

PUBLIC NOTICE
NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP 3)
SUBSTANTIAL AMENDMENT

Attached is the State of New Jersey's draft plan for distributing \$5,000,000.00 in NSP3 funding from the United States Department of Housing and Urban Development. The State is proposing a modification of the previously approved Substantial Amendment for the purpose of expanding the City of Elizabeth- Elizabethport Neighborhood NSP 3 target area. The proposed revision of the target area, will continue to retain compliance with United States Department of Housing and Urban Development NSP 3 requirements.

Any comments regarding the draft of the Substantial Amendment can be forwarded to Terence Schrider, tschrider@dca.state.nj.us at the NJ Department of Community Affairs, Division of Housing and Community Resources, PO Box 811, Trenton, New Jersey 08625-0811, and must be received no later than 5:00 pm on December 24, 2013.

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Schrider, Terence
Email Address	tschrider@dca.state.nj.us
Phone Number	609.633.6182
Mailing Address	NJDCA, 101 S. Broad Street, P.O. Box 811 Trenton, NJ 08625-0811

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

HUD provided NSP3 Planning Data. Based on this data, Paterson (4th Ward Neighborhood) , Elizabeth (Elizabethport Neighborhood) and Pleasantville (Mid-Town Neighborhood) are the primary NSP3 target neighborhoods selected .

NSP3 Planning Data is attached for each target neighborhood. The data obtained from the HUD Target Area mapping website (<http://www.huduser.org/nsp/nsp3.html>) corresponds to the boundaries illustrated on the attached Target Neighborhood maps.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

The primary areas of greatest need were established on the basis of their conformity to the following criteria:

- 1.) An NSP3 threshold (i.e., "need") score of at least 18 ;
- 2.) A percentage of persons less than 120% Area Median Income of at least 88%;

- 3.) A percentage of persons less than 80% Area Median Income of at least 70%;
- 4.) Must be a current New Jersey Department of Community Affairs NSP 1 sub-grantee in order to allow rapid deployment of funds by experienced and knowledgeable high-capacity sub-grantees who have exhibited the ability to successfully comply with NSP 1 regulations and guidance;
- 5.) Have demonstrated satisfactory performance in NSP 1 thru obligation of their funds per quarter as specified in their contracts. NSP 3 requires 50% of grant funds must be expended within 24 months of the contract between HUD and the State; proven capacity and ability to structure their activities to meet this deadline is essential;
- 6) Must not be a recipient of NSP 2 Funds ;
- 7.) The total (overall) number of properties needed to make an impact in identified (primary) target areas can be no less than 5 , however the State is requiring that 6 properties be rehabilitated or redeveloped. This number was established, in part, by what the New Jersey Department of Community Affairs considers feasible in terms of acquiring, rehabilitating, and selling homes to qualified homebuyers, which is based on the NJDCA's past experience with NSP1;
- 8.) The sub-grantee must be able to demonstrate " shovel-ready " projects and have mechanisms in place to obtain foreclosed and/or abandoned properties in a short period of time. The sub-grantee must be able to obligate their entire award (up to \$1,500,000.00) within the first twelve months of the award. The sub-grantee also must be able to deliver HUD/NSP compliance items within the first six months of the award, and all environmental review work must be completed prior to obtaining properties.

New Jersey will be incorporating the CDBG Entitlement jurisdiction's consolidated plan needs by reference and hyperlink on the internet :

- 1.) <http://www.patersonnj.gov>
- 2.) <http://www.elizabethnj.org>
- 3.) <http://www.aclink.com>

Concerning NSP3 need scores, the three primary areas have NSP3 need scores as follows: Paterson--20 , Elizabeth--18.59 , and Pleasantville--18 (By contrast, the State of New Jersey minimum need score is 16.) The State of New Jersey has agreed to follow HUD's new minimum state-wide need score of 14*

With respect to the percentages of low and moderate income persons, the data for the three primary target areas as follows:

Target Area	Percent Persons <120% AMI	Percent Persons <80% AMI
Paterson (4 th ward)	96.47	83.61
Elizabeth (Elizabethport)	90.98	77
Pleasantville (Mid-Town)	88.53	70.49

The number of properties needed to make an impact in identified, primary target areas is tied to the feasibility of achieving the acquisition, rehabilitation, and sale to qualified homebuyers of 20% of the REOs recorded during the past year, a HUD performance measure. The total number of foreclosure starts, during the inaugural year of NSP3, in the State's primary neighborhoods was 87 properties. The total estimated number of properties needed to make an impact in all of the State's primary target areas was 17 (20% of foreclosure starts [i.e., REOs]). The State of New Jersey is requiring that 18 properties be rehabilitated or redeveloped within the primary target areas.

