

Grantee: Jersey City, NJ

Grant: B-08-MN-34-0101

January 1, 2020 thru March 31, 2020 Performance

Grant Number: B-08-MN-34-0101	Obligation Date:	Award Date:
Grantee Name: Jersey City, NJ	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,153,431.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,153,431.00	Estimated PI/RL Funds: \$1,220,986.35	
Total Budget: \$3,374,417.35		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Jersey City (the primary responsible organization) will contract with qualified non-profit or for-profit housing developers (Alliance Construction Group, Jersey City Episcopal Community Development Corp., Jersey City Incinerator Authority and Santomauro General Contracting) to provide demolition and to acquire and rehabilitate foreclosed properties between March 1, 2009 – September 1, 2010. The City of Jersey City will focus on foreclosed properties in the areas of greatest need – Wards A, B, & F.

Ward A Description The Greenville neighborhood is situated on the southern tip of Jersey City. It stretches from the Tidal Basin of the Hudson River on its east to the Hackensack River/Route 440 on its West, with Culver Avenue as its northern border. There are several residential communities in Greenville. The older section of single-family homes, built in the early 1900s, is located on the eastern edge of the area. It is adjacent to the Greenville Yards, industrial railroad spurs built in the early 1900's. In the early 1960's, "Country Village" was built along the western edge, with blocks of two-family attached and detached houses created in a curved pattern to allow for winding streets. Several senior citizen mid-rise buildings were also constructed during the 1960s. The latest residential growth occurred in the late 1990's with the creation of Franklin Village adjacent to Our Lady of Mercy (OLM) church and school. In the year 2000, close to 60% of all housing units in the Greenville area were owner-occupied, a proportion far greater than the 27% citywide. Of Greenville's more than 43,000 residents, almost 80% were born in the U.S. Median family income in 1999 stood at \$42,206, somewhat above the \$41,639 citywide average. In the year 2000, about 40% of all residents in the Greenville area 25 years of age and over had some college or were college graduates. Just over a quarter of all adults had less than a high school education.

Ward B Description The West Side neighborhood, located on the western edge of Jersey City is one of the oldest and most densely populated parts of the City. It was, at one time, home to several large industrial centers and still has several large manufacturers and industrial operations, primarily along the southern edge of Westside Avenue. West Side's major retail center is located on West Side Avenue. Other retail corridors include one along Communipaw Avenue and the other along Kennedy Boulevard. New Jersey City University (NJCU), located along the southern edge of the area on Culver Avenue, has been a major engine of economic renewal. It is redeveloping the University's campus and has purchased properties in the vicinity of the campus for mixed-use development including student housing. Housing in the area ranges from single-family Victorian homes surrounding Lincoln Park to pre-war high-rise dwellings to two-three story row houses interspersed with detached single-family homes. Rental units account for about two-thirds of all housing in the area. Of the area's close to 31,000 residents, about a third were born outside of the U.S. Median family income in 1999 stood at \$40,736 just about the same as the City median income of \$40,639. In the year 2000, about 40% of the area 25 years of age and over had some college or were college graduates. About 30% of all adults had less than a high school education.

Ward F Description The Martin Luther King-Bergen/Lafayette (MLK-B/L) neighb

Areas of Greatest Need:

hood is located in the central part of Jersey City. It is surrounded by five other neighborhoods. Liberty State Park is its eastern border and Bergen Avenue in the West Side neighborhood its western border. The northern border is jagged around Grand Street and Fairmont Avenue in McGinley Square. The southern border is Wegman Parkway separating MLK-B/L from Greenville.

Distribution and and Uses of Funds:

The city of Jersey City will undertake the following activities within the target areas:

- 1) Acquire and rehabilitate homes that have been foreclosed upon and sell properties to households earning up to 120% of AMI. Because Jersey City consists of primarily multi-family units, homes acquired for re-sale purposes will consist of two (2) family properties. These properties contain at least one (1) rental unit. At least 10 rental units will be restricted to families at



50% of AMI or below. In addition, up to 15 rental units will be unrestricted. In cases where NSP funds are used to acquire properties that will serve as rental or special needs housing, all units will be reserved for individuals/families at 50% or below the AMI.

2) Demolish and/or secure vacant and blighted abandoned properties.

3) Administration

Overall Strategy

Concentrate on stabilizing side streets off main corridors.

Negotiate with lenders to assist prospective homebuyers to acquire foreclosed properties at a discount (at least 15%).

- Provide soft-second mortgages to fill affordability gaps. Mortgages will be provided for eligible owner-occupants who will maintain the property as affordable. As appropriate, rental units will be rented to families at 50% or below AMI.
- Determine the status of abandoned properties within the designated areas and develop a plan for rehabilitation or demolition of properties that are a nuisance in targeted neighborhoods.
- Contract with subrecipient(s) to acquire and rehabilitate properties to be sold and/or rented to eligible families.
- Leverage NSP funds by piggybacking on the City's First Time Homebuyer and Live Where You Work Programs for eligible families.
- Implement targeted Homeowner Rehabilitation Program (HORP) in very high risk and high risk areas.

