CITY OF NEWARK
Mayor Ras J. Baraka
and the Municipal Council

# FAQ - Homeownership Revitalization Program

**Is it really true that you are selling homes for one dollar?**
Yes, but you should understand that there are more costs than one dollar.
The homes need to be repaired or constructed. The buyer must pay for the repairs/construction, but will receive a low interest rate mortgage to cover the costs.

**Why is the City selling properties for just one dollar?**
With only one in four Newark residents owning their own home, the Homeownership Revitalization Program is part of Mayor Baraka's strategy to expand homeownership and promote housing stability and wealth building among City residents. This program is a new way to enable longtime Newark residents to become homeowners at costs that they can afford. Also, this is one way to fight back when owner-occupied homes are bought by large-scale investors who then raise the rents.

**How do I know if I'm eligible to buy one?**
You must be a Newark resident for 5 consecutive years or recently displaced. Displaced residents must have also lived in Newark for at least five consecutive years, within the last 10 years, at the time of application. Also, the buyer must commit to live in the property for at least ten years.

**How do I qualify?**
Applicants do not have to be 1st time homebuyers, but cannot currently be a homeowner. All applicants must first sign up with NACA, in order to be considered. All qualified applicants will then be placed in an in-person lottery for the available designated properties, and will not be permitted to purchase more than one.

**How does the program prepare residents for homeownership?**
This program requires homebuyer counseling, creating well-informed owners with knowledge of how to successfully develop/redevelop their properties. Participants will gain an understanding of homeownership, including the borrowing process, their housing needs, home maintenance, household budgeting and more.

**How do I apply or get more information?**
The organization that is administering the program is NACA (Neighborhood Assistance Corporation of America). All interested parties should contact the NACA Newark Office at 973-679-2601.

**What is NACA?**
NACA (Neighborhood Assistance Corporation of America) is a national non-profit, homeownership organization that provides low interest mortgages to help people become homeowners, and help people in financial trouble to stay in their homes. NACA uses character-based lending. Everyone gets NACA's Mortgage: no down payment, no closing cost, no fees, no mortgage insurance, and a below market fixed rate without consideration of your credit score.

**What if I decide to sell the house before the ten years are up?**
The properties will contain a deed restriction that states that the purchaser can have their property taken back by the City for any failure to comply.

**How many properties are available?**
At the moment, the number of properties are limited, but will grow as the City acquires more properties. There are homes and lots in the program. The lots will be used for the construction of one, two, three, and four family homes.