Work within the primary neighborhoods will occur simultaneously. Paterson will be given the highest priority based on having the greatest neighborhood needs score. A Secondary neighborhood will be brought into play only if significant delays or shortages occur in any of the primary neighborhoods.

The State will allocate 90% of the total NSP3 grant, or \$ 4,500,000.00 to the acquisition, new construction, rehabilitation, or sale activity required to achieve the goal of 18 properties needed to make an impact in primary target areas. While it is believed that this amount is adequate to accomplish this goal, the State reserves the right to amend this Action Plan to make certain that this highest-priority goal is achieved.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	"Blighted structure" refers to the condition of a structure , including a housing unit that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Under New Jersey law , a municipality may exercise its police power to take appropriate action to remediate a property if the property is " 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, unsanitary , dangerous ,or detrimental to the health and safety or otherwise inimical to the welfare of the residents of said municipality..." (N.J.S.A. 40-48-2.3)

Affordable Rents	"Affordable rents" are low HOME rents applicable to households at 50% AMI, or less ; in which the tenant may not pay more than 30 percent of their income towards rent and utilities. Households spending more than 30 percent of their gross income on housing costs are considered to be cost-burdened. Households spending more than 50 percent are considered to be severely cost-burdened. Housing is generally considered to be affordable if the household pays 30 percent or less of their income on rent and utilities. Overall, almost half of New Jersey renters spend more than the recommended 30 percent of income for housing. The National Low-Income Housing Coalition's 2010 Out of Reach report ranks New Jersey as the 5th most expensive State to rent a two-bedroom apartment. The report states that the hourly wage necessary to afford a 2 bedroom apartment is \$42.32 or \$50,577 per year. This equates to a 5% increase since 2009 alone and a 54.7% increase since 2000. In addition, 54% of renters are unable to afford a two-bedroom apartment set at fair market rent.
Long-Term Affordability	"Long-term affordability" requires that rental and homeownership housing must remain affordable for 5 to 15 years, depending on the amount of NSP funds invested in the housing unit. Long-term affordability will be enforced through rental and deed restrictions, including resale/recapture provisions.
Housing Rehabilitation Standards	"Housing rehabilitation standards" refer to, at a minimum, conditions that are safe, sanitary, decent and energy efficient. NSP3 improvements must conform to the Uniform Construction Rehabilitation Subcode for the rehabilitation of existing housing units , including green and energy conservation provisions.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25%

Total funds set aside for low-income individuals = \$1,250,000

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

The grantee, will act as the administrator of the NSP3 program (up to 10% of the NSP3 grant). The

grantee will select experienced and successful, non-profit affordable housing developers to acquire, rehabilitate and sell foreclosed single-family houses to qualified low-to moderate income, first-time homebuyers (60% of the grant). The 25% of the NSP3 grant set aside for households earning 50% AMI (or less) will be applied preferably to congregate site multi-family housing. However, as a fallback, the State will target scattered single-family and rental housing to meet low-income targeting goals.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	YES
Response: The State of New Jersey projects 6 NSP3 demolition projects.	

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	3
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	6
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	3

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.
NJDCA posted the draft Application on the website of the Division of Housing and Community Resources for a fifteen day period of public review and comment beginning on February 11, 2011; comments were required to be submitted by February 26, 2011. The Department posted the first Substantial Amendment on the NJDCA website for the mandatory 15 day public comment and review period beginning on February 1, 2013 with comments required to be submitted by February 15, 2013. The current Substantial Amendment was posted on the NJDCA, for public comment, on December 9, 2013 with comments required to be submitted by December 24, 2013

Summary of Public Comments Received.

