



**New Jersey**  
**Department of Community Affairs**

**SUPERSTORM SANDY COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY**

**SANDY BLUE ACRES BUYOUT PROGRAM  
CDBG-DR FUNDED BUYOUTS**

**SECTION 104 (d) ONE FOR ONE REPLACEMENT  
PLAN**

April 30, 2019



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## I. Overview Of Blue Acres Buyout Program Unit Replacement Plan

- A. **Background** – The New Jersey Department of Community Affairs, Sandy Recovery Division is submitting this Housing Replacement Plan for Superstorm Sandy recovery utilizing Community Development Block Grant Disaster Recovery (CDBG-DR) for the Sandy Blue Acres Buyout Program. This CDBG-DR assisted activity will precipitate the need to replace housing available to low and moderate-income persons in accordance with Section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act).

In the wake of Superstorm Sandy's destructive path, thousands of New Jersey renters and homeowners faced daunting and unprecedented challenges in their efforts to rebuild and renew their communities. The storm had a particularly significant impact on, near, or adjacent to the coastline, inland bays and tributaries and rivers. New Jersey's housing recovery will continue to require a multitude of residential development efforts and tactics that will be advanced by the Department of Community Affairs (DCA) utilizing CDBG-DR resources, serving in its role as administering agency.

The State received \$4,174,429,000 in disaster recovery funds to assist recovery efforts, of which \$174,500,000 has been allocated to the Sandy Blue Acres Buyout Program (SBABP). DCA has been tasked with the administration and distribution of the CDBG-DR funds for the buyout program. This program identifies community suffering for repetitive flooding events and engages property owners to accept a buyout to transform these sites into open space to mitigate future disaster impacts across the 9 counties most impacted by Superstorm Sandy. The State developed this program to purchase real property, demolish residential housing units and convert the land into dedicated open space.

As the result of the SBABP purchase and demolition of housing units, the State of New Jersey is required to submit to the U. S. Department of Housing and Urban Development (HUD) information related to the demolition and replacement of housing units on a one-for-one basis since the units purchased will no longer be available to low and moderate-income persons.

This plan is designed to address those instances when a property or properties that are subject to replacement under 24 CFR 42.375 will be appropriately replaced. It is not either intended or designed to identify replacement housing units for those property owners who voluntarily agree to participate in the buyout program. Rather, the plan simply details the manner in which the affordable housing stock will not be reduced, on

a one-for-one basis, due to the removal of properties that are subject to repetitive flooding.

**B. Disaster Recovery Waiver:**

In accordance with Federal Register Notice for Allocations, Common Application, Waivers, and Alternative Requirements for Grantees Receiving Community Development Block Grant (CDBG) disaster Recovery Funds in Response to Hurricane Sandy (FR-5696-N-0)1 issued March 5, 2013, and the amendment found at Federal Register Notice (FR-5696-N-16) issued September 15, 2015; HUD Notice CPD-13-05, dated July 30, 2013; the one-for-one replacement requirements at Section 104(d)(2)(A) (i)-(ii) and (d)(3); and 24 CFR 42.375 may be waived in connection with funds allocated for lower-income dwelling units that are damaged by the disaster and not suitable for rehabilitation.

The Section 104(d) one-for-one replacement requirements generally apply to units to be demolished or converted and are occupied or vacant occupiable lower-income dwelling units. This waiver, however, exempts disaster-damaged units that meet the Grantee's definition of "not suitable for rehabilitation", from the one-for-one replacement requirements.

Additionally, when other units that are not substandard and are suitable for rehabilitation are identified in areas that are subject to repetitive flooding, they are still deemed eligible for acquisition and demolition by the Sandy Blue Acres Buyout Program using CDBG-DR funds as a mitigation effort. These units do not however qualify for the waiver and are subject to one-for-one replacement.

