

CITY OF NEWARK



DEPARTMENT OF ECONOMIC & HOUSING DEVELOPMENT

2010 ROLLING SALE II PROPERTY LIST, INFORMATION & INSTRUCTIONS



PROPERTY REDEVELOPMENT PROPOSAL APPLICATION FORM

Cory A. Booker, Mayor
Stefan Pryor, Deputy Mayor
Michael Meyer, Director

Property Address: 33-35 Astor Street

Block: 2811

Lot(s): 10, 12 & 13

Property Type: Fire House and Vacant Lot

Ward: East

Lot Size: 105.2X85 / 8942 Sq. Ft.

City Imposed Use Restrictions: Existing structure to remain and be adaptively rehabilitated as per the Secretary of the Interior standards for historic preservation.

This property will be available for an interior inspection on Tues., April 13th and April 20th, 10:00 – 11:30 am



Property Address:

64 _14th Ave. and 295-297, 299, 301 and 303 Morris Ave.

Block:

246

Lot(s):

5, 7, 8, 9 and 10

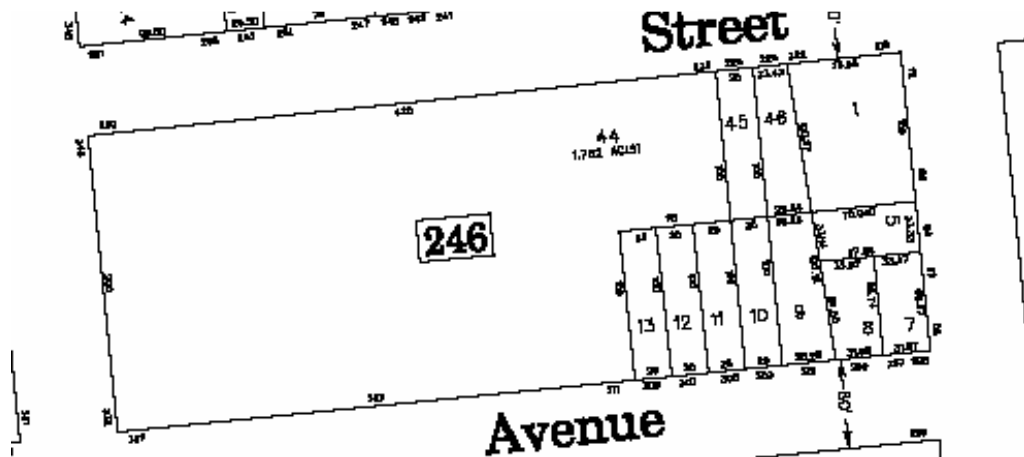
Property Type: Vacant Land

Ward: Central

Lot Size:

1 lot @ 33X69, 2 lots @ 31X67, 1 lot @ 25X100, 1 lot @ 36X100 /
12,531 Sq. Ft.

City Imposed Use Restrictions:



Property Address:

95 Chadwick Ave.
146, 150 and 156 Chadwick Ave.

Block:

3000
2687

Lot(s):

