

WELCOME TO:



New Jersey  
Neighborhood Preservation  
Program

# NPP Overview



The New Jersey Department of Community Affairs' neighborhood based programs are designed to acknowledge the crucial role neighborhoods play as the center of community for New Jersey's citizens, and the opportunity they offer to serve as a springboard to build a stronger, more equitable New Jersey.



# NPP Overview



To further achieve that goal, Governor Phil Murphy and Lt. Governor Sheila Oliver recently dedicated \$2.5 million of funding to restore the Neighborhood Preservation Program (NPP) to strengthen the economic vigor of New Jersey's threatened but viable neighborhoods and to encourage private investment in some of the state's hard-pressed communities. This new investment was done in coordination with the funding of Main Street New Jersey communities as well.



# Purpose of the Program

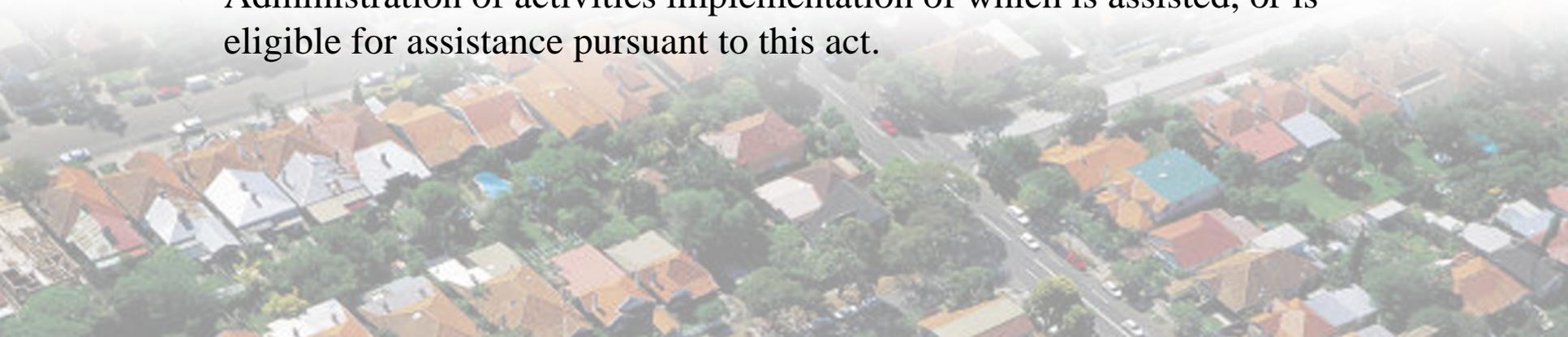


- Revitalize neighborhoods through local planning and community participation.
- Build local capacity to administer program
- To serve as a catalyst for economic development in business districts that are deemed “threatened but still viable.”
- To serve as a platform for the coordination of efforts by the State, municipalities, residents, businesses and other stakeholders to help declining neighborhoods become thriving neighborhoods.



## **Activities to be assisted under this act may include but shall not be limited to:**

- Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements.
- Disposition (through sale, lease, donation, or otherwise) or any real property acquired pursuant to this act or its retention for public purposes:
- Planning of neighborhood programs intended to be implemented by means eligible for a grant pursuant to this act; and
- Administration of activities implementation of which is assisted, or is eligible for assistance pursuant to this act.



# Activities



- All activities assisted under this act unless the political subdivision provides satisfactory assurances that prior to submission of its application:
- No grant may be made pursuant to this act unless the political subdivision provides satisfactory assurances that prior to submission of its application:
  - a) Citizens of neighborhoods to be affected by the program have been provided an adequate opportunity to participate in the development of the activities for which the grant is requested; and
  - b) Public hearings have been held to obtain the views of citizens to be affected by the activities for which the grant is requested.



# NPP Partnerships



- Residents/ stakeholders
- Business groups/associations
- Financial community
- Municipality