There were no public comments were submitted

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Habitat for Humanity – Paterson City (4 th Ward Neighborhood)
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Continued stabilization efforts in Paterson’s 4 th Ward via acquisition, construction and rehabilitation of foreclosed and abandoned housing units for rental and homeownership.
National Objective	Benefitting low and moderate-income persons up to 120% of A.M.I.
Activity Description	<p>Paterson Habitat for Humanity (PHH) is proposing to allocate \$ 1.5 Million in NSP3 funds by constructing a minimum of 6 units (maximum of 8) including additional acquisitions in the target area as follows: Construct 2 additional units within PHH’s Summer Street Homes properties, or proposed addresses of 145-147 Summer Street: PHH purchased 133-135 Governor St. and 137-143 Summer St. with NSP1 funds. Acquire and construct 2 single family homes on 45-47 Godwin, PHH purchased a lien on this property and it is pending foreclosure; appraisals and environmental check lists will be prepared prior to final judgment. Acquire and construct at least 1 single family home at 158 Rosa Parks Blvd. along with a 2 family home at 160-164 Rosa Parks Blvd. , these properties are currently abandoned and appear to be in some stage of foreclosure: PHH’s goal is to leverage NSP3 and other funding sources to acquire as many of these contiguous units on Godwin, within the target area; There are approximately 40 abandoned properties in the overall target area.</p> <p>Tenure: PHH will be providing a zero percent mortgage to allow income and program qualified Habitat families to purchase an energy efficient home. PHH further assures that once sold to a Habitat owner, these homes are deed restricted, and will affordable for 99 years.</p> <p>Vicinity Hiring: Paterson Habitat’s Procurement Policy encourages local, small and minority businesses, and, in particular, Paterson businesses get assigned extra points during the vendor evaluation and selection process. PHH also offers small businesses support in completing the prequalification requirements as far as completing respective forms with business owners and being clear about the related requirements. PHH also prefers to use local suppliers; green building guidelines further enforce local preferences.</p> <p>Expected benefits: Paterson Habitat’s intention continues to be about educating themselves and their partners about home-energy-conservation, the availability, practicality, and use of solar energy systems and other green building materials and green living practices. The time, effort, and money invested in building decent and affordable housing in Paterson not only provides secure homes for low-income families, but strengthens the social capital within the community and between communities, urban and suburban, all important factors in sustainable urban renewal. The NSP3 funding will benefit the community specifically by:</p> <ol style="list-style-type: none"> 1.) Increasing the availability of affordable units; 2.) Increasing the availability of health sustainable and energy efficient rental

	units; 3.) Eliminating health and safety issue related to vacant buildings in the neighborhood; 4.) Improving the neighborhood quality of life. LH25 Requirement: At a minimum, PHH plans to use \$400,000 in NSP3 funds for new construction (2 units) designated for <50% AMI households.	
Location Description	Eligible foreclosed and abandoned properties will be purchased within the boundaries of the Targeted Neighborhoods as shown on the attached map. (4 th Ward Neighborhood borders - North: E.16 th St., South: Straight St., East: Godwin Ave., West: Harrison St.) The HUD mapping tool estimated that 27 properties, in this specific area, have been foreclosed on in the past year .The number of properties that would need to be rehabilitated or redeveloped to make a desired impact in the identified target area (20% of REO in the past year) would be no less than 5 properties, according to HUD mapping data, but the State is requiring 6.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,500,000.00
	(Other funding source)	\$ 515,000.00
	(Other funding source)	\$
Total Budget for Activity	\$2,015,000.00	
Performance Measures	8 properties	
Projected Start Date	April 15, 2011	
Projected End Date	April 14, 2014	
Responsible Organization	Name	Paterson Habitat for Humanity
	Location	146 North 1 st St. P O Box 2585 Paterson N J 07509
	Administrator Contact Info	Barbara C. Dunn, Executive Director 973.595.6868 director@patersonhabitat.org

Activity Number 2	
Activity Name	City of Elizabeth – Elizabeth (Elizabethport Neighborhood)
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Continued stabilization efforts in Elizabeth’s - Elizabethport Neighborhood via acquisition, rehabilitation, and new construction of foreclosed, vacant and abandoned properties for creation of rental units for occupancy by low-income and moderate-income households.
National Objective	Benefitting low and moderate-income persons up to 120% of area median income
Activity Description	<p>Foreclosed, vacant and abandoned properties attract vandalism, arson, crime, and decrease property values. The acquisition, rehabilitation, and new construction of these units in the targeted, threatened, but viable neighborhoods will help stabilize the areas.</p> <p>Tenure: All units in this activity shall be rental units, 50% of the rental units will assist households earning 50% or less of the area median income, and the other 50% shall assist households earning between 50% and 120% area median income not exceeding 120% A.M.I. All units receiving a NSP 3 subsidy will be subject to the affordability controls previously defined.</p> <p>Expected to benefit:</p> <ol style="list-style-type: none"> 1.) Increasing the availability of affordable units; 2.) Increasing the availability of health sustainable and energy efficient rental units; 3.) Eliminating health and safety issue related to vacant buildings in the neighborhood; 4.) Improving the neighborhood quality of life. <p>Preference for rental development: This sub-grantee indicated that, in the NSP1 program, they encountered severe difficulties selling units in the troubled market so they have decided to not only look to homeownership but also to rental occupancy to achieve agency goals.</p> <p>Vicinity Hiring: The Elizabeth Housing Authority has a history of utilizing Section 3 workers and businesses for community development projects .They used Section 3 workers and businesses for the NSP1 projects (which is due to be completed in March) and will continue to use them for the NSP3 projects, because it is required and it is the Primary developers preference to do so.</p> <p>LH25 requirement – The City of Elizabeth will be expected exceed the units that are required to be occupied by low income households. They have stated that historically, It is highly unlikely that households with income of 80% to 120% will reside in units in this neighborhood.</p>