Distribution and Uses of Funds

Jersey City Allocation \$2,153,431

I. Administration \$153,431

II. Acquisition and Rehabilitation of foreclosed upon properties \$1,500,000

III. Demolition – blighted and abandoned properties \$500,000

TOTAL \$2,153,431

Definitions and Descriptions:

Foreclosed: 60 days delinquent under Mortgage Bankers of America delinquency calculations and owner notified Property owner 90 days or more delinquent on tax payments Foreclosure proceedings initiated or completed Foreclosure proceedings complete, title transferred to intermediary that is NOT an NSP grantee, sub, contractor, developer, or end user

Abandoned: Mortgage/tax/tribal leasehold no payments 90 days Code inspection determines not habitable and no corrective action within 90 days Subject to court-ordered receivership/nuisance abatement or state definition of abandoned Vacant Unoccupied structures or vacant land that was once developed When property meets both foreclosed & either abandoned or vacant definitions, grantee must treat as foreclosed. If demolition is end use, MUST be blighted Can occur with and without acquisition If will rebuild housing it can be considered part of cost of rehab or new construction

AFFORDABLE—A sales price or rent within the means of a low- or moderate-income household as defined herein.

AFFORDABILITY CONTROLS—May include maximum sale and rental prices, maximum resale prices, dispute resolution, use of deed restrictions and disposition covenants, terms of the affordable housing agreement, and any other information that the City deems necessary to ensure that all low- or moderate-income housing units under this article remains affordable to eligible applicants.

AFFORDABLE HOUSING—Residential units that have been restricted for occupancy by households whose combined annual income for all members does not exceed 80 percent of the area median income level for Hudson County as adjusted for households of the same size as established by the Department of Housing and Urban Development.

AFFORDABLE HOUSING AGREEMENT (AHA)—The written agreement between the developer/owner of an affordable housing unit or units and the City which imposes restrictions on the units to ensure that they remain affordable to households of low and moderate income as defined herein, for a specified period of time and which is recorded with the deed to the unit in the office of the County Register. **ANNUAL INCOME**—Income as defined in 24 CFR Part 5 of the U.S. Department of Housing and Urban Development's (HUD) General HUD Program Requirements.

APPLICATION FOR AFFORDABLE HOUSING—The application forms to occupy an affordable housing unit in the format approved by the Corporation Counsel and made available by a developer to potential occupants. **AREA MEDIAN INCOME**—The median income levels as established by the U.S. Department of Housing and Urban Development, for Jersey City, NJ HUD Metro FMR Area, adjusted for household size.

HOUSEHOLD—The person whose name is recorded on the unit's lease.

LOW INCOME—The combined annual income for all members of a household which total does not exceed 50 percent of the HUD area median income for Jersey City, NJ HUD Metro FMR Area as adjusted for households of the same size, as established by the U.S. Department of Housing and Urban Development.

Eligible Use A: Financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties **Eligible Use B:** Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order

Definitions and Descriptions:

to

Public Comment:

Low Income Targeting:

25% NSP award amount must create housing for low income residents (at or below 50% of area median income, or AMI)

This is known as the LH25 requirement:

- 25% requirement applies to both original grant amount and program income
- 25% of total funds, not 25% of beneficiaries or units
- Shelters do not count group homes may count depending on how community has defined these units
- Demolition does not count towards LH25
- Does not apply to each activity separately



Acquisition and Relocation:

Several acquisition requirements apply: – If foreclosed:

- Must do appraisal within 60 days of final offer
- Must buy at 1% discount
- Tenants must receive tenant protection notice
- Property owner must receive voluntary sale notice
- Tenants may be covered by Uniform Relocation Act

Does not apply to abandoned or vacant units

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,307,363.90
Total Budget	\$0.00	\$3,307,363.90
Total Obligated	\$0.00	\$3,307,363.90
Total Funds Drawdown	\$0.00	\$3,307,171.22
Program Funds Drawdown	\$0.00	\$1,810,358.28
Program Income Drawdown	\$0.00	\$1,496,812.94
Program Income Received	\$0.00	\$1,505,987.62
Total Funds Expended	\$0.00	\$3,117,219.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$323,014.65	\$0.00
Limit on Admin/Planning	\$215,343.10	\$64,931.26
Limit on Admin	\$0.00	\$64,931.26
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$843,604.34	\$1,247,159.44

Overall Progress Narrative:

Please see the 7/1-9/30/20 QPR that was submitted on 4/30/20.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00
NSP Acquisition Rehab, Acquisition and Rehabilitation	\$0.00	\$2,742,428.33	\$1,309,508.20
NSP Administration, Administration	\$0.00	\$65,123.94	\$49,085.15
NSP Demolition, Demolition	\$0.00	\$499,811.63	\$451,764.93



Activities

Project # / NSP Acquisition Rehab / Acquisition and Rehabilitation

Grantee Activity Number: 03 CAPA of JC MLK
Activity Title: 151-155 Martin Luther King Drive

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP Acquisition Rehab

Projected Start Date:
 02/01/2013

Benefit Type:
 Direct (HouseHold)

National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 03/01/2013

Completed Activity Actual End Date:

Responsible Organization:
 Community Asset Preservation Alliance of JC 3 LLC

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$66,374.25
Total Budget	\$0.00	\$66,374.25
Total Obligated	\$0.00	\$66,374.25
Total Funds Drawdown	\$0.00	\$66,374.25
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$66,374.25
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Community Asset Preservation Alliance of JC 3 LLC	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of 151-155 MLK Drive containing eight (8) units, of which 6 are designated Moderate Income. This was a mixed finance activity with the unit being funded by the city and state NSP awards. This activity will cover the reporting for the 6 moderate-income units which were partially paid for by the City NSP awarded funds.

Location Description:

Foreclosed and abandoned properties in targeted areas (Wards A, B, and F). This property is located at 151-155 MLK Drive.

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