# Program Funding



## 2019 Appropriation

\$2,500,000

18 to 20 Grantees at \$125,000

## Structure of Funding

2019 Grantees

\$125,000 for first 18 months

### **First Six Months (Phase I)**

\$25,000

### **Months 7-18 (Phase II)**

\$100,000

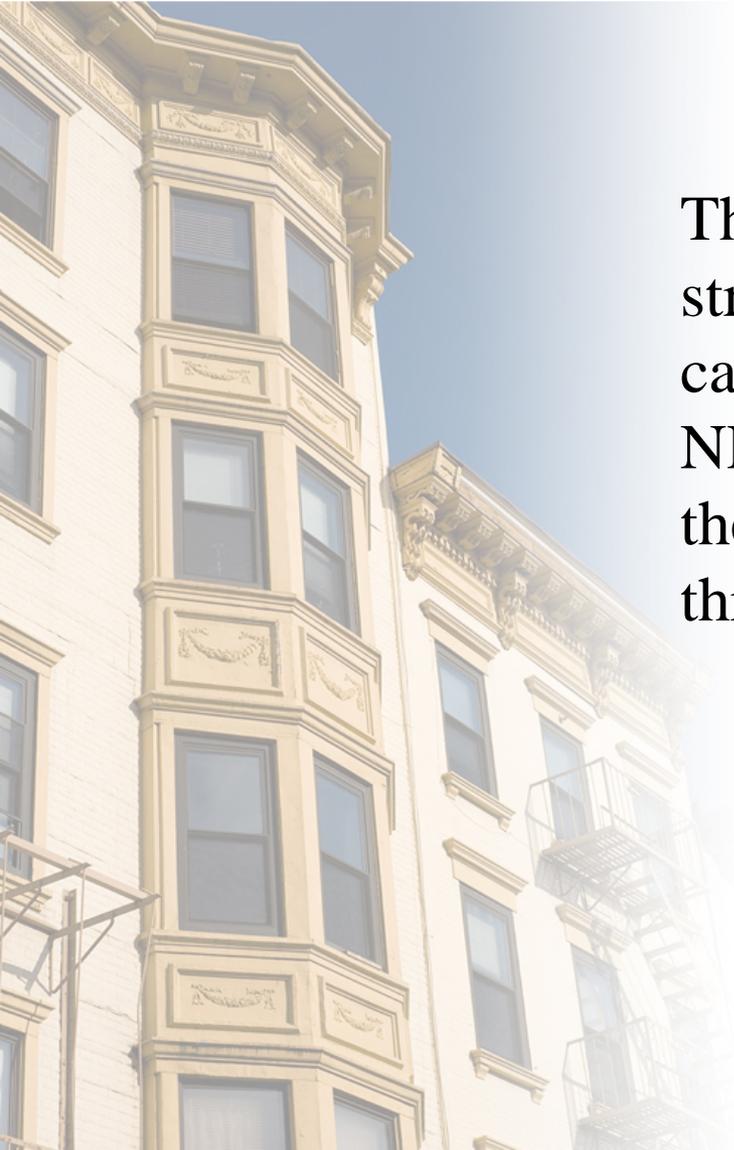
## Matching Requirement

20% match from non-state resources

# Eligible Activities



The Neighborhood Preservation Program strives to be flexible in terms of how funds can be applied. The municipality may use NPP grants for activities that will lead to the restoration and rehabilitation of threatened, but viable neighborhoods.



# Eligible Activities

1. Financial support the local administration of the grant.
2. Technical assistance
3. Community Development Planning
4. Commercial (retail) and Residential property renovations.
5. Code enforcement
6. Historic preservation
7. Support of a community/neighborhood organizations
8. Public facilities improvement



# Eligible Activities (con't)

- 9. ADA improvements
- 10. Clearance of Blight
- 11. Support Micro-enterprises



# Ineligible Activities



1. Construction of new housing or direct assistance to families whose incomes exceed HUD (80% of area median) limits
2. Purchase of construction equipment
3. Acquisition of vehicle(s),
4. On-going income payments (i.e. tenant's rent or household mortgages),
5. NPP funds used to supplant local government units staff salaries.

# Eligible Applicants



1. Eligible NPP applicants must be New Jersey political subdivisions (municipalities).
2. Eligible municipalities must be between the 64th and 98th percentiles on the Municipal Revitalization Index (MRI).



# Eligible Applicants



3. Municipalities must have at least one neighborhood (census tract) meeting the following criteria:
  - a) On a negative trajectory since 2010 through 2017 on an index of housing vacancies, home values, jobs, and poverty
  - b) Below the state median income level
  - c) Home values at least 60% of the county median
  - d) Job to population ratio above the state median



# Eligible Applicants



4. Municipalities must have sufficient mixed-use blocks (defined as any block with at least one residential lot and one commercial block) as measured by:
  - a) Municipality has more than the State median number of mixed use blocks (33) or;
  - b) Municipality has at least two times the State median for mixed use blocks as a percentage of all blocks (35.4%)



# Eligible Applicants



5. Municipalities must have at least one “walkable” neighborhood as measured by:
  - a) Median block size of no more than 25% greater than the State median;
  - b) The percentage of people walking to work is more than two times the State median;
  - c) The jobs to population ratio is more than two times the State median or the ratio of jobs to square mile is more than 150% of the State median;
  - d) The population density is no less than 25% of the State median.