Location Description	Eligible foreclosed, vacant and abandoned properties will be purchased within the boundaries of the Targeted Neighborhood as shown on the attached map. (Elizabethport Neighborhood borders – North: Pine St., South: Elizabeth Ave., East: 1 st St., West: 3 rd st. The HUD mapping tool estimated that 30 properties, in this specific area, have been foreclosed on in the past year. The number of properties that would need to be rehabilitated or redeveloped to make a desired impact in the identified target area (20% of REO in past year) would be no less than 6 properties.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,500,000.00
	(Other funding source)	\$0
	Magill Real Estate Holdings LLC. (Developer)	\$ 1,064,869.15
Total Budget for Activity	\$2,564,869.15	
Performance Measures	7 properties containing 12 units	
Projected Start Date	April 15, 2011	
Projected End Date	June 30, 2014	
Responsible Organization	Name	City of Elizabeth
	Location	50 Winfield Scott Plaza Elizabeth N J 07201
	Administrator Contact Info	J. Christian Bollwage, Mayor 908-820-4170

Activity Number 3	
Activity Name	Pleasantville Housing Authority – Pleasantville (Mid-Town Neighborhood)
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Continued stabilization efforts in Pleasantville’s Mid-Town Neighborhood via acquisition, construction and rehabilitation of foreclosed and abandoned housing units for rental and homeownership.
National Objective	Benefitting low and moderate-income persons up to 120% of area median income
Activity Description	<p>The project funds will be used by the Pleasantville Housing Authority (PHA) to acquire and rehabilitate foreclosed, single-family homes in the Mid-Town neighborhood of the City of Pleasantville. It is anticipated that a minimum of 6 units will be completed and tenure will be a mix of rental and homeownership. A 25% match of the grant will be made using a combination of Housing Authority financing and Atlantic County Improvement Authority HOME funds. The Mid-Town area has been a focus of the City’s Neighborhood Preservation Program as well as the site of the Authority’s Hope VI redevelopment of Woodland Terrace, which transformed a blighted public housing development into a vibrant mixed-income community. The addition of NSP 3 funds would support and enhance those previous efforts.</p> <p>Vicinity Hiring: The PHA working with its partner the Pleasantville Housing and Redevelopment Corporation (PHRC) has implemented a Section 3 plan which included two communities meeting to reach out to both residents looking for work as well as local businesses to help them obtain their certification as a Section 3 concern. The PHRC as the developer service provider to the PHA is required pursuant to the developer agreement to promote Section 3. The PHRC has implemented a program whereas it awards points to potential contractors and subcontractors for being or using Section 3 contractors and hiring Section 3 employees. This has ensured that they have had local contractors from the neighborhood obtaining work under the current NSP grant and will ensure the continuation under NSP 3. Local employees have also been hired. They have also set up a relationship with the local one stop career center which is providing referrals to contractors in the program.</p> <p>Tenure: The PHA’s NSP3 program will provide both homeownership opportunities and rental opportunities to income qualified residents. The PHA has obtained HOME funds to assist buyers with down payment and closing costs of up to \$15,000. Down payments have become a significant issue for buyers to qualify for mortgages in this environment. The PHA has ensured that buyers have adequate resources to meet the stricter underwriting criteria.</p> <p>Preference for Rental Development: The PHA will be providing homes to potential tenants that earn less than 50% of the AMI. The Pleasantville Housing Authority will also be assisting these tenants through their Section 8 voucher</p>