7
49, 47 and 44

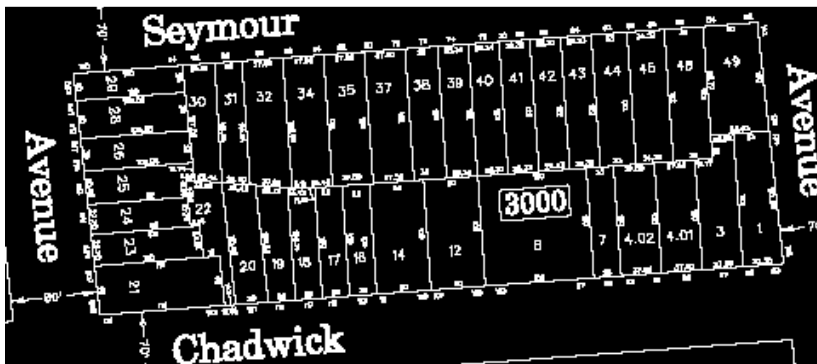
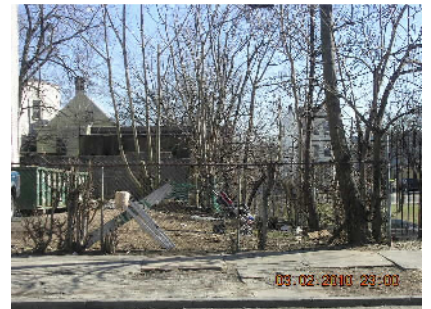
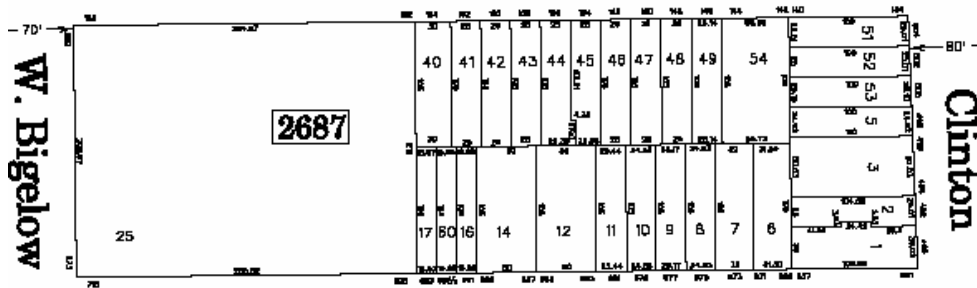
Property Type: Vacant Land

Ward: South

Lot Size:

1 lot @ 25X100 / 2,500 Sq. Ft.
3 lots @ 25X105 / 2,625 Sq. Ft. (each)

City Imposed Use Restrictions:



Property Address: 302 Lyons Avenue

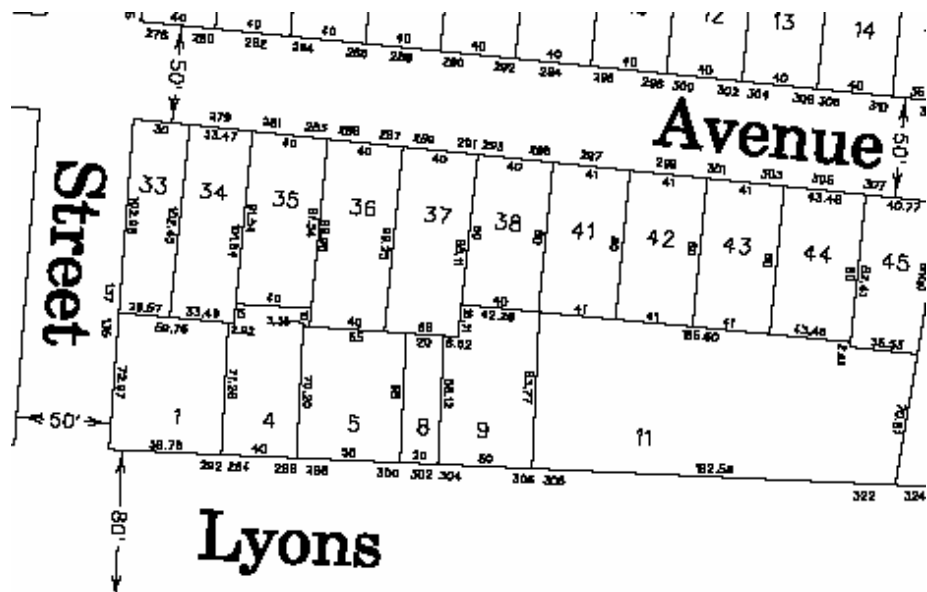
Block: 3724

Lot(s): 8

Property Type: Vacant Lot

Ward: South

Lot Size: 20X68 / 1,360 Sq. Ft.



