00

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	1	1		100.00
# of Households	1	1		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Housing Units	1
# ELI Households (0-30% AMI)	
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 DPHD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

Activity Description:

Project # / Title: 25% NSP1-4 / 25% set aside- 4

Grantee Activity Number: NSP25- 4
Activity Title: NSP1- 4 25% Set aside - Life Management

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

25% NSP1-4

Project Title:

25% set aside- 4

Projected Start Date:

07/01/2010

Projected End Date:

06/30/2012

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 30,000.00

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 30,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Singlefamily Units

1

of Multifamily Units



of Housing Units 1
 # of Parcels acquired voluntarily 1
 # of Parcels acquired by admin settlement
 # of Parcels acquired by condemnation
 # of buildings (non-residential)
 # of Properties 1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Life Management, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Life Management, Inc	Non-Profit	\$ 30,000.00

Location Description:

109-119 & 132-136 Broad St, Newark, NJ 07102

Activity Description:

These NSP1 funds will be utilized to target households whose incomes are at or below 50% of the Area Median Income.

Project # / Title: 7R3L(as)091510 / Life Management

Grantee Activity Number: 7R3-L(as)
Activity Title: Acquisition - Life Management

Activity Type:
 Acquisition - general

Project Number:
 7R3L(as)091510

Projected Start Date:
 07/01/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

Activity Status:
 Under Way

Project Title:
 Life Management

Projected End Date:
 06/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 90,000.00



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 90,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Life Management, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Life Management, Inc	Non-Profit	\$ 90,000.00

Location Description:

109-119 & 132-136 Broad St, Newark, NJ 07102

Activity Description:

The Developer will utilize these funds for the aquisition, and rehabilitation of three(3) foreclosed untis of rental housing to be made available to Low-Moderate- Middle income households.

Project # / Title: Demo-G09 / Demolition of Abandoned Properties



Grantee Activity Number: DemoG09
Activity Title: Clearance and Demolition

Activity Type:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 Demo-G09

Project Title:
 Demolition of Abandoned Properties

Projected Start Date:
 01/01/2013

Projected End Date:
 09/30/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 133,725.04

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 133,725.04

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Area Benefit (Survey)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	13	13		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
Activity funds eligible for DREF (Ike Only)	
# of Non-business Organizations benefitting	
# of Businesses	
# of Public Facilities	
# of buildings (non-residential)	
# of Properties	13

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Newark

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Newark	Unknown	\$ 133,725.04

Location Description:

400 S 18 Ave, Newark, NJ
 785 Bergen St, Newark, NJ
 35 Columbia St, Newark, NJ
 195 Fairmount Ave, Newark, NJ
 88-90 Milford Ave, Newark, NJ
 94 Milford Ave, Newark, NJ
 123 Schley St, Newark, NJ
 110-112 Seymour Ave, Newark, NJ
 513-515S 10 St, Newark, NJ
 645 S 10th St, Newark, NJ
 5-9 S 14th St, Newark, NJ
 307 S 6th St, Newark, NJ
 442-446 So Orange St, Newark, NJ

Activity Description:

Approximately 13 properties in low-moderate income census tracts were demolished using NSP1 funds. These properties were deemed structurally unstable and unsafe for the public safety.

Project # / Title: NSP I -1-07.01.09 / UVSO

Grantee Activity Number: 7R3-H
Activity Title: Vailsburg Heights Project

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP I -1-07.01.09

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:**Activity Status:**

Under Way

Project Title:

UVSO

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 90,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 90,000.00



Rehabilitation/reconstruction of residential structures

Under Way

Project Number:

NSP I -2-07.01.09

Project Title:

ECD, Inc

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2011

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 527,415.00

Other Funds Total: \$ 0.00

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Funds Amount: \$ 527,415.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	19
# of Housing Units	19
# of Properties	9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Episcopal Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Episcopal Community Development

Organization Type

Unknown

Proposed

\$ 527,415.00

Location Description:

170 Seymour Ave, Newark, NJ
184 Seymour Ave, Newark, NJ



186 Seymour Ave, Newark, NJ
46 Seymour Ave, Newark NJ
56 Seymour Ave, Newark, NJ
129 Seymour Ave, Newark, NJ
39 Seymour, Newark, NJ
933 S 19th St, Newark, NJ
798 S 12th St, Newark, NJ

Activity Description:

Clinton Hill Hi-Intensity Stabilization Project shall consist of the following:

The acquisition, rehabilitation, demolition or redevelopment of up to 19 units all for sale to Low Moderate Middle Income homebuyers.

NSP funds in the amount of Five Hundred and Seventy Thousand Dollars and Zero Cents (\$570,000 + 25% set aside)will be used for projected related costs of the units.

The NSP funds will be in the form of a non-interest bearing deferred loan subject to compliance with the affordability limits and controls described below. Upon project completion, the City NSP funds shall remain a soft second (deferred loan) mortgage, secured by a mortgage note and a Home Buyers contract. Homebuyers must be certified in accordance to the NSP program guidelines.