	<p>program. Other tenants can have incomes of up to 120% AMI pursuant to the NSP guidelines. The PHA has not maximized the rent on the 120% units; they are using the HUD posted 100% fair market rents. This is actually very affordable for these households since the homes available would all rent for more than HUD posted fair market rents .This measure will certainly provide the affordability and stability needed for these families to be able to work towards homeownership.</p> <p>Expected Benefit: The area has benefitted and will continue to benefit from NSP funding. The neighborhood has such a large number of bank owned or short sale properties that the average person could not conceivably sell their property at this time. NSP 1 funding was the market place in 2010 and it kept the neighborhood from a total pricing collapse. NSP3 funding will specifically increase the availability of affordable, health sustainable and energy efficient rental units, will eliminate health and safety issues related to vacant and blighted buildings in the community, and improve quality of life in the target area.</p> <p>LH25 Requirement: Pleasantville has set aside 3 homes as affordable (under 50% AMI) in NSP 1 and will set aside 25% of NSP 3 funding for the same population.</p>	
Location Description	<p>Eligible foreclosed and abandoned properties will be purchased within the boundaries of the Targeted Neighborhoods as shown on the attached map. (Mid-Town Neighborhood boundaries – North: N.Main St., South: N.New Road, East: Rt.322 /Rt. 40; West – West Merion Ave./Woodland Ave.)</p> <p>The HUD mapping tool estimated that 30 properties, in this specific area, have been foreclosed on in the past year. The number of properties that would need to be rehabilitated or redeveloped to make a desired impact in the identified target area (20% of REO in past year) would be no less than 6 properties according to HUD mapping data.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,500,000.
	(Other funding source)	\$375,000.00
	(Other funding source)	\$
Total Budget for Activity		\$1,875,000.00
Performance Measures	7 properties	
Projected Start Date	April 15, 2011	
Projected End Date	April 14, 2014	
Responsible Organization	Name	Pleasantville Housing Authority
	Location	156 North Main Street Pleasantville N J 08232
	Administrator Contact Info	Vernon Lawrence, Executive Director 609-646-3023

Activity Number 4		
Activity Name	Administration	
Use	Select all that apply:	
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment		
CDBG Activity or Activities	Administration-General Management and Oversight as allowed under 24 CFR 570.206	
National Objective	N/A	
Activity Description	NJDCA anticipates distributing the administrative funds as follows: 1.) A maximum of 10% will be reserved for Department administration (Including pre-award activities as allowed under 24 CFR 570.00(h), training, technical assistance, and environmental reviews.) 2.) Local Grantees will receive up to 2% administrative funds due to how overall NSP3 administrative dollars are calculated. The State, as the grantee, will retain and reuse NSP3 program income and to allocate up to 10% of these amounts for administrative purposes.	
Location Description	New Jersey Department of Community Affairs	
Budget	Source of Funding	Dollar Amount
	NSP3	\$ 500,000.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$ 500,000.00	
Performance Measures	Minimum of 18 affordable housing units	
Projected Start Date	April 15,2011	
Projected End Date	April 14,2014	
Responsible Organization	Name	New Jersey Department of Community Affairs
	Location	101 S. Broad Street, P.O. Box 811 Trenton, NJ 08625-0811
	Administrator Contact Info	Diane Kinnane dkinnane@dca.state.nj.us 609.633.6182

8. Certifications

Certifications for State and Entitlement Communities

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]
- (10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) The jurisdiction certifies:

- a. That all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) Excessive force. The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

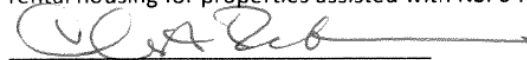
(13) Compliance with anti-discrimination laws. The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) Compliance with lead-based paint procedures. The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

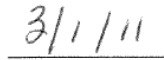
(15) Compliance with laws. The jurisdiction certifies that it will comply with applicable laws.

(16) Vicinity hiring. The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

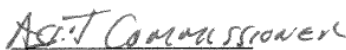
(17) Development of affordable rental housing. The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.



Signature/Authorized Official



Date



Title

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator’s name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input checked="" type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment? :	
<ul style="list-style-type: none"> • Blighted structure in context of state or local law, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Affordable rents, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Ensuring long term affordability for all NSP funded housing projects, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>

4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> • The planned activity, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The number of units that will result in displacement, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The manner in which the grantee will comply with URA for those residents? 	<input checked="" type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a	<input checked="" type="checkbox"/>

minimum of 15 days for public comment?	
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	
• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

City of Elizabeth- (Elizabethport Neighborhood)

Neighborhood ID: 8620941

NSP3 Planning Data

Grantee Address: 101 south broad st. trenton nj 08625

Grantee Email: amcdougles@dca.state.nj.us

Neighborhood Name: Eport.EHA.1

Date:2013-10-16 00:00:00

NEW NSP Score

New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 14

State Minimum Threshold NSP3 Score: 14

Total Housing Units in Neighborhood: 1166

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current or potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2675

