



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 17-0875, **Version:** 1

Dept/ Agency: Offices of Municipal Council/City Clerk

Action: () Ratifying (X) Authorizing () Amending

Type of Service: Urging Adoption of a Cooperative Plan of Action

Purpose: Proposing a Cooperative Plan of Action to Save Terrell Homes

Additional Information:

Sponsor: Council Member, Augusto Amador

WHEREAS, a proposal was forwarded to the Mayor of the City of Newark proposing a Cooperative Plan of Action with the purpose of saving Terrell Homes (a copy of the plan is annexed to this resolution); and

WHEREAS, Millard E. Terrell Homes ("Terrell Homes"), built in 1946, located in the East Ward, is a public housing complex, comprised of 275 units, which has been plagued, over the recent years, by flooding, environmental contamination, high crime and disrepair; and

WHEREAS, the Executive Director of the Newark Housing Authority has claimed, over the last two (2) years, that the agency is no longer able to maintain the three (3) story, 275-apartment complex; and

WHEREAS, the Executive Director has also claimed that the cost to rehabilitate the facility could cost \$60 million dollars, over thirty (30) years and has begun informing residents that the complex would have to close; and

WHEREAS, it is anticipated that the United States Department of Housing and Urban Development ("HUD") may approve a demolition plan in the next three (3) to four (4) months; and

WHEREAS, action taken by the Newark Housing Authority to close down the complex and demolish its buildings because of lack of funding to do necessary repairs has been met by some residents with opposition; while, conversely, many residents are ready to leave; and

WHEREAS, the Municipal Council of the City of Newark is supportive of a Cooperative Action Plan to save Terrell Homes.

NOW, THEREFORE, BE IS RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Municipal Council is supportive of a Cooperative Action Plan to save Terrell Homes, as follows:
 - a. Reduce the size of the complex from 275 units, by eliminating the 65 three (3) bed units and 50 two (2) bed units. This would result in a smaller-sized complex, that would be more

manageable.

- b. Identify all long-term residents (over 25 years), who don't want to leave the complex.
 - c. Provide vouchers and moving expenses to those residents in good standing who would prefer to move from the complex.
2. Propose an Ordinance that would provide a funding source for the rehabilitation of the remaining buildings, from payments-in-lieu made by developers in projects over 30 units, to be built in the East Ward; as follows:
- i. \$20,000 for each required low income housing unit not constructed on site;
 - ii. \$13,000 for each required moderate income housing unit not constructed on-site;
 - iii. \$10,000 for each required median income housing unit not constructed on-site;
 - iv. \$7,000 for each required work force housing unit not constructed on site.

The Municipal Council, the Administration and the Newark Housing Authority should work together to draft the appropriate legislation to accomplish the foregoing.

3. A copy of this resolution shall be forwarded by the Office of the City Clerk to the Newark Housing Authority, the Mayor of the City of Newark and to the United States Department of Housing and Urban Development.

STATEMENT

A Resolution Proposing a Cooperative Plan of Action to Save Terrell Homes.