**C. Definition – Substandard Structures "Not Suitable for Rehabilitation"**

The State of New Jersey, in accordance with the requirements has established the definition of structures "not suitable for rehabilitation" in "Action Plan Amendment #14", consistent with the waiver and allowances in Federal Register Notice FR-5696-N-01. Specifically, "not suitable for rehabilitation" is defined as the following:

1. Substandard dwellings that cannot be brought into compliance with the New Jersey Sandy recovery programs' housing rehabilitation standards, and/or applicable state and local code requirements, shall be deemed not suitable for rehabilitation, as determined by the program and consistent with program guidelines. The determination may be established based upon the calculation that the cost of rehabilitation exceeds 75% of the market value of the property or that the property is deemed a blighted structure consistent with state or local

ordinance; in which case the property would be a candidate for demolition and/or reconstruction and not subject to one-for-one replacement.

OR

2. A “blighted structure” is any structure unfit for use, habitation or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a risk to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any “Nuisance” as defined by law, or

- a. Any residential property that poses a public nuisance, which may be detrimental to the health or safety whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, or debris which may provide a hazard for inquisitive minors;
- b. Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquid, gases, dust, smoke, vibration or noise, or whatever may render air food, or drink detrimental to the health of human beings;
- c. Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof;
- d. Physical conditions posing fire hazards; or
- e. Physical conditions posing a hazard such as but not limited to dead or damaged trees.

OR

3. Residential properties that have experienced repetitive losses under FEMA’s National Flood Insurance Program (NFIP).

## II. Plan for Replacement of Units Acquired by Sandy Blue Acres Program

### A. Description of the activity:

The New Jersey Department of Environmental Protection (DEP) is administering the SBABP to purchase residential properties from willing sellers in areas identified as subject to repetitive flooding and have experienced significant flood damage. Eligible property owners will receive compensation as determined through a uniformly applied valuation process established by SBABP that is equivalent to the property's fair market value prior to October 29, 2012. Upon the property being acquired by DEP, any existing structures will be demolished, and the property will be deed restricted and maintained as permanent public green space for passive recreation and/or conservation purposes.

The areas located within Woodbridge Township and the Borough of South River (Middlesex County) that are eligible for voluntary buyouts are primarily residential in character and will consist of one or more of the following characteristics:

- Areas of a community that experienced flood damage from *Superstorm Sandy*;
- Areas of the community within the South River basin that received flood damage attributed to *Superstorm Sandy*, Hurricane Irene or Tropical Storm Lee;
- Areas of a community that lie within a floodplain and have high concentrations of severely damaged homes from *Superstorm Sandy*;
- Areas of a community with homes for which repeated flood insurance claims have been submitted under the National Flood Insurance Program (NFIP);
- Other areas of the community with clusters of homes, or whole neighborhoods that have experienced flood damage; and
- Other areas of the community where the buyout of flood prone properties will meaningfully enhance overall community resilience against future flooding.

### B. Location and Inventory of Units to be demolished:

**BOROUGH OF SOUTH RIVER,  
NEW JERSEY**

The SBABP will acquire sixty-four (64) residential properties in the Borough of South River, of which forty-seven (47) housing units will be required to be replaced on a one-for-one basis. The property addresses are as follows:

	<b>Address</b>	<b># of units</b>	<b>Multi-Family</b>	<b># of bedrooms</b>	<b>Location of Replacement Units</b>
1	14 Little Martin Avenue	1	N	2bedrm	Delaney Homes
2	9 Henry Street	1	N	2bedrm	Delaney Homes
3	50 Levinson Avenue	1	N	2bedrm	Delaney Homes
4	7 Henry Street	1	N	2bedrm	Delaney Homes
5	63 Causeway	1	N	2bedrm	Delaney Homes
6	35 Freeman Street	1	N	2bedrm	Delaney Homes
7	48 Levinson Avenue	1	N	3bedrm	Delaney Homes
8	15 Maple Street	1	N	3bedrm	Delaney Homes
9	31 Stephen Street	1	N	3bedrm	Delaney Homes
10	47 Augusta Street	1	N	3bedrm	Delaney Homes
11	25 Levinson Avenue	1	N	3bedrm	Delaney Homes
12	8 Henry Street	1	N	3bedrm	Delaney Homes
13	13 Levinson Avenue	1	N	3bedrm	Delaney Homes
14	36 Levinson Avenue	1	N	3bedrm	Delaney Homes
15	27 Stephen Street	1	N	3bedrm	Delaney Homes
16	43 Belmont Avenue	1	N	3bedrm	Delaney Homes
17	13 Henry Street	1	N	3bedrm	Kilmer I
18	32 Belmont Avenue	1	N	3bedrm	Kilmer 1
19	3 George Street	1	N	3bedrm	Kilmer 1
20	30 Levinson Avenue	1	N	3bedrm	Kilmer 1
21	51 Maple Street/26 Belmont Ave	1	N	3bedrm	Kilmer 1
22	14 Reid Street	1	N	3bedrm	Kilmer 1
23	46 Reid Street	1	N	3bedrm	Kilmer 1
24	34 Reid Street	1	Y	3bedrm	Kilmer II
25	9 Kathryn Street	1	N	3bedrm	Kilmer II
26	7 Le Roy Street	1	N	3bedrm	Kilmer II
27	52 Levinson Avenue	1	N	3bedrm	Kilmer II
28	58 Levinson Avenue	1	N	3bedrm	Kilmer II
29	36 Reid Street	1	N	3bedrm	Kilmer II
30	24 Reid Street Unit #1	2	Y	2bedrm	Delaney Homes
	24 Reid Street Unit #2		Y	2bedrm	Delaney Homes

	<b>Address</b>	<b># of units</b>	<b>Multi-Family</b>	<b># of bedrooms</b>	<b>Location of Replacement Units</b>
31	18 Armstrong Avenue	1	N	4bedrm	Colonial Square Townhomes
32	24 Stephen Street	1	N	4bedrm	Colonial Square Townhomes
33	22 Belmont Avenue	1	N	4bedrm	Colonial Square Townhomes
34	38 Belmont Avenue - Unit #1	2	Y	2bedrm	Delaney Homes
	38 Belmont Avenue - Unit #2		Y	2bedrm	Delaney Homes
35	35-37 Maple Street Unit #1	2	y	2bedrm	Kilmer I
	35-37 Maple Street Unit #2		Y	2bedrm	Kilmer I
36	25 Stephen Street	1	N	4bedrm	Colonial Square Townhomes
37	67 Reid Street	1	N	4bedrm	Colonial Square Townhomes
38	4 Levinson Avenue	1	N	4bedrm	Colonial Square Townhomes
39	6 Little Martin Avenue	1	N	4bedrm	Colonial Square Townhomes
40	2 Le Roy Street Unit #1	2	Y	2bedrm	Kilmer I
	2 Le Roy Street Unit #2		Y	3bedrm	Kilmer II
41	14 Henry Street - Unit #1	3	Y	2bedrm	Kilmer II
	14 Henry Street - Unit #2		Y	2bedrm	Kilmer II
	14 Henry Street - Unit #3		Y	2bedrm	Kilmer II
		<b>47</b>		<b>132</b>	

**Note: 41 Housing Units, with 41 physical addresses, 6 of which are Multi-Family units, for a total of 47 units that need to be replaced**

Listed are the total residential units by bedroom size that will be purchased and demolished, along with the affordable housing projects which shall serve to replace these units, and the schedule when replacement units will be available.