Property Address: 385-387 and 389-391 Parker St. **Block:** 607

Lot(s): 49 and 51

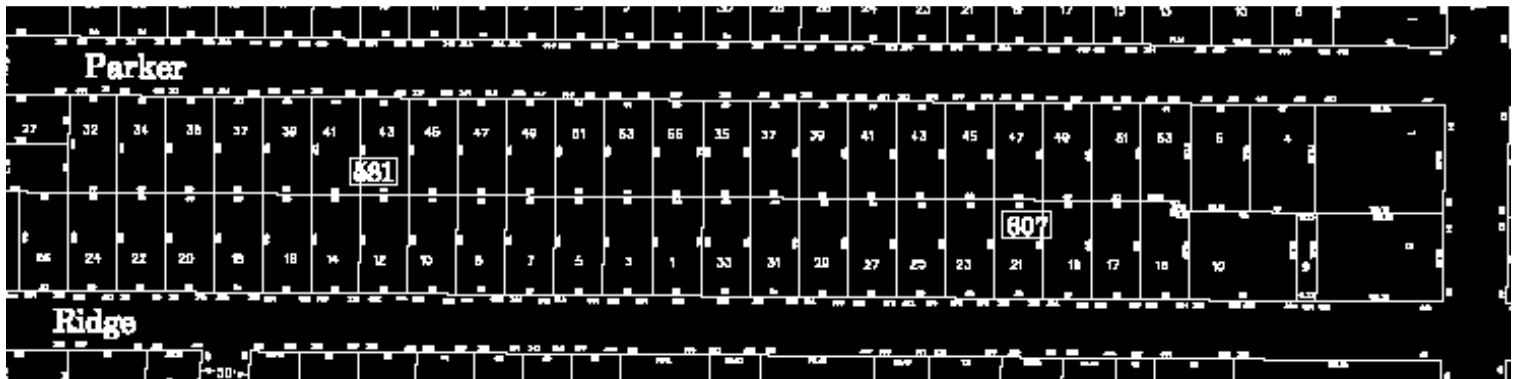
Property Type: Residential and Vacant Lot

Ward: North

Lot Size: 110X100 / 10,000 Sq. Ft.

City Imposed Use Restrictions: Existing structure to remain and be adaptively rehabilitated as per the Secretary of the Interior standards for historic preservation.

This property will be available for an interior inspection on Tues., April 13th and April 20th, 12:30 – 1:30 pm



PROPERTY REDEVELOPMENT PROPOSAL APPLICATION FORM

City of Newark Department of Economic and Housing Development

Summary

The City of Newark's Department of Economic and Housing Development is soliciting proposals for acquisition of select City-owned properties. A list of all City-owned properties currently available for sale through the rolling sale procedure is available online at www.ci.newark.nj.us. You may obtain additional information, in person, between the hours of 9:00 a.m. and 4:30 p.m. at:

The Division of Housing and Real Estate/Office of Property Management
920 Broad Street, Room 421,
Newark, NJ 07102

It is the applicant's responsibility to be aware of the submission requirements needed to prepare a complete proposal in accordance with this application.

Applicants may apply for acquisition of no more than 5 separate properties or property clusters in this 2010 rolling sale cycle and must complete a separate application for each.

Note that certain City-owned properties may be sold for the exclusive purpose of development as Workforce Housing.

Workforce Housing units must be sold by the selected developer to homebuyers at prices that are equal to the cost of production of the homes, including land acquisition, construction costs and allowable soft costs. Homes must be affordable to and sold to households that earn less than 120% of Area Median. Redevelopers will be limited to a developer fee, overhead and profit of no greater than 12% of hard construction costs. (Area Median Incomes, rent limits and Maximum sales prices are identified in Appendix I.) Proposals for properties being sold as **Multifamily/Commercial/Mixed-Use** or **Individual Rehabilitation** that intend to provide rental or for sale housing should provide a minimum of 20% of units to be affordable to households that earn less than 50% of Area Medium Income. Alternatively, applicants may provide residential units as **Workforce Housing**.