# Eligible Municipalities



## Atlantic

Egg Harbor City  
Egg Harbor Twp.  
Hammonton  
Northfield  
Pleasantville  
Somers Point

## Bergen

Elmwood Park  
Englewood  
Garfield  
Hackensack  
Little Ferry  
Lodi  
Wallington

## Burlington

Burlington City  
Mount Holly

## Camden

Bellmawr  
Berlin Twp.  
Gloucester Twp.  
Pennsauken  
Runnemede

## Cape May

Cape May City  
Ocean City

## Cumberland

Millville  
Vineland

## Essex

Belleville  
Bloomfield  
East Orange  
Newark

## Gloucester

Glassboro  
Woodbury

# Eligible Municipalities



## Hudson

Bayonne  
Jersey City  
Kearny  
North Bergen  
Union City  
West New York

## Hunterdon

Flemington

## Mercer

Hightstown

## Monmouth

Freehold  
Keyport  
Long Branch

## Ocean

Berkeley township  
Lakewood township

## Passaic

Clifton city  
Passaic city  
Paterson city

## Somerset

Bound Brook  
Manville  
Somerville

## Sussex

Newton

## Union

Elizabeth city  
Linden city  
Rahway city  
Roselle borough

## Warren

Hackettstown  
Phillipsburg

# Eligible Neighborhoods



Municipalities may only apply for neighborhoods that contain at least one census tract on DCA's NPP Eligible Neighborhoods list, which is available on the DCA website.

- Has been on a negative trajectory since 2010 through the latest American Community Survey (ACS) estimate year available (currently 2013-17) on an index of housing vacancies, home values, jobs, and poverty
- Is below the state median household income level for the latest ACS estimate year available (currently 2013-17)
- Median home values is at least 60% of the county median for the latest ACS estimates available (currently 2013-17)
- Job to population ratio above the state median for the latest LEHD (Census Bureau jobs dataset) year available (currently 2015)

# Application Scoring Criteria



## Existing State Support or Investment

- NRTC neighborhood
- Opportunity Zone
- Main Street NJ district
- Improvement District
- Urban Enterprise Zone
- Downtown Business Improvement Zone
- Transit Village, ED Programs
- Recipient of Local Planning Services assistance
- Area in Need of Redevelopment
- Commitment of support through the county's or municipality's CDBG program.
- Other official municipal designation

# Application Scoring Criteria



- Existing Local Capacity to Support Neighborhood Reinvestment
- Municipal Commitment
- Evidence of financial or staff resource commitment to the neighborhood



# Application Scoring Criteria



## **Support and Involvement of Local Stakeholders**

- Commitment by local businesses, lending institutions, community organizations, residents, municipal officials, and/or other stakeholders to participate in the NPP planning process

## **Assessment of Proposed Neighborhood**

- Description of proposed neighborhoods, assessed needs, and how NPP funds will address those needs



# Eligible Neighborhoods



- **Presence of Mixed-Use Development:** The neighborhood proposed in the application currently contains mixed-use commercial/residential development and has the potential for further development.
- **Neighborhood Size:** The neighborhood must have distinctive boundaries, and be of manageable size, so that positive effects may be observed within a five-year period. The land area of the neighborhood must be no less than  $\frac{1}{4}$  square mile and no greater than 2 square miles.