<b>Units Identified for Demolition - Borough of South River</b>					
Unit Size	2019	2020	2021	Total Units	Total Bedrooms
2 bedroom	8	8	0	16	32
3 bedroom	8	8	8	24	72
4 bedroom	3	4	0	7	28
<b>TOTAL</b>	<b>19</b>	<b>20</b>	<b>8</b>	<b>47</b>	<b>132</b>

*(See Attachment A – Map for the Borough of South River)*

<b>Location of Replacement Units - Borough of South River</b>					
Project	2 bedroom	3 bedroom	4 bedroom	Total Units	Total Bedrooms
Delaney Homes #1306	10	10	0	20	50
Colonial Square Townhomes	0	0	7	7	28
Kilmer I	3	7	0	10	27
Kilmer II	3	7	0	10	27
<b>Totals</b>	<b>16</b>	<b>24</b>	<b>7</b>	<b>47</b>	<b>132</b>

1. Delaney Homes #1306, 905 Convery Blvd, Perth Amboy, NJ 08861
2. Colonial Square Townhomes, 1030 Grove Ave, Edison, NJ
3. Kilmer I & Kilmer II, 115 Truman Drive S, Piscataway, NJ 08854

<b>Schedule for Replacement of Demolished Units- Borough of South River</b>					
Unit Size	2019	2020	2021	Total Units	Total Bedrooms
1 bedroom	0	0	0	0	0
2 bedroom	10	6	0	16	32
3 bedroom	10	7	7	24	72
4 bedroom	2	5	0	7	28
<b>TOTAL</b>	<b>22</b>	<b>18</b>	<b>7</b>	<b>47</b>	<b>132</b>



**WOODBRIIDGE TOWNSHIP,  
NEW JERSEY**

The SBABP will acquire thirty-two (32) residential properties in Woodbridge Township, of which twenty-five (25) housing units will be required to be replaced on a one-for-one basis. The property addresses are as follows:

	<b>Address</b>	<b># of units</b>	<b>Multi-Family</b>	<b># of bedrooms</b>	<b>Location of Replacement Units</b>
1	88 Claire Ave	1		3	Delaney Homes
2	49 Vernon	1		3	Delaney Homes
3	54 Borman Ave	1		3	Delaney Homes
4	955 Blandford Ave	1		3	Delaney Homes
5	124 Harriot St	1		3	Delaney Homes
6	122 Harriot St	1		3	Delaney Homes
7	400 Thayer Avenue	1		3	Delaney Homes
8	971 Blandford Ave	1		3	Delaney Homes
9	7 Wedgewood Ave	1		3	Delaney Homes
10	82 Port Reading Avenue	1		3	Delaney Homes
11	67 Sewaren Ave	1		3	Kilmer I
12	76 Calvin Street	1		4	Greenwood Townhomes
13	576 Bamford Avenue	1		4	Greenwood Townhomes
14	539 Watson Ave	1		4	Greenwood Townhomes
15	29 E Tappen St - Unit #1	2	Y	2	Delaney Homes
	29 E Tappen St - Unit #3		Y	2	Delaney Homes
16	679 Lewis St	1		4	Greenwood Townhomes
17	676 Lewis Street	1		4	Greenwood Townhomes
18	640 Bamford Avenue - Unit #1	2	Y	2	Delaney Homes
	640 Bamford Avenue - Unit #2		Y	3	Kilmer I
19	176 Woodbridge Avenue	1		5	301 Easton Ave
20	11 Sewaren Ave - Unit #1	2	Y	4	Jacob's Landing I
	11 Sewaren Ave - Unit #2		Y	3	Kilmer I
	9 Sewaren Ave - Unit #1	2	Y	4	Jacob's Landing I
21	9 Sewaren Ave		Y	4	Jacob's Landing I

**25**

**82**

Listed are the total residential units by bedroom size that will be purchased and demolished, along with the affordable housing projects which shall serve to replace these units, and the schedule when replacement units will be available.