Please note: Properties identified on the list of "Properties Available for Sale" may not be available for sale at the time of your request. In addition, the City reserves the right to remove properties from the list at any time prior to closing. It is the responsibility of applicant to confirm the location of properties on the applicant's list. Any photos, directions or other information provided by the City related to the properties in the Properties Available for Sale list is to assist the applicant in evaluating the sale opportunity but is not a warrantee or guarantee. Applicants must advise the City of any discrepancies, inconsistencies or inaccuracies that are identified. Upon selection, and prior to consideration by the Municipal Council, the selected Redeveloper will be requested to conduct a title report for each property, at the Redeveloper's own expense. More details regarding the City's Land Disposition process and procedures may be found on the City's website.

Applicants must complete and submit **six (6) typewritten copies of the application** prior to the deadline published in the notice of land sales. **Hand written applications will not be accepted.** All applications will be date and time stamped and late applications will not be accepted and/or reviewed. It is the sole responsibility of the applicant to ensure that its proposal is delivered to the City's Division of Housing and Real Estate (Room 421) prior to the deadline. The City reserves the right to reject any application that is incomplete or does not provide sufficient information to evaluate the proposal based on the criteria identified in the City's Land Disposition policy.

The Department will evaluate applications based on the criteria indicated below. Selected applicants will be directed to submit additional information and forms. In addition, selected applicants will be required to submit a title report for designated properties at their sole cost and expense. Following review of the additional information, the Department of Economic and Housing Development will submit recommendations to the Municipal Council for authorization to execute a Land Disposition Agreement. Should the selected applicant fail to submit the requested information, or should the information provided fail to demonstrate the applicant's capacity to redevelop the properties pursuant to the City's requirements, the City reserves the right to proceed to the next highest rated applicant or to solicit new proposals for the properties.

Selection Criteria

The City will evaluate proposals based on the following threshold and evaluation criteria.

Threshold Criteria

These are minimum requirements that every project and developer must meet:

- The development must be appropriate for the surrounding neighborhood. **The Department reserves the right to reject an applicant based on a proposed use that is not compatible with the location and neighborhood character.**
- Potential purchasers must have a favorable history of development if they have previously purchased City-owned property. The buyer may not own undeveloped or under-developed parcels of land or buildings previously purchased from the City of Newark, unless that land or building is actively under development pursuant to a schedule approved by the City. If the property has not been developed within a reasonable time period, as determined by the Department, the buyer will not be eligible to purchase additional property. For LLC's, partnerships and/or corporations, no member of the LLC, partnership, or corporation may own such land. If the LLC, partnership and/or corporation are the proposed buyer, the LLC, partnership and/or corporation and each member thereof must be in good standing in its location of incorporation/creation.
- The proposed project must enhance the urban fabric of the neighborhood.

- The proposed project must be compatible with relevant and recognized neighborhood, ward and citywide plans. Projects must meet the City's design guidelines (See Appendix II.)
- The purchaser must have experience proportionate to the size and complexity of the proposed project.
- All newly constructed or rehabilitated residential units must be Energy Star certified and meet Indoor Air Package (IAP) specifications.
- Potential purchaser must have no current housing code violations in the City of Newark. For LLC's, partnerships and/or corporations, current housing code violations must not be associated with any of the members of the LLC, partnership, or corporation.
- The potential purchaser must not be in tax arrears on any real estate owned in the City of Newark (unless such arrearage is the subject of appeal and, in the sole discretion of the City, the purchaser is likely to prevail) or have owned property that has been foreclosed by the City for failure to pay taxes or fees within the last five (5) years.