Project # / Title: NSP I -4-07.01.09 / Don Pedro Development Corporation

Grantee Activity Number: 7R3-i
Activity Title: Lower Broadway Stabilization Project

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP I -4-07.01.09

Projected Start Date:
07/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
UNDERWAY

Benefit Report Type:

Activity Status:
Under Way

Project Title:
Don Pedro Development Corporation

Projected End Date:
06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 520,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 520,000.00

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	19
# of Housing Units	19
# of Properties	10

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

Don Pedro Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Don Pedro Development	Unknown	\$ 520,000.00

Location Description:

- 89 Garside St, Newark, NJ
- 293 Garside St, Newark, NJ
- 60 N, Arlington, Newark, NJ
- 31 Oraton St, Newark, NJ
- 55 Cutler Ave & Victoria Ave, Newark, NJ
- 73 Stone St, Newark, NJ
- 282 Broad St, Newark, NJ
- 253-55 Mt Prospect Ave, Newark, NJ
- 75 Mt. Prospect Ave, Newark, NJ
- 30 Dr. MLK BLVD, Newark, NJ

Activity Description:

Lower Broadway Neighborhood Stabilization Project shall consist of the following:

The acquisition, rehabilitation, demolition or redevelopment of up to 19 units all for sale to Low Moderate Middle Income homebuyers.

NSP funds in the amount of Seven Hundred and Twenty Thousand Dollars and Zero Cents (\$570,000+\$1900,000 25% Set aside for Low & Mod) will be used for projected related costs of the units.

The NSP funds will be in the form of a non-interest bearing deferred loan subject to compliance with the affordability limits and controls described in Exhibit E. Upon project completion, the City NSP funds shall remain a soft second (deferred loan) mortgage, secured by a mortgage note and a Home Buyers contract. Homebuyers must be certified in accordance to the NSP program guidelines.



Project # / Title: NSP I-3-07.01.09 / Greater Newark Housing Partnership

Grantee Activity Number: 7R3-G
Activity Title: Fairmount Heights Neighborhood Development Project

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP I-3-07.01.09
Projected Start Date:
 07/01/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Environmental Assessment:
 UNDERWAY
Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Greater Newark Housing Partnership
Projected End Date:
 06/30/2011
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 679,624.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 679,624.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9			0.00
# of Households	9			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	22
# of Housing Units	22
# of Properties	9

Activity is being carried out by Grantee: No
Activity is being carried out through:
Organization carrying out Activity:
 Greater Newark Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Greater Newark Housing Partnership	Unknown	\$ 679,624.00

Location Description:

102 11th Ave, Newark, NJ
 177 S 9th St, Newark, NJ
 226 S 10th St, Newark, NJ
 188 S 11th St, Newark, NJ
 210 S 11th St, Newark, NJ
 235 S 11th St, Newark, NJ
 256 S 11th St, Newark, NJ
 285 S 11th St, Newark, NJ
 356 S 11th St, Newark, NJ

Activity Description:

Fairmount Heights Neighborhood Stabilization Project shall consist of the following:

The acquisition, rehabilitation, demolition or redevelopment of up to 22 units all for sale to Low Moderate Middle Income homebuyers.

NSP funds in the amount of Six Hundred, Seventy-nine Thousand, Six Hundred Twenty-three Dollars and Zero Cents (\$679,623 +25% set aside for Low to Mod) will be used for projected related costs of the units.

The NSP funds will be in the form of a non-interest bearing deferred loan subject to compliance with the affordability limits and controls described in Exhibit E. Upon project completion, the City NSP funds shall remain a soft second (deferred loan) mortgage, secured by a mortgage note and a Home Buyers contract. Homebuyers must be certified in accordance to the NSP program guidelines.

Project # / Title: NSP I-5-07.01.09 / HANDS, Inc

Grantee Activity Number: 7R3-K
Activity Title: Operation Neighborhood Recovery

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP I-5-07.01.09

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

HANDS, Inc

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 300,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 300,000.00



Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	4

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

HANDS, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HANDS, INC	Unknown	\$ 300,000.00

Location Description:

62 9th Ave, 56 N 13th St, 221 N 6th St & 284 S 11th St, Newark, NJ

Activity Description:

Operation Neighborhood Recovery Project shall consist of the following:

The acquisition, rehabilitation, demolition or redevelopment of up to 10 units all for sale to Low Moderate Middle Income homebuyers.

NSP funds in the amount of Four Hundred Thousand Dollars and Zero Cents (\$300,000 + 25% set aside for Low-Mod) will be used for projected related costs of the units.

The NSP funds will be in the form of a non-interest bearing deferred loan subject to compliance with the affordability limits and controls described in Exhibit E. Upon project completion, the City NSP funds shall remain a soft second (deferred loan) mortgage, secured by a mortgage note and a Home Buyers contract. Homebuyers must be certified in accordance to the NSP program guidelines.

Project # / Title: NSP I-6-Admin / Administration

Grantee Activity Number: Admin 1



Activity Title: 10 % Admin

Activity Type:

Administration

Project Number:

NSP I-6-Admin

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 340,684.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 340,684.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Newark

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Newark

Organization Type

Unknown

Proposed

\$ 340,684.00

Location Description:

City of Newark

Activity Description:

10% Administration



Action Plan Comments:

Reviewer - The City provided detailed information of its PY 2008 Action Plan amendment to include NSP activities into its overall strategic plan.

Action Plan History

Version	Date
B-08-MN-34-0102 AP#1	03/27/2014
B-08-MN-34-0102 AP#2	12/17/2013
B-08-MN-34-0102 AP#3	12/17/2013
B-08-MN-34-0102 AP#4	10/28/2011
B-08-MN-34-0102 AP#5	04/09/2010