Residential Addresses Vacant 90 or more days (USPS, March 2010): 114

Residential Addresses NoStat (USPS, March 2010): 321

Foreclosure Data (NEW)

HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:

Total Housing Units ACS 2005-2009: 1166

REO Transaction since third quarter 2011 (as of October 2012): 3

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 1

Vacant Properties previous REO or Foreclosure Action: 12

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 23

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 23

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 2.4

Supporting Data

To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 208

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 217333

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 356

Number of Distressed Sales transactions 2004-2006 (REO SLD): 1

Median Sale Price 2004-2006 (non-distressed): 347000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 128

Number of Distressed Sales transactions 2006-2008 (REO SLD): 18

Median Sale Price 2006-2008 (non-distressed): 372000

Median Sale Price 2006-2008 (distressed): 0

Number of Sales transactions 2008-2010: 127

Number of Distressed Sales transactions 2008-2010 (REO SLD): 35

Median Sale Price 2008-2010 (non-distressed): 162250

Median Sale Price 2008-2010 (distressed): 0

Number of Sales transactions 2010-2012: 103

Number of Distressed Sales transactions 2010-2012 (REO SLD): 4

Median Sale Price 2010-2012 (non-distressed): 160000

Median Sale Price 2010-2012 (distressed): 0

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

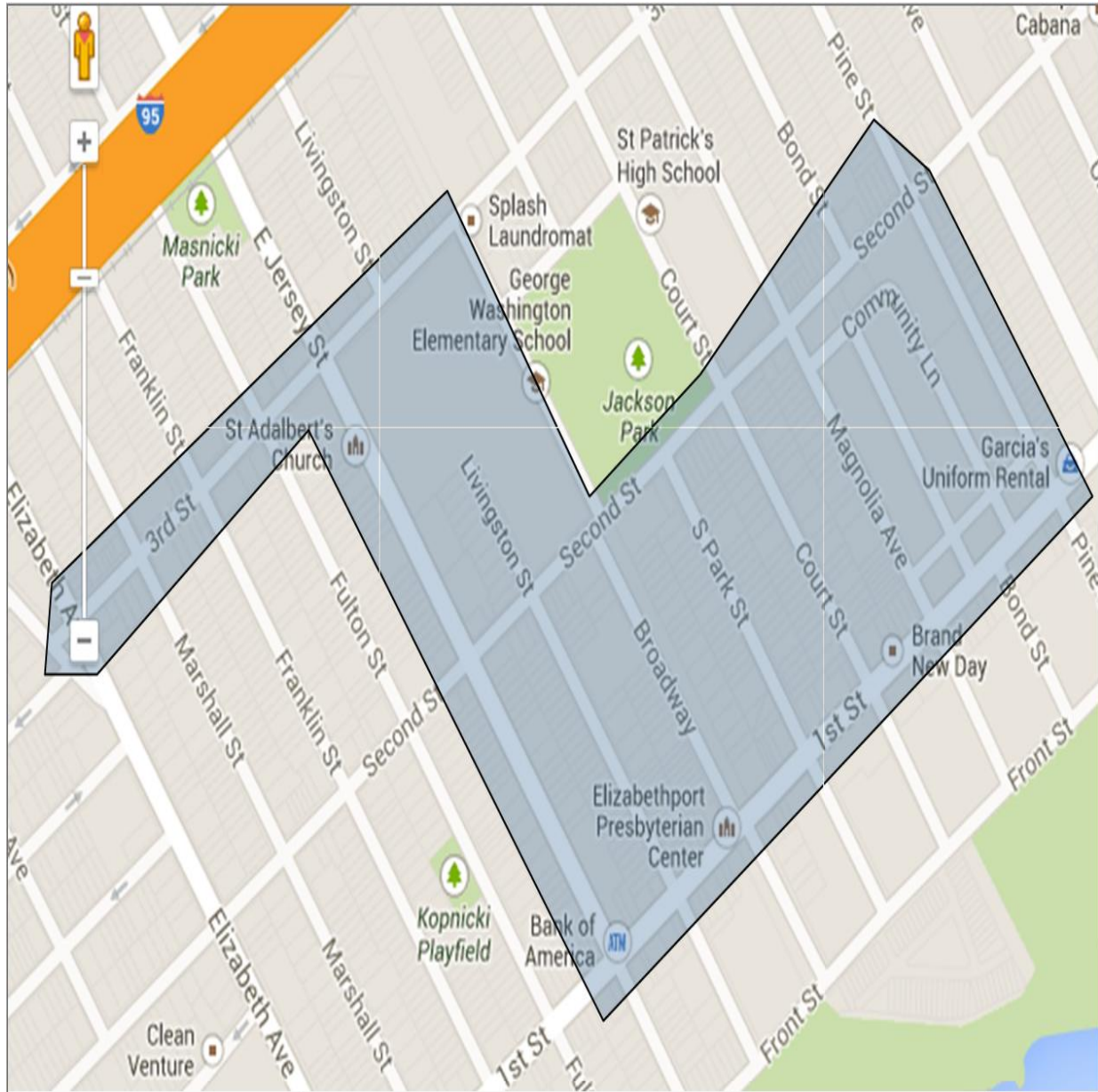
Latitude and Longitude of corner points

-74.194751 40.650494 -74.194837 40.649908 -74.194193 40.649908 -74.191575 40.651471 -74.187927