Evaluation Criteria

The City will consider the following factors when evaluating development proposals:

- Programmatic Priorities
 - Depth of affordability of residential units to be constructed, including the use of non-City subsidy sources to reduce rents or the cost of sales.
 - Advanced energy efficient and environmentally sustainable building principles and practices beyond threshold requirements for new development of City-owned property.
 - Commitment to hiring of Newark residents, including ex-offenders, during the development process and commitment to first source local hiring by end user of non-residential projects (if applicable.)
 - Commitment to use of MWBE and local contractors, sub-contractors, and suppliers. For guidelines about qualifications for MWBE status, please see Appendix III.
- Project Readiness and Feasibility
 - Demonstrated development track-record
 - Demonstrated financial capacity to develop proposed project
- Price –The amount to be paid to the City for the land. The minimum acceptable offering price for vacant land is \$10.00 per square foot.
- Additional Evaluation Factors

- Applicant is owner of adjacent property that is to be developed in conjunction with the City property in question and presents a design proposal that enhances the urban fabric of the neighborhood.
- Commitment to the use of union labor.
- Commitment to use of specific high-quality building materials and design.
- Proposed developer is a Newark resident.
- Proposed developer is a 501(c)(3) non-profit Community Development Corporation.

Additional Information

- The City reserves the right to request additional information from any or all applicants.
- Applicants will not be provided access to properties prior to bidding unless otherwise stated in the sale notice.
- Applicants who have executed a Land Disposition Agreement and seek to gain entrance to properties will receive an “Inspection Right of Entry” (for buildings only).
- The City may contract with a third-party intermediary to monitor the selected applicant’s compliance with the Land Disposition Agreement and the terms of land sale. Costs for such services will be paid by the redeveloper and such costs shall be an allowable project soft cost.

Settlement: Terms of Sales under this process are as follows:

- Prior to sale, the City may order an appraisal. This amount will be added to the final agreed upon purchase price.
- A deposit of 10% of the total cost of the selected bid price as identified within the Land Disposition Agreement (LDA) is required. The deposit is due upon execution of the Land Disposition Agreement.
- Deposits are NON refundable if applicant fails to reach settlement (see terms below).
- Settlement shall occur within 90 days of the execution of the LDA.
- Settlement shall occur only upon evidence satisfactory to the City that the applicant has:
 - 30% complete construction drawings for the renovation or construction of the Property;
 - An approved timeline for the development;

- A fully executed construction contract for the complete renovation or construction of the Property in accordance with the approved construction drawings;
- Demonstrated personal financial capacity or loan commitments in amounts sufficient to complete the renovation or construction of the Property in accordance with the construction drawings;
- Favorable design review by the City of Newark Planning Division staff;
- Site plan approval by the City of Newark Planning Board;
- Board of Adjustment approval of requested zoning variance (if applicable).

Fee: A processing fee of \$300 is due with an application for one property or one cluster. A \$100 processing fee is due with for each subsequent property or cluster applied for within the same property sale cycle. Certified Checks, Cashier's Check or Money Orders should be made payable to the "Director of Finance." The processing fee is non-refundable. The fee will not be refunded to unsuccessful applicants. The processing fee will not be applied to the deposit or sales price.

Submission: Submit completed Application to Purchase by 4:00 PM of April 26, 2010 to:

Property Redevelopment Rolling Sale Proposal
C/o Office of Property Management
920 Broad Street, Room 421
Newark, NJ 07102
973.733.8060

Appendix I

Income Limits, Rent Limits and Workforce Housing Maximum Sales Prices

2007 Newark, NJ HUD Metro Area Income Limits

Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (30% AMI)	17,700	20,250	22,750	25,300	27,300
Very Low (50% AMI)	29,550	33,750	38,000	42,200	45,600
Low Income (80% AMI)	41,700	47,700	53,650	59,600	64,350
Workforce (120% AMI)	70,920	81,000	91,200	101,280	109,440

2007 Monthly Gross Rent Limits

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
30% AMI	474	568	657	733	809
50% AMI	791	950	1097	1223	1350
65% AMI	1009	1212	1392	1534	1673

Sales Price Limits

	Single Family/Condo	Two Family	Three Family
80% AMI	191,896	222,994	254,170
100% AMI	275,323	306,500	337,676
120% AMI	332,169	363,267	394,444

* Sales prices are based on 3 bedroom units. Two and three family sales prices assume rental units are 3 bedrooms.

