



NEWARK LAND BANK

Side Lots for Neighbor Program Term Sheet



<p>Program Description</p>	<p>The mission of the Newark Land Bank (the “NLB”), a division of Invest Newark, A NJ Nonprofit Corporation (“Invest Newark”), is, in part, to dispose of properties in a manner that will improve the quality of neighborhoods, increase land values, create diverse housing opportunities, and return properties to the City of Newark’s tax rolls.</p> <p>The NLB has established the Side Lots for Neighbor Program (the “Program”) to allow eligible vacant lots owned by the NLB to be sold to qualified to qualified contiguous property owners for a discounted rate to add an addition to their home, install a driveway or garage or garden, or simply expand the footprint of their property. The Program, like all of the NLB’s programs, aims to allow property owners to beautify and improve the appearance of their entire neighborhood through improving underutilized lots.</p>
<p>Eligible Properties:</p>	<p>To qualify as a Side Lot for Neighbor property, the real property must be vacant and unimproved real property that is undersized, non-conforming, or otherwise deemed not-suitable for development as determined by the City of Newark Zoning Code and must be physically contiguous to the applicant’s occupied residential property.</p> <p>Vacant lots containing only an accessory structure, such as a garage or shed, may still be considered “unimproved” and remain eligible under the Program, provided, however, that such determination will be made on a case-by-case basis at the sole discretion of the NLB.</p> <p>PLEASE NOTE: <i>The NLB reserves the right, in its sole discretion, to reject, remove or limit any property from eligibility under the Side Lots for Gardens Program based on changing, competing or broader policy goals of the NLB, Invest Newark, or the City of Newark.</i></p>
<p>Eligible Applicants:</p>	<p>PLEASE NOTE: <i>The following eligibility criteria are minimum qualifications only, and satisfying the minimum qualifications set forth below does not guaranty approval or priority for obtaining a property under the Program. The NLB shall have sole discretion for the approval or disapproval of any application and finalization of any conditions to a transfer under the Program.</i></p> <p>Eligible applicants must own occupied residential real property contiguous to the eligible property, which occupied residential real property is in compliance with all state and local building and land use regulations.</p> <p>Applicants must provide a list of all properties in the City of Newark that she/he/it/they own(s), or has(have) an ownership interest in, directly or indirectly. All such residential properties must be in compliance with all state and local building and land use regulations—<i>i.e.</i>, the applicant cannot own any residential property, directly or indirectly, that has any code violation and the applicant must be current on all taxes and water and sewer bills for their primary residence and for any other properties (residential or otherwise) that the applicant owns in the City of Newark.</p> <p>Applicants who have owned, directly or indirectly, in whole or in part, any real property that was acquired by the City of Newark or the NLB as the result of tax foreclosure proceeding, are disqualified from eligibility under this Program.</p>

	<p>In addition, if the applicant has previously purchased property from the NLB or from the City of Newark, it must demonstrate to the NLB’s reasonable satisfaction that it has achieved compliance with the terms of the purchase agreement for such previous purchase(s) and have received a Certification of Compliance or Certification of Completion from the City of Newark or the NLB, as applicable, for such previously-purchased property(ies).</p> <p>If an applicant is the owner of, but not the primary resident of, the home adjacent to the applicable Side Lot for Neighbor (an “Investor Applicant”), then in addition to the above requirements, Investor Applicants must also demonstrate to the NLB’s satisfaction that their contiguous property is more than 50% occupied.</p>						
<p>Prioritization of Applicants:</p>	<p>The NLB will first solicit neighboring lot owners to submit applications. Then the NLB will process applications on a first-come, first-served basis. The first qualified applicant to submit a complete application and payment shall proceed in the sale process. If more than one application is received for the same property, priority will be given using the following principles:</p> <ol style="list-style-type: none"> 1. Applicants who have been maintaining the lot will receive priority over other applicants. 2. Applicants who reside in a neighboring lot will receive priority over Investor Applicants. 3. Applicants will receive priority if, after the Side Lot for Neighbor is combined with their contiguous already-owned lot(s), their property will be a regularly shaped lot conforming to municipal code requirements. 4. Applicants with a longer shared contiguous border with the applicable Side Lot for Neighbor will receive priority over applicants with a shorter contiguous border. 5. Applicants with higher offers in their sealed bids will receive priority over applicants with lower offers. (Sealed bids may not be required for lots less than 2,500 square feet in size. Sealed bids will always be required for lots greater than 2,500 square feet.) 						
<p>Minimum Purchase Price; Costs</p>	<p>The minimum purchase price for eligible properties under the Program shall be as follows:</p> <table border="1" data-bbox="483 1304 1357 1419"> <tr> <td data-bbox="483 1304 1170 1346">Lots less than 2,000 square feet</td> <td data-bbox="1170 1304 1357 1346">\$ 750</td> </tr> <tr> <td data-bbox="483 1346 1170 1388">Lots more than 2,000 but less than 2,500 square feet</td> <td data-bbox="1170 1346 1357 1388">\$ 1,500</td> </tr> <tr> <td data-bbox="483 1388 1170 1419">Lots more than 2,500 square feet</td> <td data-bbox="1170 1388 1357 1419"><i>Negotiated*</i></td> </tr> </table> <p>Successful applicants will also be required pay all necessary fees required to facilitate the actual transfer of the property, such as closing costs, deed recording fees and transfer taxes.</p>	Lots less than 2,000 square feet	\$ 750	Lots more than 2,000 but less than 2,500 square feet	\$ 1,500	Lots more than 2,500 square feet	<i>Negotiated*</i>
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<p>Property Restrictions; Right of Reverter</p>	<p>The eligible property will be conveyed to successful applicants by a quitclaim deed on an “as is, where is” basis without any warranty, expressed or implied. The purchase and sale agreement, as well as the deed, will require that the Side Lot for Neighbor property be used and maintained in perpetuity for the purpose for which it was conveyed; and if the property ceases to be used or maintained for that purpose, all or any portion of the property may, in its then-existing condition, at the option of the NLB, revert to the NLB.</p>						
<p>Application Fee</p>	<p>A \$50 non-refundable application fee for each parcel, payable to the Newark Land Bank in certified funds, must accompany the submission of a complete Side Lot for Neighbor Application.</p>						

Start Your Application:	<p>To start your application, please visit https://landbank.investnewark.org/ and select “Side Lots for Neighbor”.</p> <p>Should you require more information, or would like to alert NLB of your interest in a Side Lot for Gardens, please email us at nlbinfo@investnewark.org.</p>