40.647694 -74.181876 40.651048 -74.183893 40.653132 -74.184580 40.653457 -74.186726 40.651829
-74.188099 40.651048 -74.189858 40.653002

Blocks Comprising Target Neighborhood

340390304004004, 340390304004006, 340390304005000, 340390304005001, 340390304005002,
340390304005003, 340390304005004, 340390304005005, 340390304005006, 340390304006003,

City of Elizabeth – (Elizabethport Neighborhood)



Habitat for Humanity- Paterson City (4th Ward Neighborhood)

Neighborhood ID: 3982788

NSP3 Planning Data

Grantee ID: 3424660E

Grantee State: NJ

Grantee Name: PATERSON

Grantee Address: 101 south broad st. trenton nj 08625

Grantee Email: amcdougle@dca.state.nj.us

Neighborhood Name: Pat. 4th ward 2

Date:2011-01-28 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 16

Total Housing Units in Neighborhood: 875

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 96.47

Percent Persons Less than 80% AMI: 83.61

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 858

Residential Addresses Vacant 90 or more days (USPS, March 2010): 40

Residential Addresses NoStat (USPS, March 2010): 108

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 188
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 57.85
Percent of Housing Units 90 or more days delinquent or in foreclosure: 26.78
Number of Foreclosure Starts in past year: 27
Number of Housing Units Real Estate Owned July 2009 to June 2010: 5

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 5

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -12.7
Place (if place over 20,000) or county unemployment rate June 2005: 8.2
Place (if place over 20,000) or county unemployment rate June 2010: 16.7
Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