<b>Units Identified for Demolition – Woodbridge Township</b>					
Unit Size	2019	2020	2021	Total Units	Total Bedrooms
2 bedroom	1	2	0	3	6
3 bedroom	3	5	5	13	39
4 bedroom	2	4	2	8	32
5 bedroom	1	0	0	1	5
<b>TOTAL</b>	<b>7</b>	<b>11</b>	<b>7</b>	<b>25</b>	<b>82</b>

*(See Attachment B – Map for Woodbridge Township)*

<b>Location of Replacement Units - Woodbridge Township</b>						
Project	2 bedroom	3 bedroom	4 bedroom	6 bedroom	Total Units	Total Bedrooms
Delaney Homes #1306	3	10	0	0	13	36
Kilmer I	0	3	0	0	3	9
Greenwood Townhomes	0	0	5	0	5	20
Jacob's Landing I	0	0	3	0	3	12
301 Easton	0	0	0	1	1	6
<b>Totals</b>	<b>3</b>	<b>13</b>	<b>8</b>	<b>1</b>	<b>25</b>	<b>83</b>

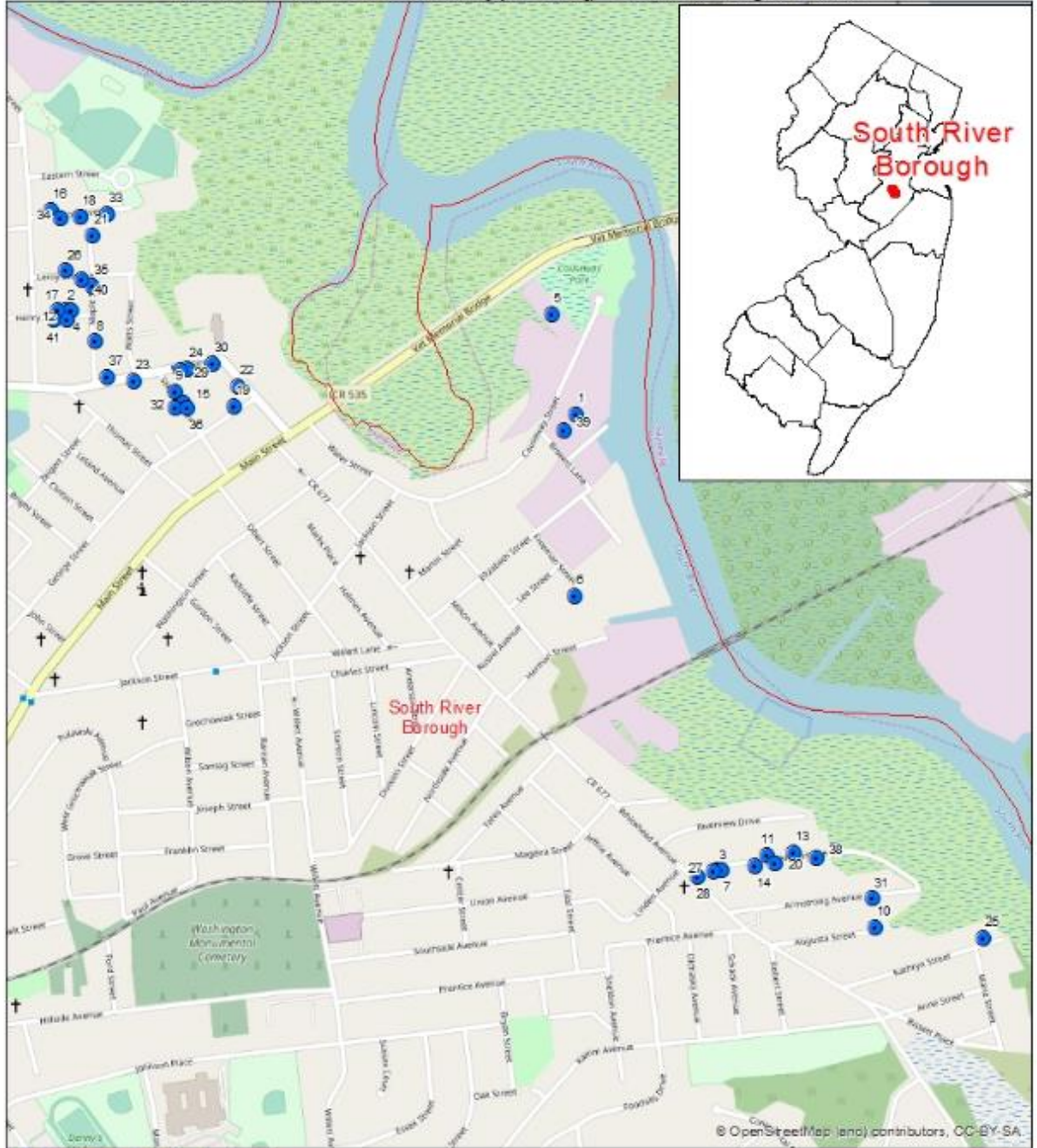
1. Delaney Homes #1306, 905 Convery Blvd, Perth Amboy, NJ 08861
2. Kilmer 1, 115 Truman Drive S, Piscataway, NJ 08854
3. Greenwood Townhomes, 1045 Grove Ave, Edison, NJ
4. Jacob's Landing, 20 Bunn's Lane, Woodbridge, NJ
5. 301 Easton Ave, New Brunswick, NJ 08901