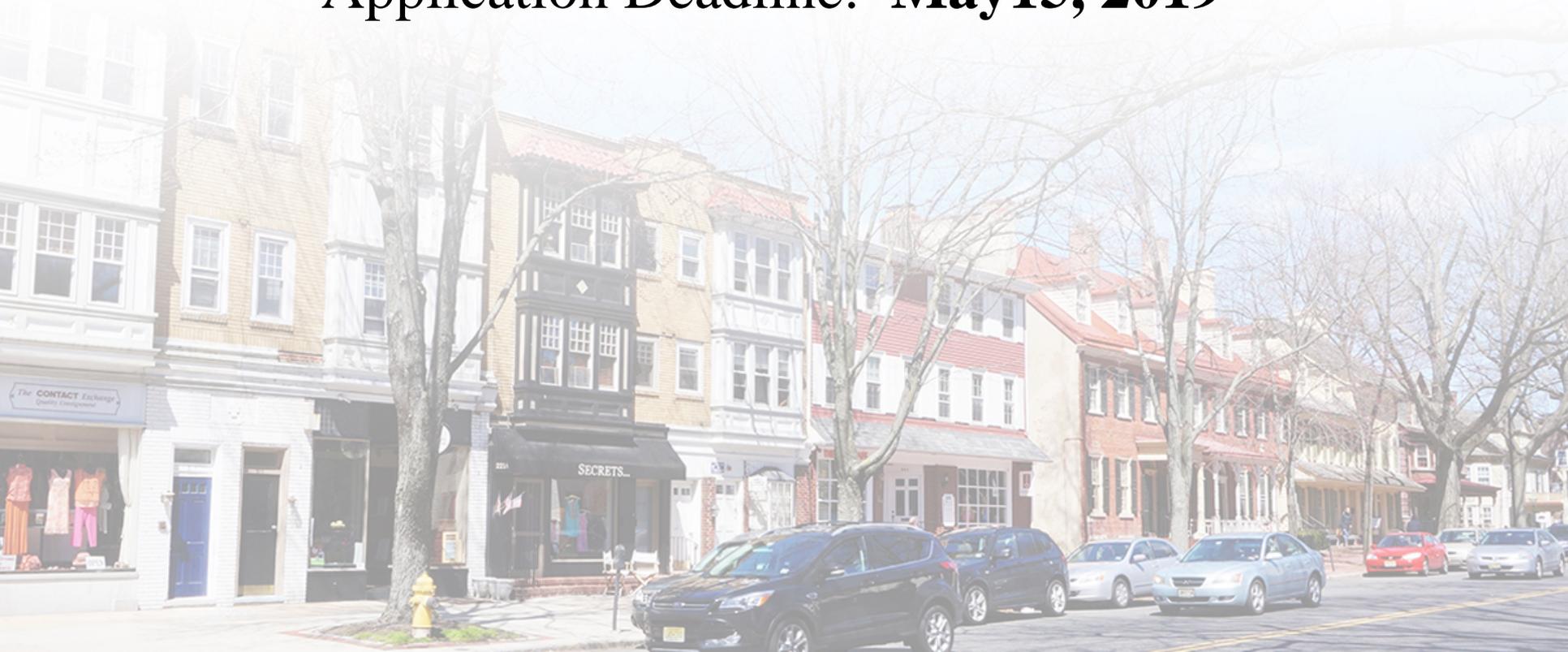


# NPP Schedule



## NPP 2019

Application Deadline: **May 15, 2019**



# Training Schedule



## *Training Schedule - Dates to follow shortly...*

- New Grantee Orientation
- Establishing a NPP Office/ hiring a Coordinator
- Office set-up/ program management
- Strategic Planning
- Work Plan Development
- Creating Partnerships for your program



# NPP Website



*For More Information...*

NJ DCA Website: <https://www.nj.gov/dca/>

NPP Webpage:

<https://www.nj.gov/dca/divisions/dhcr/offices/np.html>

- ✓ NPP Guidelines
- ✓ Eligible NPP Municipalities
- ✓ Eligible NPP Census Tracts
- ✓ SAGE NPP Application Instructions



# NPP Success Story



## *Borough of Collingswood: A NPP Success Story*

First awarded NPP 1991- at the time was the 4<sup>th</sup> most distress municipality in Camden County.

Received 2 NPP grants: West Collingswood and Tatem Neighborhoods and was the only two-time recipient of **NPP City of the Year Award**.

Tatem Neighborhood: Over five years, Borough received \$525,000 of **NPP**, \$150,000 of **HOME-NPP** and \$400,000 of County **CDBG** and leveraged close to \$60 million dollars in redevelopment activities in the Haddon Avenue-Tatem Neighborhood.



# NPP Success Story



During NPP, the Borough provided more than \$650,000 in rehabilitation assistance to 192 individual homes in the neighborhood, an area of great need due to the age (75 years and older) of most of the properties.

With NPP support, the Borough established a locally funded multi-family conversion program to assist new homebuyers with the incentive to convert the large multi-family properties back to original single-family residences.



# NPP Success Story



## REDEVELOPMENT PROJECTS DURING NPP:

- Sutton Towers Redevelopment Project
- Zane School- Kitchen Associates Architectural Firm
- Collingswood Senior Center
- Collingswood Lumber Yard
- Haddon Avenue Special Improvement District
- Total public/private funds invested in Collingswood- \$60 Million