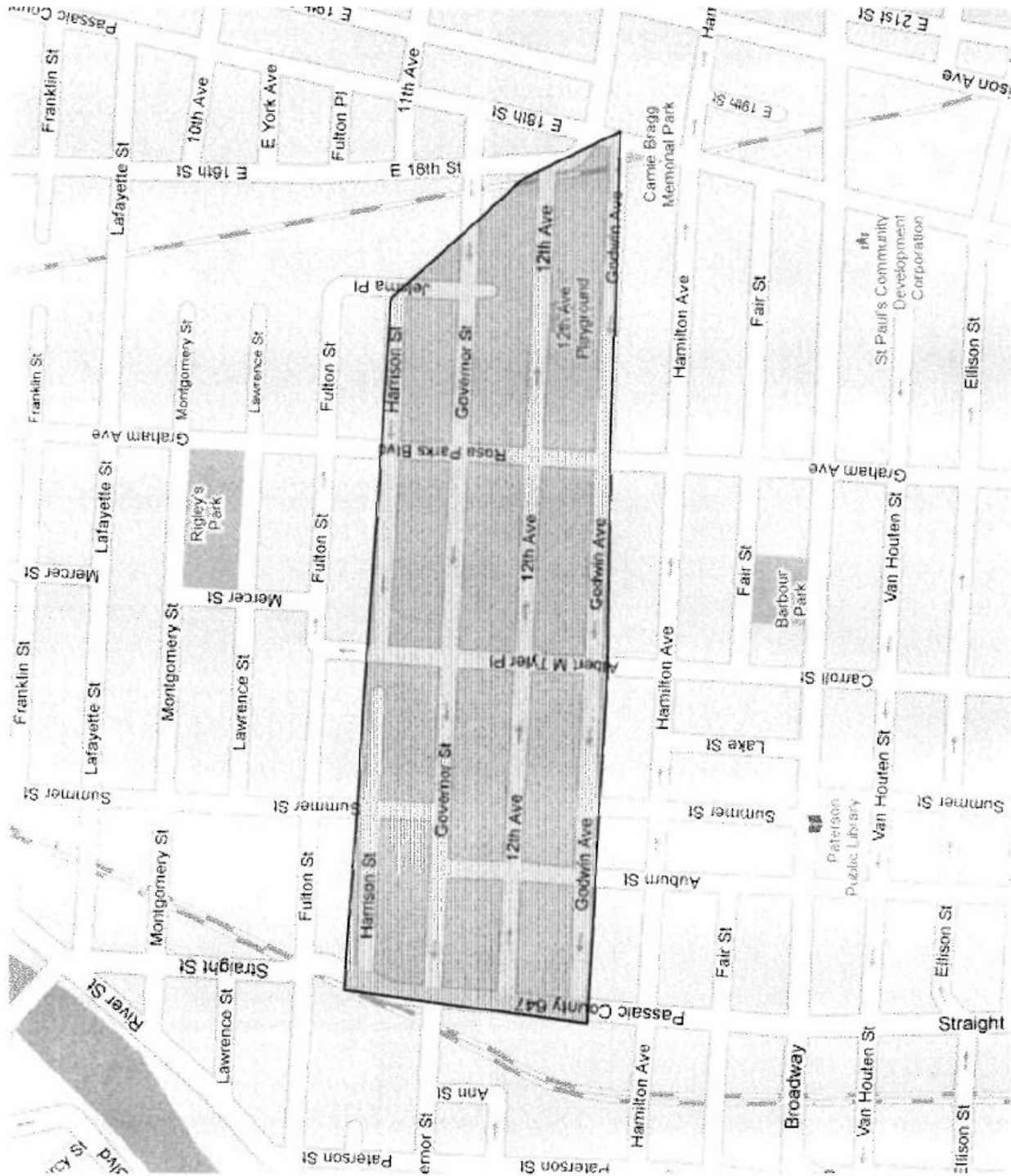
Latitude and Longitude of corner points

-74.166341 40.920809 -74.165912 40.923176 -74.156985 40.922722 -74.155440 40.921425 -74.154840
40.920485 -74.159002 40.920582 -74.161835 40.920615

Blocks Comprising Target Neighborhood

340311814002000, 340311814002001, 340311814002002, 340311814002003, 340311814002004,
340311814002005, 340311815002005, 340311815002006, 340311815003000, 340311815003001,
340311815003002, 340311815003003,

Paterson City (4th Ward Neighborhood)- Habitat for Humanity



Pleasantville Housing Authority- Pleasantville (Mid-Town Neighborhood)

Neighborhood ID: 9191131

NSP3 Planning Data

Grantee ID: 3499990N
Grantee State: NJ
Grantee Name: NJ NONENTITLEMENT
Grantee Address: 101 south broad st. trenton nj 08625
Grantee Email: amcdougle@dca.state.nj.us

Neighborhood Name: Pl.ville #1
Date:2011-02-08 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18
State Minimum Threshold NSP3 Score: 16
Total Housing Units in Neighborhood: 641

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 88.53
Percent Persons Less than 80% AMI: 70.49

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 628
Residential Addresses Vacant 90 or more days (USPS, March 2010): 18
Residential Addresses NoStat (USPS, March 2010): 3

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 304

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 40.6

Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.42

Number of Foreclosure Starts in past year: 30

Number of Housing Units Real Estate Owned July 2009 to June 2010: 6

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 6

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -18

Place (if place over 20,000) or county unemployment rate June 2005': 4.7

Place (if place over 20,000) or county unemployment rate June 2010': 12.4

'Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-74.530349 39.391765 -74.528546 39.391566 -74.524083 39.389808 -74.517174 39.397403 -74.521337 39.399558 -74.523869 39.397767 -74.526572 39.398199 -74.530349 39.392561

Blocks Comprising Target Neighborhood

340010119003005, 340010119003007, 340010119003024, 340010119003023, 340010119003022,
340010119003021, 340010119003020, 340010119003019, 340010119003018, 340010119003017,
340010119003016, 340010119003029, 340010119003028, 340010119003027, 340010119003026,
340010119003025, 340010119003015, 340010119003014, 340010119003013, 340010119003012,
340010119003011, 340010119003010, 340010119003009, 340010119003008, 340010119003006,
340010122001000, 340010122001002, 340010122001001, 340010122001003, 340010122001011,
340010122001010,

Pleasantville(Mid-Town Neighborhood)–Pleasantville Housing Authority