*(See Attachment C – Map for the Replacement Housing Developments)*

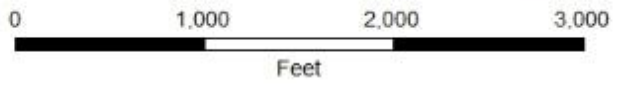
<b>Schedule for Replacement of Demolished Units - Woodbridge Township</b>					
Unit Size	2019	2020	2021	Total Units	Total Bedrooms
2 bedroom	3	0	0	3	6
3 bedroom	5	8	0	13	39
4 bedroom	0	4	4	8	32
5 bedroom	1	0	0	1	6
<b>TOTAL</b>	<b>9</b>	<b>12</b>	<b>4</b>	<b>25</b>	<b>83</b>

Attachment A

# Blue Acres Program South River Borough Buy-Out Properties

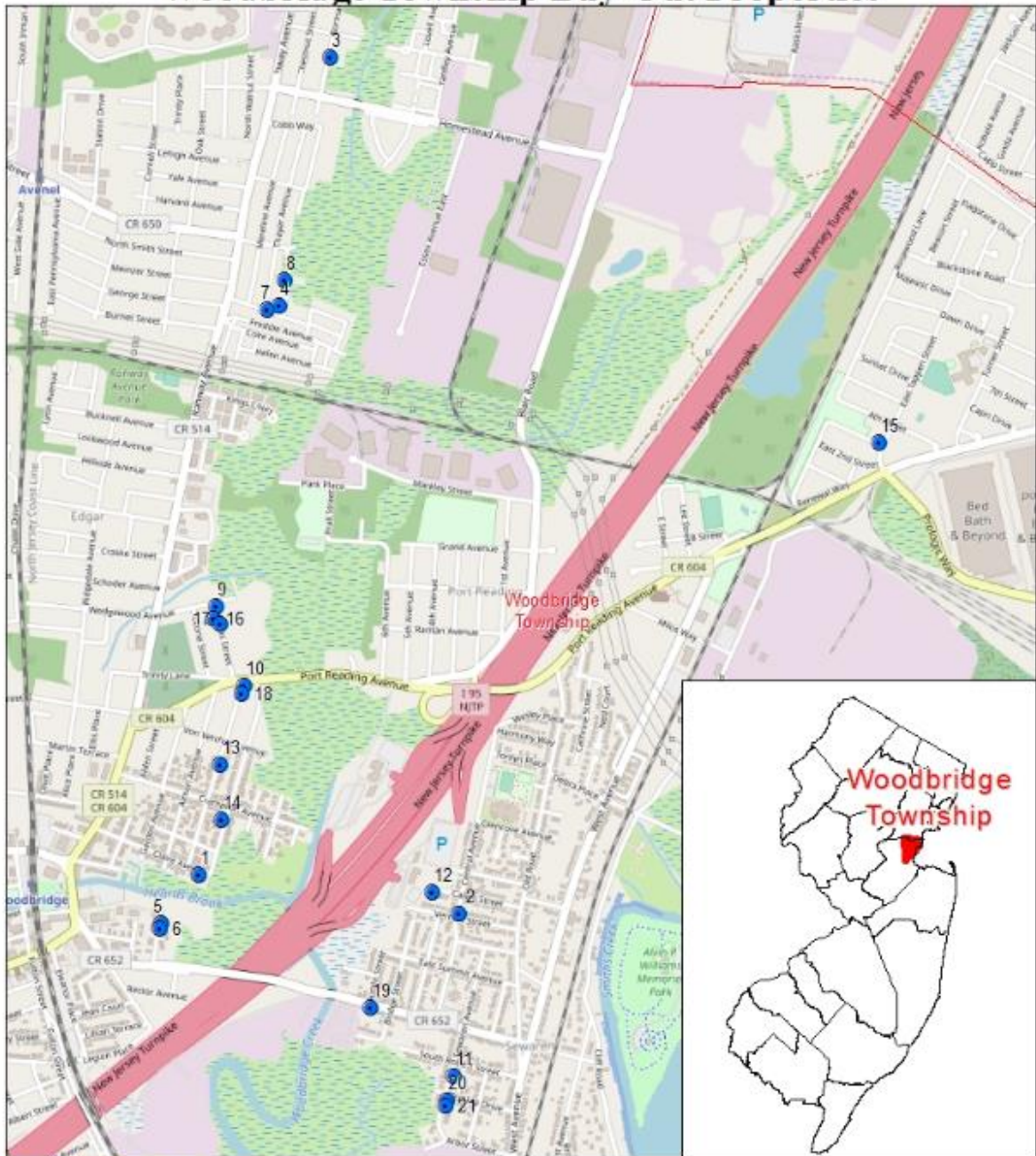


Data Sources: NJDCA, NJGIS  
Prepared May 3, 2019

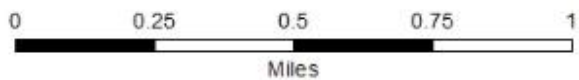


Attachment B

# Blue Acres Program Woodbridge Township Buy-Out Properties



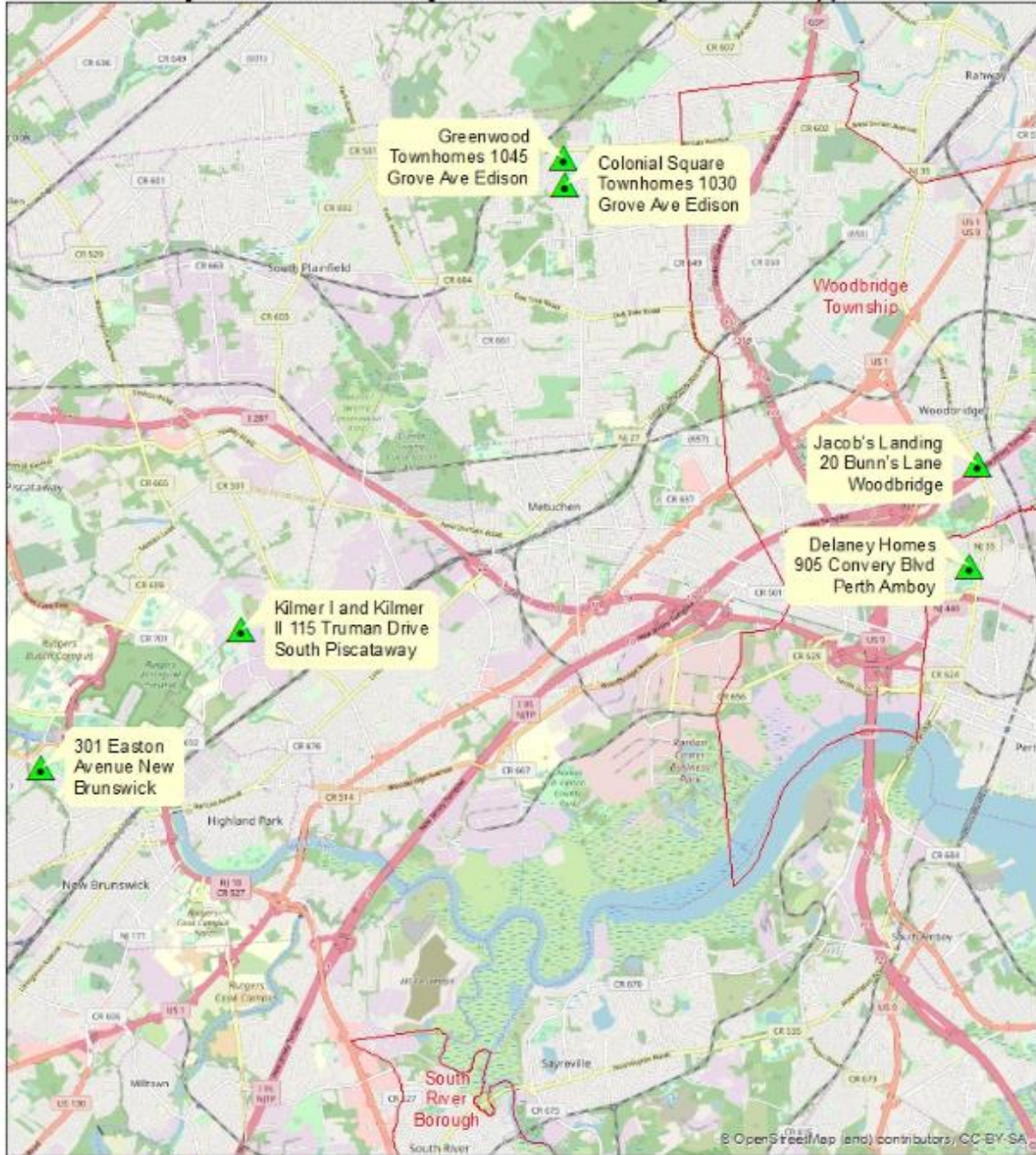
Data Sources: NJDCA, NJOGIS  
Prepared May 3, 2019





Attachment C

## Blue Acres Program Replacement Properties for Buy-out Program



Data Sources: NJCA, NJGIS  
Prepared May 3, 2019



**C. Schedule for completion or conversion:**

Residential properties that successfully close and transfer title through the SBABP shall be demolished as soon as reasonably practicable. Traditionally, this occurs within 90 to 150 days post property closing. All eligible occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income dwelling units in connection with a CDBG-assisted activity must be replaced with comparable lower-income dwelling units. Demolitions have begun on some properties in the Borough of South River and will continue on an on-going basis until completion.

**D. Source of funding and timing for replacement of units:**

Funding for the replacement units will be provided through the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Administration (HMFA) for the development and restoration of multi-family housing units. Funding will be from the Community Development Block Grant – Disaster Recovery (CDBG-DR) program received from the U.S. Department of Housing and Urban Development (HUD), along with Low Income Housing Tax Credits (LIHTC) awarded annually by HMFA.

**E. Basis for determining replacement units will remain affordable for at least 10 years:**

All affordable housing developments receiving financing from HMFA must maintain affordability, consistent with the LIHTC program for a minimum of fifteen (15) years and is enforced by a regulatory agreement, deed restrictions and a mortgage.