



NEWARK, NJ

ROUND 1 AWARD: \$4,000,000



Overview: To expand housing supply and lower housing costs, HUD’s Office of Community Planning and Development awarded **\$4 million to the City of Newark**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

Over 70% of the City’s residents are renters and more than 60% of them are housing cost burdened. The City has advanced housing supply through updated local regulations, strategic planning, and investments in historically underfunded communities.

PRO Housing funding will enable Newark to update local land-use regulations, provide homebuyer assistance, and expand investments in underserved communities.

Capacity Challenges

- Local developers and community organizations have limited staffing, financing, and resources to address housing needs.

Outdated Local Systems and Processes

- The City notes a need to improve and modernize processes, procedures, and technology related to planning applications, construction permits, and unit inspections.

Historic Under-Investment

- Under-invested neighborhoods in Newark have a higher concentration of lower-income residents, older housing stock, and a larger concentration of vacant and abandoned properties.

LOCAL BARRIERS TO HOUSING IDENTIFIED BY NEWARK

RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

The City of Newark

- Convened a Housing Working Group to explore creative solutions for the affordable housing crisis. Based on their recommendations, developed a five-year Housing Vision.
- Updated the local regulations and land use policies with the goal of facilitating more residential development, including new housing typologies like Accessory Dwelling Units.
- Established the region’s first land bank, administered by economic development nonprofit Invest Newark.
- Launched a one-stop search portal for those searching for affordable homes in Newark on MyHousingSearch.com.
- In 2023, created the Equitable Investments in Newark Communities program, which aims to focus reinvestment and community-wide improvement in specific neighborhoods that have experienced historic under-investment.





ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

Update Local Land Use Regulations

- Newark will use its PRO Housing funding to continue its implementation of updated local land use regulations, which will significantly increase the speed at which affordable homes can be built.
- The City will continue improving the systems and processes that impact construction and renovation to ensure more affordable units can be available by 2026.

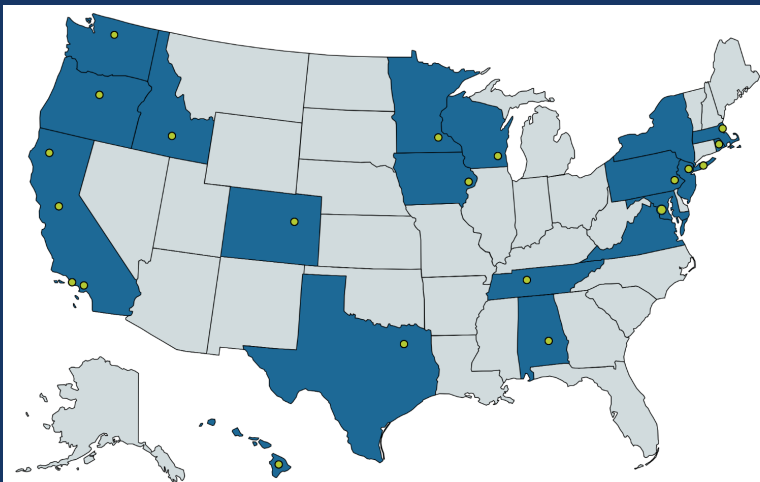
Expand Live Newark, the City's Homeowner Assistance Program

- The City will expand Live Newark, a program that sets forgivable loan programs for income-qualified new and existing homebuyers. Live Newark is currently funded through HOME Investment Partnership and American Rescue Plan funding.
- With these funds, the City will be able to support more income-qualified homeowners each year.

Expand the Equitable Investments in Newark Communities (EINC) Program

- The City will also expand the EINC program, which facilitates the development or rehabilitation of homes, while simultaneously expanding opportunities for Minority/Women-owned Business Enterprise developers and contractors.
- The additional funding will provide more direct subsidies for the purchase of existing vacant or underused properties that the City will make available for redevelopment as affordable housing, as well as for the creation and preservation of affordable housing units in priority neighborhoods.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.