Appendix II

General Design Guidelines

1. Unless otherwise indicated, all properties sold through the rolling sale and Request for Proposals processes are subject to site plan review and approval by the Newark Central Planning Board.
2. All projects shall be reviewed by Newark planning staff and shall be subject to comments regarding design.
3. All new construction shall comply with the provisions of the Newark Master Plan and the Newark Ward Redevelopment Plan as well as the provisions in this rolling sale or Request for Proposals.
4. Project shall meet the Mandatory Minimum Design and Construction Standards for Home Construction, dated March 2005 (and as may be revised from time to time and subject to Division of Planning and Community Development staff review.)
5. All new construction projects shall reference and comply with the proposed “Transforming the Bayonne Box into a New House for Newark: Infill Housing Design Standards.” These standards shall become amendments to the Newark Zoning Ordinance and the Newark Ward Redevelopment Plans.
6. Landscaping with urban resistant species must be provided for all properties. Street trees must be planted at intervals of 30-40 feet depending on the species planted. Ornamental tree species that do not reach more than 30 feet in height at maturity shall not be used in tree pits.
7. Additional Standards:
 - a. All commercial structures and mixed-use structures with ground floor retail shall have a zero lot line setback and shall not have front yard parking.
 - b. All rehabilitation shall be sensitive to the original architecture of the structure. For properties to be rehabilitated, the percentage of window glazing should not be reduced.
 - c. For all retail structures, the façade shall be 70% clear glazing at the street facing first floor façade.
 - d. For all retail structures, 70% of a proposed security gates shall be transparent open mesh.
8. The City reserves the right to impose additional design guidelines. Such guidelines will be provided to potential purchasers of City-owned land as soon as is practicable.

Appendix III

Minority or Women Owned Business Enterprise (“MWBE”) Guidelines

Businesses that are certified as a Minority or Woman-Owned Business Enterprise by one of the below-identified governmental agencies will be considered an MWBE for the purpose of the City of Newark’s land disposition policy:

- **New Jersey Transit**
- **New Jersey Department of Transportation**
- **New Jersey Department of Commerce**
- **New Jersey Department of Economic Development**
- **Port Authority of New York and New Jersey**

Appendix IV

Storm Drainage Requirements

All developers must comply with the storm drainage requirements, as outlined in the Code of the City of Newark. The Code states,

- a. No land area shall be developed by any applicant such that:
 1. The volume and rate of storm water runoff occurring from the property is increased over the volume and rate which occurs under existing predevelopment conditions.
In those cases where the existing structures, buildings, and/or pavements is/are removed or razed, the existing conditions shall be considered “unimproved,” for the purposes of this chapter.
 2. The drainage of the adjacent properties is not adversely affected.
 3. The existing drainage pattern of ditches, channels, and streams is not altered, nor their carrying capacities exceeded.
 4. Storm water runoff from impervious areas such as parking lots, driveways, or loading zones, flows over or across sidewalks, or out of driveways, however, special attention may be given to those sites by the Director of Engineering, where topographic conditions make compliance in this regard exceedingly difficult.
- b. In order to accomplish the above objectives, the design of storm water drainage and storm water storage facilities may include: roof-top storage, oversized sewers with restricted outlet pipes, underground storage tanks, surface detention basins, French drains, planted swale areas, bermed areas, or where acceptable soil and ground water conditions exist, recharge basins, dry wells, porous pavement, or any other innovative techniques, or combination of the above as approved by the Director of Engineering.
- c. Design of Storm Water Storage Facilities
 1. On-tract storm water facilities shall be designed to contain the amount of storm water runoff, which is equal to the maximum difference in runoff between existing conditions and post development conditions.
 2. Either the rational method or the soil conservation service method as outlined in the Soil Conservation Service National Engineering Handbook, Section 4, Hydrology, shall be used for computing the volume and rate of runoff from existing and post development conditions.
 3. The amount of runoff shall be compiled using a design storm with a ten (10) year return frequency for Essex County. (See graph on file in Office of City Clerk). The minimum initial time of concentration shall be ten (10) minutes.
 4. For computation with the rational method, published runoff co-efficients which reflect land use and topography shall be used. Acceptable runoff co-efficients currently in practice include, but are not limited to, the following:

LAND USE TYPE RUNOFF CO-EFFICIENTS

Business:

Central Business District	0.70 to 0.95
Neighborhood areas	0.50 to 0.70

Residential:

Single-family areas	0.30 to 0.50
Multi-units, detached	0.40 to 0.60
Multi-units, attached	0.60 to 0.75
Apartment dwelling areas	0.50 to 0.70

Industrial:

Light areas	0.50 to 0.80
Heavy areas	0.60 to 0.90
Parks, Cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad Yard Areas	0.20 to 0.40
Unimproved Areas	0.10 to 0.30

SURFACE TYPE

Streets:

Asphaltic	0.70 to 0.95
Concrete	0.80 to 0.95
Brick	0.75 to 0.85
Drives and Walks	0.75 to 0.85
Roofs	0.75 to 0.85

Lawns; Sandy Soil:

Flat, 2%	0.05 to 0.10
Average, 2 to 7%	0.10 to 0.15
Steep, 7%	0.15 to 0.20

Lawns; Heavy Soil:

Flat, 2%	0.13 to 0.17
Average, 2 to 7%	0.18 to 0.22
Steep, 7%	0.25 to 0.35

5. A minimum acceptable outlet pipe from all storage facilities shall be eight (8) inches internal diameter, and be of material and class as approved by Title VII, the State Uniform Construction Code as adopted by the City. [7:1-1 et seq.]

6. In the case of detention facilities utilizing porous media for ground absorption, such as dry-wells, porous pavement, or the like, the volume of porous media shall be large enough to contain the total volume of rainfall excess, as required under paragraph c., 1. Of this section, within the voids. Ground absorption systems shall be used only where the infiltration rate of the receiving soil is acceptable as determined by percolation tests and performed under the guidelines and standards of N.J.A.C. 7:9 et seq. [State Department of Environmental Protection], and soil borings, or as determined by the Director of Engineering. Provisions shall be made to contain overflow of such systems onsite or to surface drain the overflow in such a way as not to adversely affect any other property.

7. If detention facilities utilizing surface impoundment, such as detention basins or rooftop storage, are used, sufficient volume to fully contain the total volume of rainfall excess shall be provided. The outlets of such facilities shall be designed to limit the maximum discharge rate of storm water runoff to what occurs at the site under existing conditions and shall discharge in such a way as not to adversely affect any other property. If rooftop storage is proposed, the weight of the impounded water on the roof shall be accounted for in the structural design of the building and the roof shall be designed to provide maximum protection against leakage. If earth berms or dikes are used to create the impounding area, they shall be adequately stabilized and the slopes protected with vegetative cover, paving, or riprap to protect against failure or breaching.

8. If a combination of different storm water detention techniques are used, the combined volume of the systems shall be large enough to fully contain the total volume of rainfall excess.

9. Storm water detention facilities shall be maintained regularly by the owner to insure continual functioning of the systems at design capacity and to prevent the health hazards associated with debris buildup and stagnant water. In no case shall water be allowed to remain in any facility long enough to constitute a mosquito breeding, disease or any other type of health problem.

10. Storm water conduits shall be designed with full flow velocities ranging from a minimum of two and one-half (2.5) feet per second to a maximum of ten (10) feet per second.

11. All drainage and storage facilities shall be constructed to meet the requirements of the Director of Engineering.

12. All storm water conduits must be connected to storm sewers where available, but in no case will storm water conduits be connected to sanitary sewers. In the event that the municipal system is surcharged even after storage facilities are designed, the Director of Engineering shall direct the point of connection or require such changes as are necessary.

Please see the Code of the City of Newark, 38:10-46, for an up-to-date version of the Storm Drainage guidelines, as this may not reflect changes made since August 2007.